

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, 3rd Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

1. HISTORIC NAME

Historic Name **JUDGE RICHARD BLAKE/JUDGE BRUCE
BLAKE HOUSE**

Common Name

2. LOCATION

Street & Number 2615 W. Maxwell Avenue
City, State, Zip Code Spokane, WA 99201
Parcel Number 25132.1522

3. CLASSIFICATION

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

4. OWNER OF PROPERTY

Name M. Scott & Louise Richardson
Street & Number 2615 W. Maxwell Avenue
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 253-686-1197, louisrichardson@gmail.com

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99201
County Spokane

6. REPRESENTATION OF EXISTING SURVEYS

Title City of Spokane Historic Landmarks Survey
Date Federal _____ State _____ County _____ Local _____
Location of Survey Records Spokane Historic Preservation Office

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7. DESCRIPTION

(continuation sheets attached)

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date

8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE

(continuation sheets attached)

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 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.
- E** Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography is found on one or more continuation sheets.

10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.

Items are found on one or more continuation sheets.

11. GEOGRAPHICAL DATA

Acreage of Property	Less than one acre.
Verbal Boundary Description	Nettleton's 2nd Addition, Block 7, Lots 3, 4, 5.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.


12. 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	February 15, 2023

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)



Louise V. Richardson

14. For Official Use Only:

Date nomination application filed: January 13, 2023

Date of Landmarks Commission Hearing: February 15, 2023

Landmarks Commission decision: Approved

Date of City Council/Board of County Commissioners' hearing: 3/6/2023

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.



Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date _____

Attest:



City Clerk

Approved as to form:



Assistant City Attorney

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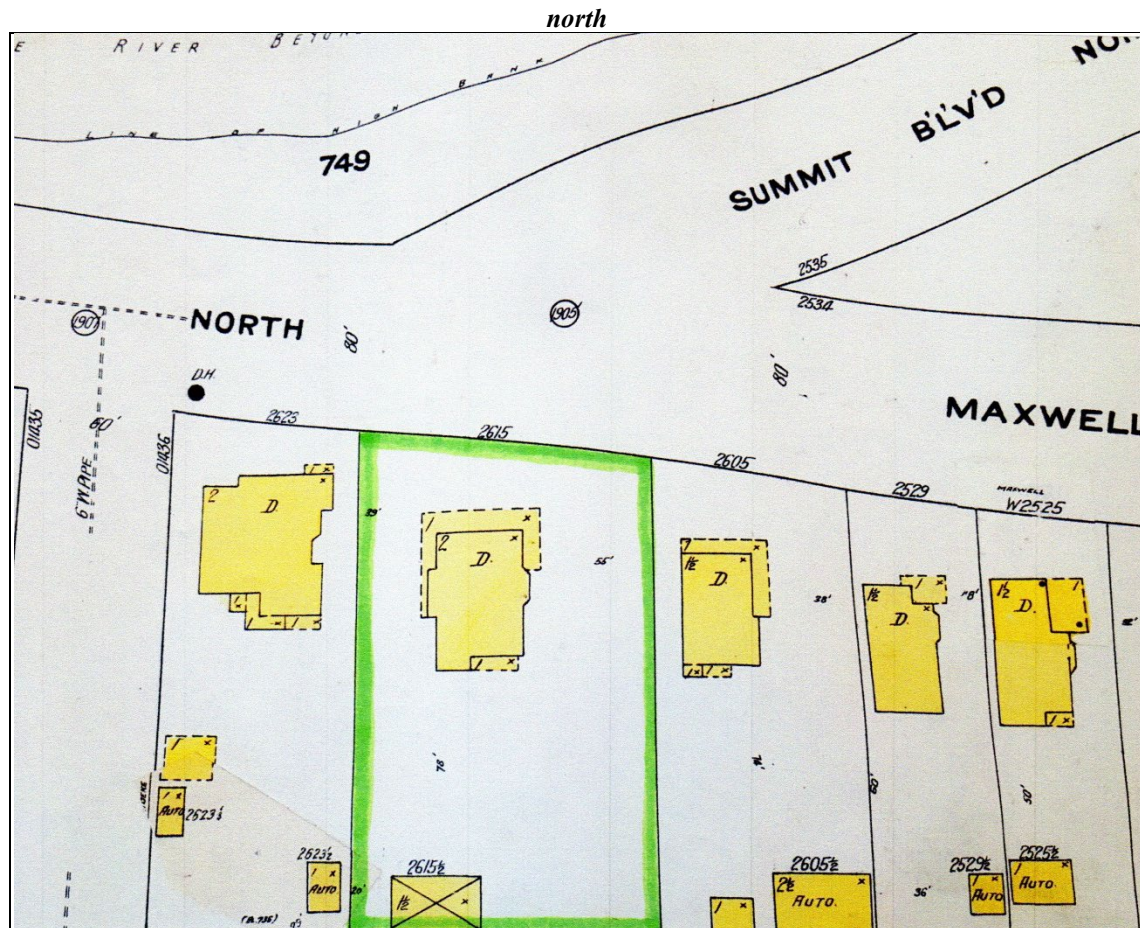
A 2022 photograph of the home's north façade and wrap-around front porch

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

Architecturally significant, the Judge Richard Blake/Judge Bruce Blake House is a hallmark example of the Queen Anne Free Classic architectural style. The home was designed by Spokane master architect Albert Held, and was built in 1898. The home is listed as a historic/contributing property in Nettleton's Addition National Register Historic District in West Central Spokane, Washington. The Blake House is sited at the north end of Nettleton's Second Addition at 2615 West Maxwell Avenue. Affording spectacular vistas, the home was erected on three consecutive lots where West Summit Boulevard and West Maxwell Avenue converge along a high ridge that follows a steep north-facing bluff. The property's high bluff location commands an uninterrupted panoramic view of north Spokane, the Spokane River, and distant hills and mountains. Two-and-a-half stories in height with a wide expansive girth, the Judge Blake House is distinguished by many original features, including a hip roof, widely overhanging eaves, roof dormers, narrow-wood clapboard siding, 1/1 and 10/1 tall narrow wood-sash windows, and multiple beveled bays. The most prominent architectural feature of the residence is its wide Queen Anne-style wrap-around front porch that extends across the entire north facade of the house. The porch wraps around the northeast and northwest front porch corners, and continues south along part of both sides of the home. The wrap-around porch is protected by balusters between sections of enclosed porch wall, square posts, and Doric columns. Well-preserved with very good integrity, the Judge Blake House retains its original location, design, workmanship, materials, and association. The home is eligible for listing on the Spokane Register of Historic Places.

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THE BLAKE HOUSE
2615 W. Maxwell Avenue

*The Blake House property is located at the convergence of
West Summit Boulevard and West Maxwell Avenue.*

*The two streets meet each other in front of the Blake property, which is
highlighted in green ink on the above 1910 map.*

Source: 1910 Sanborn Fire Insurance Map

CURRENT CONDITION & APPEARANCE

Site

Built in 1898, the Judge Blake House is located in northwest Spokane along a high north-facing bluff at West Summit Boulevard and West Maxwell Avenue. The property is sited on Block 7 in Nettleton's 2nd Addition and includes all of Lots 3, 4 and 5. The north face of the combined lots along Summit Boulevard/Maxwell Avenue measures 120 feet wide from east to west. The south rear border of the property abuts an alley, and measures 100 feet in width from east to west. The depth of the property's west border is 200 feet from north to south while the east border of the property extends 183 feet from north to south.¹ A non-historic/non-contributing contemporary metal garage/pole barn built in 1980 is located behind the house along the property's south border. Single-family homes more than 50 years old surround the Judge Blake House to the east, west, and south throughout the neighborhood. Built between the 1890s and 1945, the majority of homes erected in the neighborhood along West Summit Boulevard are large and architecturally prominent, including the Judge Blake House. In contrast, most dwellings south and east of the Judge Blake House are smaller single-family homes.

House Exterior

The exterior of the Judge Blake House measures 47 feet wide and 70 feet deep.² Facing north along Summit Boulevard/Maxwell Avenue, the large home was erected in the center of Lots 3, 4 and 5, which combine to form a nearly level grade. A manicured lawn of green grass surrounds the house to the north, south, and east. A partial concrete/graveled private driveway curves from Summit Boulevard south along the west side of the house to a contemporary garage/pole barn at the rear of the property. The two-and-one-half-story house supports a hip roof with three matching center dormers, one each on the north, east and west roof slopes. Each dormer is covered with a hip roof. The hip roof on the house and the hip roofs on the dormers have widely overhanging enclosed eaves—some with existing shadows of prior modillions/cornice brackets. Roof dormers are each clad with original painted wood shingles. The three dormers are illuminated by small windows. A brick chimney rises from the roof. The first floor and the second floor of the house are clad with horizontal narrow-width painted-wood clapboard siding, and are illuminated by 1/1 and 10/1 tall narrow windows. The home's covered wrap-around front porch shades the north primary façade at the first floor. The porch wraps around the northeast and northwest porch corners, extending 40 feet along the east and west sides of the house. The foundation of the house is made of ashlar basalt with concrete mortar.

North Façade

The north façade of the house features a symmetrical design and rises two-and-a-half stories in height. The home's front entrance doors are in the center of a three-part beveled bay. The front entrance includes an original pair of matching paneled front doors with upper lights. The doors are made of Tamarack wood. The center panels of each

¹ A contemporary metal garage/pole barn built in 1980 is located behind the Judge Blake House along the lot's southern border adjacent to a public alley. Spokane Tax Assessor records, Spokane, WA.

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

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door reveal exposed wood while the door frames and remaining portion of the doors are covered in paint. The beveled entrance surround that frames the doors is covered with contemporary painted plywood and marble.³

A protruding beveled bay with six windows is located at the northwest façade corner of the front porch. A second beveled bay with three windows is located at the northeast façade corner of the front porch. Each window in the two bays are original tall narrow 1/1 units. At the second floor, four tall narrow 10/1 wood-sash windows punctuate the home's north façade above the porch. One hip-roofed dormer is located above the four second-floor windows in the center of the hip roof that covers the house.

Prominently showcased at the front face of the residence, the home's Queen Anne Free Classic-designed wrap-around-style front porch is the strongest architectural feature of the home. The single-story first-floor porch extends the full width of the house and wraps around *both* porch corners at the home's north facade.⁴ The north façade of the front porch is open without any windows, and is covered with a very shallow-pitched hip roof. A small triangular roof pediment rises from the center of the wrap-around porch, marking the entrance to the porch and house. Wide contemporary wood plank steps climb four steps from grade to the porch deck. The porch deck is covered with painted four-inch-wide fir planks. The porch ceiling is made of painted tongue-and-groove wood planks, partially covered with contemporary stained wood plank veneer. The porch deck is protected by a combination porch wall/porch balustrade with square wood porch posts and round Doric columns. The square wood posts and sections of wood porch wall are covered with horizontal narrow-width-wood clapboard that matches clapboard used to cover the house. The balustrade sections around the porch feature square balusters. A wood handrail protects the porch walls and balustrades. At the base of the porch, a latticed wood porch skirt is positioned between square-cut ashlar basalt support columns.

East Elevation

The east elevation of the house features a hipped roof dormer located in the center of the hip roof that covers the house. The dormer is clad with painted wood shingles and supports a sliding-glass window with two panes. The first and second floors on the east face of the house are clad with horizontal narrow-width painted-wood clapboard. The center of the home's east elevation supports two stacked matching beveled bays with three matching windows each—one bay at the first floor and another duplicate bay at the second floor. The center window for each bay is fixed, and is flanked by a pair of original narrow 10/1 double-hung wood-sash windows. To the south of the east elevation's center bay at the first floor is a large single-story contemporary addition designed as an open

³ Existing photographs from 1925 and 1959 show the home's front entrance completely shaded by the roof of the front porch. Unfortunately no details are visible.

⁴ Most Queen Anne-styled homes and Queen Anne Free Classic-styled homes feature a covered façade porch that wraps around only one outside facade corner. Instead of a corner extension of the wrap-around porch, many homes instead feature a ground-level *porte cochere* (carport) along one side of the house. In contrast, the Judge Blake House features a true covered front porch that wraps around *both* front corners of the home, and extends along both sides of the house.

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wooden deck with a shed roof. Built in the 1980s-90s, the one-story addition extends to the rear southeast corner of the house. The covered front porch wraps around the northeast façade corner of the house and extends south along the east face to the center bay at the first floor. This section of the wrap-around front porch along the east side of the house from the northeast porch corner to the center bay was enclosed with windows in the 1920s.



A 2022 photograph of the home's east elevation, looking southwest



A 2022 photograph of the northwest corner of the house, looking south

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West Elevation

The wrap-around porch at the northwest facade corner of the house extends around the corner and along the home's west face. In the center of the west face at the first floor is a beveled bay with tall narrow windows. The west-face center bay matches the center beveled bay at the east face. A triangular pediment articulates the porch roof at the center of the west bay, delineating a secondary porch entrance with stairs. At the second floor, a square box bay with a small exterior porch is located above the first floor's center beveled bay. A wood-shingled dormer with a low-pitched hip roof is centered over the second floor on the hip roof that covers the house. The dormer holds two original casement windows. The first and second floors of the west face of the house are covered with horizontal narrow-width painted-wood clapboard that matches the home's clapboard siding. Two horizontal stringcourses—one at the first floor and one at the second floor—separate the expanse of narrow-width horizontal clapboard cladding on the house.

South Rear Elevation

The south rear face of the house extends from the southeast corner to the southwest corner. As pictured on a 1910 *Sanborn Fire Insurance Map* and on a 1953 *Sanborn Fire Insurance Map*, the rear south face of the house originally supported a one-story covered, open-air service porch at the southeast corner of the house.⁵ In the 1940s-1950s, the original porch and south elevation of the house were enclosed by a large seven-foot-deep two-story addition. The addition holds the original porch floor upon which was built in the 1980s-1990s a flight of stairs that rises to the second floor. Today, the south rear face of the house is covered with a continuation of narrow horizontal wood clapboard siding that matches the original clapboard cladding on the north, east and west faces of the home. A single-story small covered back porch deck was built in the 1980s-1990s in the center of the addition. The foundation around the addition and the foundation around the small covered back porch are made of poured concrete.



⁵ Pictured on 1910 and 1953 Sanborn Fire Insurance maps.

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A 2022 photograph of the home's southwest rear corner, and south and west elevations
First Floor Interior

The interior of the house includes 1,855 finished square feet on the first floor; 1,604 finished square feet on the second floor; 560 finished square feet at the third floor attic; and 1,806 *unfinished* square feet in a basalt/concrete basement.⁶ The home's first-floor ceilings measure ten-feet in height. Second-floor ceilings measure nine-feet high. First and second floors are covered with golden-colored, two-inch-wide oak hardwood floor boards. The kitchen is unfinished with unpainted walls and fir planks that cover the floor. Ceramic tile covers bathroom floors. Walls and ceilings in the house are a combination of finished and unfinished areas. Some finished areas include original painted lathe-and-plaster, smaller areas of painted sheetrock, and areas with original Tamarack-wood wainscoting. The majority of the home's windows are original 1/1 and 10/1 double-hung wood-sash construction. Doors and window/door moldings are made of stained and/or painted Tamarack wood on the first and second floors. Overhead light fixtures are a combination of contemporary, vintage and antique fixtures.



⁶ Spokane Tax Assessor records. Spokane County Courthouse, Spokane, WA.

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A 2022 photograph of the reception hall and staircase, looking south



2022 photograph of the reception hall, looking east

Burnished to a warm russet brown color with its unique grain design, Tamarack wood was used for all of the exposed interior woodwork and doors throughout the Blake House. It is especially showcased in the home's first-floor front entry vestibule, reception hall, and dining room with artfully paneled wainscoting.

Tamarack trees are found in and around lake districts across Eastern Canada and the northeastern United States from Minnesota to Maine. Small stands of Tamarack trees also grow in parts of northern Idaho and Oregon, and are mainly cut as firewood. Tamarack wood has been used in historic ship building and railroad construction, and infrequently in timber-framed homes, wood floor coverings, and furniture (now antiques). In the 1880s-1900s a few Spokane homes in addition to the Blake House featured Tamarack woodwork and interior doors (SRHP Currie House, built in 1889 at 908 West Frederick Avenue). An 1897 Spokane Spokesman-Review newspaper article about the Blake House stated that "none but native woods, Pine and Tamarack, will be used throughout the entire structure, and at the interior, finishing will be in the virgin color of the wood, polished to a bright finish."⁷

Reception Hall

The home's front entrance opens into a small vestibule. Made of Tamarack wood, a single paneled door with an upper light opens from the south wall of the vestibule. The upper half of the door holds a glass "Queen Anne window," a "frequent elaboration" of

⁷ *Spokesman-Review*, 15 August 1897

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windows in Queen Anne-style and Queen Anne Free Classic-style homes.⁸ The window features a large clear-glass rectangular window pane surrounded by three small lights along the window's left margin, and three small lights along the right margin. The large center light in the door is made of clear glass while the flanking glass margin windows feature opaque frosted glass.

The vestibule door opens into a spacious 10-foot-wide by 13-foot-deep reception hall with a curved and multi-beveled northwest corner bay that holds six original tall 1/1 wood-sash windows. The walls in the reception hall feature paneled wainscoting made of Tamarack. The wood is stained and burnished to a rich russet brown, and has been preserved in excellent condition for over 100 years. The reception hall's interior doors, door jams/trim, and interior woodwork is also made of Tamarack. A four-foot-wide closed stringer staircase with oak treads opens and rises south from the reception hall to a landing, and turns and continues up to the second floor. Highly-carved turned newel posts anchor a railing and balustrade with turned spindles. A reception hall closet made of Tamarack wood is located next west of the staircase, and is protected with a paneled Tamarack door. A small built-in bench seat fits neatly between the staircase and the hall closet. Mounted atop the newel post by the built-in bench seat, an antique sculpted bronze statue of a woman features her raised hand holding an incandescent light, which illuminates the stairway.⁹ The floor in the reception hall is made of oak hardwood. Original brass door knobs and hardware adorn the doors.

Living Room

An 8-foot-wide entryway opens east from the east wall in the reception hall into a large formal living room in the east half of the house. The living room is 27 feet in length from north to south, and 15 feet wide. A beveled bay with a center fixed window flanked by two tall, narrow 1/1 windows is located at the center north wall in the room. An additional matching beveled bay with tall, narrow 1/1 windows is located in the center of the living room's east wall. Located next north of the center bay is a pair of French doors that open onto the wrap-around front porch on the east side of the house. An original 1898 fireplace is located in the center of the room's south wall, and features a mantel and wood face, and a ceramic tile fireplace surround and ceramic tile hearth. A large framed beveled mirror is anchored above the mantel. A built-in bookcase rises to the height of the mantel and extends west five feet from the fireplace along the south wall. A doorway on the west wall by the bookcase leads west to a formal dining room.

Dining Room, Butler's Pantry, Kitchen

A paneled Tamarack-wood door opens from the reception hall's south wall by the staircase into the dining room. Located in the center west-half of the house at the first floor, a 14-foot-wide dining room features a center beveled bay with tall, narrow 1/1 bay

⁸ "Queen Anne windows" are described in *A Field Guide to American Houses* as "a frequent elaboration" of windows with a "single large [window] pane surrounded by additional small or rectangular panes on one or more sides." McAlester, pages 58 & 266.

⁹ The original staircase newel post was constructed and electrified to accommodate a light fixture atop, but the original light fixture is missing. The current bronze fixture is not original to the house.

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windows on the west wall. The room is encircled with a continuation of the paneled-wood Tamarack wainscoting that extends through the reception hall into the dining room. The floor in the dining room is made of oak. A “ceramic tile rug” is centered on the floor in the dining room and is clad with black and white ceramic tile instead of oak floor boards. A six-foot-wide, floor-to-ceiling built-in buffet/china hutch with glass doors is located in an original alcove along the room’s south wall. The existing buffet/hutch was built and installed in 2022 to replace the original buffet/hutch, which was removed sometime during the 1940s-1970s. Although photographs of the original buffet/hutch have never been found, the new buffet/hutch was made to match the color and finish of the original paneled Tamarack-wood wainscoting in the dining room.

An interior door opens from the dining room’s south wall next to the built-in buffet/hutch, and leads to an unfinished butler’s pantry. The pantry measures 5-feet-wide from east to west, and 15-feet-long from the dining room to the south wall of the pantry at the rear of the home. The pantry is illuminated by two 1/1 windows that look west from the west wall. The pantry opens southeast into a space designed as the original kitchen. Unfinished today, the kitchen area is 16-feet-deep to the south wall, and 11-feet-wide from east to west.



2022 photograph of the living room, looking south at the fireplace and built-in bookcase

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2022 photograph of the dining room, looking east



A 2022 photograph of the buffet/hutch in the dining room, looking south

Bedroom, Bathroom

An interior door opens from the southeast rear corner of the living room into a room originally designed as a bedroom. A small built-in marble basin for hand-washing is located in an alcove between the bedroom and dining room on the bedroom's west wall. The bedroom opens south into a bathroom with an oval porcelain claw-foot bathtub, antique marble washbasin, and contemporary toilet. The floor is covered with ceramic tile. A small window on the east wall is located above the bathtub.

Second Floor Interior

A 4-foot-wide staircase in the reception hall turns and rises to the second floor. A group of three leaded glass transom windows set over three fixed single light windows light the stair landing from the west wall between the first floor and the second floor. The Tamarack-wood paneled wainscoting used in the reception hall follows the stairs to the second floor. The second floor has a wide central hallway that leads from the stairway to the south rear of the house. A small bedroom is located in the northwest corner of the home's north-facing façade. A larger bedroom is located in the opposite northeast corner of the house. A third bedroom is located in the center of the home's east wall, and features a large three-part beveled bay window. A fireplace and built-in bookcase are located in the center of the room's south wall. The original fireplace features a ceramic hearth and a wood mantel with two supporting incised square pilasters. The pilasters flank a decorative ceramic tile fireplace surround and black metal firebox. The ceramic tile features a harps and cherubs. An interior door next east of the fireplace opens to a newly (2022) remodeled private bathroom with a walk-in shower, two washbasins, and toilet. A fourth bedroom is located in the center of the west wall next to the staircase.

A large fifth bedroom is located in the rear southwest corner of the house. A door into the bedroom opens from a short hallway that separates the southwest corner bedroom from the center west-wall bedroom.¹⁰ The southwest corner bedroom was originally designed for use by domestic help as well as the small service hallway between the southwest corner bedroom and the center west-wall bedroom.

A door on the east wall in the southeast corner of the center hallway opens to a small remodeled bathroom with a shower, washbasin, and toilet. An arched opening across the hall from the bathroom opens to an original stairway that rises to a partially finished attic. The attic supports sloped ceilings that follow the curvature of the home's hip roof. The attic floor is covered with 5.5-inch-wide wood planks, walls are painted fiberboard on wood-frame, c. 1940s, and three windows light the attic from the east, west, and north roof dormers.

From the kitchen, a flight of unfinished wooden stairs descend to a partially finished basement. The open basement is supported by basalt rock walls with concrete mortar. A

¹⁰ The second-floor service hallway features wood floor boards that cover the remnants of an entrance to a stairway designed for use by domestic help. The stairway is located between the kitchen and the second floor service hallway.

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cellar door on the south wall opens to concrete stairs that rise to the level of the backyard behind the house.



2022 photograph of the east center bedroom, looking east



2023 photograph of the east center bedroom's fireplace

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

An article in the August 15, 1897 edition of the *Spokesman-Review* announced the following home to be built in Spokane for Judge Richard Blake:

BUILDING A NEW HOME

Judge R. B. Blake to Erect a Residence on the Boulevard Overlooking the River

Judge R. B. Blake and his architect, Albert Held, completed plans yesterday for a fine new home... The mansion will be in the Colonial style of architecture... Along the front sides of the house will be a fine wide veranda... None but native woods, Pine and Tamarack, will be used throughout the entire structure, and at the interior, the finish will be in the virgin color of the wood, polished to a bright finish.

Facing towards the north will be the front of the house, entered through a vestibule, which in turn will open into a large hall. This hall will be located in the [northwest corner] corner of the building, and will be lighted by a fine plate-glass corner [bay] window. On the left of the hall... will be the parlor. Adjoining the latter room will be the library, the two rooms being connected by sliding doors, furnished with a large fireplace, commodious bookshelves built into the wall, and lighted by a handsome bay window.

The dining room will be to the right of the library, also lighted by a bay window and equipped with a sideboard. Back of the library is a large bedroom, and in the rear of this latter room will be a bathroom. The kitchen will be on the opposite side of the house, and will be separated from the dining room by a butler's pantry. On the second floor will be three large and two small bedrooms, one the large rooms having a fine old-fashioned fireplace. A basement will extend under the entire house... The house unfurnished will cost \$6,000.

The Judge Blake House was built in 1898 with a covered wrap-around front porch at the home's north facade. The porch stretches across the full width of the house, wraps around the northeast facade corner and the northwest facade corner, and extends along the east and west sidewalls to the rear of the residence. A 1910 *Sanborn Fire Insurance Map* pictures a drawing of the Judge Blake House with a covered wrap-around front porch, which was designed and built as an open-air porch.¹¹ In contrast, a 1953 *Sanborn Fire Insurance Map* is the first drawing to show the northeast facade corner and east face of the porch enclosed with windows.¹²

The first black & white photograph found of the Blake House was taken in 1925. It pictures the northeast corner of the wrap-around porch enclosed with windows.¹³ A second black & white photograph taken in 1959 by the Spokane County Tax Assessor's Office pictures the Blake House with the same windows as shown in the 1925 photograph and on the 1953 *Sanborn Fire Insurance Map*.¹⁴ In 2022, the windows at the north facade of the porch at the northeast corner were removed, and the porch wall and columns were

¹¹ *Sanborn Fire Insurance Map, 1910*

¹² *Sanborn Fire Insurance Map, 1953*

¹³ *Spokesman-Review*, 23 August 1925

¹⁴ *Spokesman-Review*, 1959

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restored to their original design. The east porch wall, however, continues to support windows. The windows will be removed and the porch restored in 2023.

Modifications were made to the house in the 1940s-1970s when all five second-floor bedrooms were rented as individual apartments. In addition, the attic was leased as one large apartment with a private bathroom and a small kitchenette. The five individual bedroom apartments and the attic apartment offered a total of six apartments for lease (see 1974 modifications listed below under “modifications & permits”).

A narrow stairway originally built along the north wall in the service hallway was designed for use by domestic help, and led from the home’s first-floor kitchen to the second-floor service hall. In the 1940s-1950s, the stair entrance in the service hall was covered with boards, and the entire service hall was then covered with linoleum. The interior service hall was remodeled for use a kitchen with a built-in kitchen counter, built-in cupboards, and a ceramic washbasin all installed on the south wall of the service hall. In 2021-22, the aforesaid kitchen casework, plumbing, and linoleum floor covering were removed.

Modifications & Permits

1898	Water main connected to house (<i>Spokane Permit #1735</i>)
1910	Water meter installed (<i>Spokane permit #772</i>)
1913-1926	Electrical work (<i>Spokane permit #2615</i>)
1920s	Exterior windows installed at home’s northeast corner wrap-around front porch
1942	Unspecified “alterations” to change and remodel bedrooms for use as apartments (<i>Spokane permit #69739</i>)
1943	Two second-floor bedrooms modified for use as apartments (<i>Spokane permit #73586, \$450</i>)
1944	Three-car garage built behind house in south rear backyard (<i>Spokane permit #73587, \$185</i>)
1950	Awning repair (<i>Spokane permit #B2441</i>)
1951	Sewer work (<i>Spokane permit #31663</i>)
1958	Two carport additions (<i>Spokane permit B42879, \$400</i>)
1972	Gas-line service (<i>Spokane permit 18648</i>)

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- 1974 Fire prevention survey & requirements for 6 apartment units, 3 stories (*Spokane Fire Department*)
- 1975 Fire alarm plans (*Spokane Bureau of Fire Prevention*)
Fire alarm electrical permit (*Spokane permit E-144*)
- 1980 Replace existing garage and carports with contemporary pole barn/shop (*Spokane permit B29825*)
- 2020-2022 Replace roof on house; repair/refinish windows; repair/repaint house interior and exterior; remove all added interior walls/non-service plumbing/wiring/heating in unfinished basement; remove casework in butler's pantry and kitchen; restore original interior doors/hallway/bedrooms; replace 2nd-floor bathrooms with new efficient bathrooms/fixtures/walls/ceilings/window repairs and floors; repair and restore front porch deck, balustrade, porch walls, posts and columns; remove windows at east face of wrap-around porch; install new built-in buffet/hutch in dining room

SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Area of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1897-1925</i>
<i>Built Date</i>	<i>1898</i>
<i>Architect</i>	<i>Albert Held</i>

SUMMARY STATEMENT

Listed as a historic contributing property in the Nettleton's Addition National Register Historic District, the Judge Richard Blake/Judge Bruce Blake House is eligible for listing on the Spokane Register of Historic Places for its significance under Category B as the home of Judge Richard Blake and Judge Bruce Blake, and Category C for its architectural significance. The property's period of significance is defined as the year it was built in 1898 through the time period that the Blake's ownership ended in 1925. The Blake House is an excellent interpretation of the Queen Anne Free Classic architectural style, which includes the home's 1898 built date, wide girth with two-and-a-half-story height, hip roof and hip-roof dormers, symmetrical façade, overhanging eaves, narrow-width horizontal clapboard siding, multiple three-sided beveled bays with original tall narrow wood-sash windows, and interior Tamarack-paneled woodwork and wainscoting. The most significant Queen Anne Free Classic-style architectural feature of the house is a covered full-width, wrap-around front porch at the first floor. The wrap-around porch shades the home's entire north façade, wraps around *both* the northeast and northwest front porch corners, and extends towards the property's rear along the home's east and west faces. The home was designed by Spokane master architect, Albert Held.

A *Spokane Daily Chronicle* newspaper article dated August 30, 1897 stated that "a handsome new \$6,000 residence is to be built for Judge Richard B. Blake...the site is one that overlooks the river and a wide scope of the surrounding country, and makes a beautiful spot for a home."¹⁵ The home was built and owned by the Blake family for 28 years from 1898 to 1926. Remembered as one of the most admired and well-respected judges in Spokane, Judge Richard Blake owned and resided in the Blake House until his death in 1900. The residence passed to his son, Judge Bruce Blake, who owned the property until 1926. Prominent and proficient in law like his aforementioned father, Judge Bruce Blake was "the first judge to preside on a Spokane County Superior Court bench under Washington statehood," and was a "longtime member of the Washington State Supreme Court."¹⁶

HISTORIC CONTEXT

Nettleton's Addition

Named for early Spokane developer William Nettleton, Nettleton's 1st & 2nd Additions were platted in 1887 and 1888 in northwest Spokane.¹⁷ Prior to platting, the land was characterized by rocky basalt outcroppings, native grasses and trees, and wide panoramic

¹⁵ *Spokane Daily Chronicle*, 30 August 1897

¹⁶ *Spokesman-Review*, 7 January 1957 and *Spokane Daily Chronicle*, 7 January 1957

¹⁷ Spokane County Courthouse, Auditor's Office, Spokane, WA.

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northward vistas of the meandering Spokane River and distant forests seen from the high bluff along Summit Boulevard and the west end of Maxwell Avenue. Located about 1.5 miles northwest of downtown Spokane and the Spokane River, the area was remote and sheltered from the city's relentless noise, dust, and dirt by verdant fir and pine tree forests. Nettleton's Addition offered 40- and 50-foot-wide lots for sale. A *Spokane Falls Review* newspaper article dated September 28, 1887 enticed potential buyers with a description of the area as a "new tract of land...with a commanding view."¹⁸ Roads were graded, Holmes Public Grade School was built, and buyers began purchasing lots on which to erect their homes. View lots along Summit Boulevard were offered and quickly purchased by successful doctors, lawyers, miners, engineers, railroad men, bankers and businessmen who commissioned architects and contractors to build large custom-designed homes. In addition to its National Register listing, Nettleton's Addition became the largest historic district listed on the Washington State Heritage Register in 2005.

CATEGORY B:

SIGNIFICANT SPOKANE FATHER-SON JUDGES

Judge Richard B. Blake (1850-1900)

The Blake House is significant under Category B as the home of Spokane Judge Richard B. Blake, who was applauded for his brilliant individual contributions to the legal community of early Spokane in the 1890s and early 1900s. The 1900 *Spokane Daily Chronicle* newspaper stated that "Judge Blake was the first to sit on the Superior Court bench in... [Spokane] County after the admission of Washington as a State."¹⁹ He soon served as president of the Spokane County Bar Association, and was later elected vice president of the Washington State Bar Association. After a short career, Judge Richard Blake died suddenly in June 1900. Judge Richard Blake's diligent and honest work ethic produced results. A June 16, 1900 *Spokane Daily Chronicle* obituary praised Judge Richard Blake with the following:

Probably no member of the bar in the state of Washington was better-liked than Judge Blake. He was universally respected and admired as an able counselor and a thoroughly honest, conscientious, and upright man. He was elected... as judge to sit on the superior bench in this county only a year after he took up his residence in this city. His popularity on the bench was proof of his character and ability.²⁰

Judge Richard B. Blake was born in Hendricks County, Indiana in 1850. In 1870 Richard Blake earned a "classical" degree from De Pauw University in Danville, Indiana. Two years later in 1872, Blake was awarded a Bachelor of Science degree. He became a member of the Danville bar and practiced law as a junior partner for the firm Hogate & Blake. In 1874, he married Antoinette Moore. They had two sons, Jacob M. Blake and R. Bruce Blake.

¹⁸ *Spokane Falls Review*, September 1887

¹⁹ *Spokane Daily Chronicle*, 11 June 1900

²⁰ *Spokane Daily Chronicle*, 16 June 1900

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In 1888, the Blake family left Indiana and traveled to Spokane. The next year, Richard Blake was elected the superior court justice for Spokane County and for Stevens County, remaining on the bench for four years. In 1893, Blake resumed his career in private practice, and became senior partner of the law firm Blake & Post with offices in downtown Spokane in the Blake Block, a building Judge Blake had built at 806-810 W. Riverside Avenue, one building west of the northwest corner of Riverside Avenue and Post Street.²¹

In April 1897, Judge Richard Blake purchased Lots 3 and 4, Block 7, in Nettleton's 2nd Addition for \$900, and later bought next adjacent east Lot 5 for \$500 in 1900. The property was officially addressed as 2615 West Maxwell Avenue. In 1898, Judge Blake hired Spokane architect Albert Held to design and construct a large single-family home on the property. The house was built, and Judge Blake and his wife Antoinette with their two sons, Jacob and Bruce, enjoyed their home and property until Judge Richard Blake unexpectedly died on June 15, 1900—less than two years after the residence was built.²² Antoinette remained in the Blake House with her son, Bruce, until he married in 1910. She was active with buying and selling property for investment, and was a member of the *Spokane Blue Book*, the popular social register in Spokane.²³ Antoinette Blake died in 1916.

The Spokane County Bar Association honored the memory of Judge Richard Blake at a memorial service a few days after his death:

*The Honorable Richard B. Blake was a resident of Spokane County, Washington for the space of 13 years before his death. He arrived here when [Washington State's] judicial and legislative history was taking on its permanent form, and contributed greatly to its progress and development. [Blake] exercised an influence... of the most useful and exalted character. So fully was his fitness for the position recognized that as soon as the Washington State constitution went into effect, Blake was chosen judge of the Superior Court of Spokane County.*²⁴

Judge R. Bruce Blake (1881-1957)

The Judge Blake House is additionally significant under Category B as the home of R. Bruce Blake—Judge Richard Blake's son, and a Spokane judiciary expert. Bruce Blake was born to Judge Richard Blake and his wife Antoinette in 1881 in Danville, Indiana. The Blake family moved to Spokane, Washington in 1888 when Bruce Blake was seven years old. He attended Bryant Public Elementary Grade School, Lewis & Clark High School, and Chicago University. He studied law at the University of Michigan, from which he graduated with a law degree in 1905. Bruce Blake immediately returned to Spokane where he became a law partner of attorney C. B. Delameter. He later partnered

²¹ *Spokane's Building Blocks*. R. B. Hyslop

²² *Spokane Daily Chronicle*, 11 June 1900

²³ *Spokane Blue Book for 1914-15*.

²⁴ *Spokane Daily Chronicle*, 23 June 1900

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with Harry Cohn, Cohn & Blake Lawyers, with offices in the Paulsen Building in downtown Spokane.

From 1909 to 1912, he was employed by Spokane County as assistant corporation counsel for Spokane. In 1912, Judge Bruce Blake was elected to the Spokane County Superior Court bench at the age of 31. A few years later a June 25, 1916 newspaper article in the *Spokesman-Review* related the following coincidence:

*The youngest judge ever elected to the Spokane County Superior Court bench is, oddly enough, the son of the first judge that presided on a Spokane County Superior Court bench under statehood. Bruce Blake four years ago in 1912 was elected to sit where his father [Judge Richard Blake] sat 23 years before.*²⁵

After his term as Spokane County Superior Court judge ended, Judge Bruce Blake was re-elected in 1917. In 1932, Judge Blake was elected to the Washington State Supreme Court, a position he held until his retirement in 1946.

In addition to being a longtime member of the Washington State Supreme Court, Judge Bruce Blake was “the youngest man ever elected to the Spokane County Superior bench.”²⁶ He also had the distinction of being the son of the first judge who presided on a Spokane County Superior bench. “His father, Judge Richard B. Blake, attained the judgeship at the age of 39.”²⁷

Judge Bruce Blake married May Emory in 1910, and together, they raised two daughters, Antoinette and Helen. Judge Blake purchased a house at 2727 W. Summit Boulevard a few homes west of the Blake House on Maxwell Avenue. The Blake family lived there a short time, and sold the residence in 1919 a few years after the death of Judge Blake’s mother. Judge Bruce Blake and his family then moved into the Blake House on Maxwell Avenue.²⁸ Judge Blake was a member of the University Club, the Ad Club, the Chamber of Commerce, and the Order of Masons. Judge Bruce Blake died in 1957 at age 75.

Subsequent Homeowners

In 1925, the Blake House was purchased by James & Lillian Weetman. James worked as a Spokane painting contractor while his wife Lillian Weetman, was employed by F. C. Stetter Company as a box maker. In 1934, the Weetmans property was sold by the Spokane County Sheriff at a public auction for \$3,257 to Central Life Assurance Society (Mutual). Max & Charlotte Wasson bought the property in 1936. Max Wasson worked as an insurance adjuster and was later identified as a United States Secret Service Agent.

²⁵ *Spokesman-Review*, 25 June, 1916

²⁶ *Spokane Daily Chronicle*, 7 January 1957

²⁷ *Ibid.*

²⁸ *Spokesman-Review*, 2 April 1919

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In October 1942, Gertrude Codner bought the property. Her vision was to renovate the second and third floors of the Blake House for use as rentable apartment units. She spent \$1,500 and \$450 on five bedroom-to-apartment alterations in 1942 and 1943. She also built three carports in 1944 for \$185.²⁹

Joseph & Evvie Parker purchased the Blake House in 1945. Two years later in 1947, the Parkers sold the property to William & Gertrude Sawyer. The Sawyers kept the apartments and managed them as the Sawyer Apartments. In 1950, Hanley & Violet Nelson purchased the property. In 1958, they added two carports to the three-car garage to serve the five existing apartments in the Blake House. In 1976, the property changed hands to Frances Sutherland for \$67,200. The next year in 1977, Frances Sutherland sold the house to Frances & Norah Flannery and James & Norah Comerford for \$75,000.

Dale A. Johnson purchased the property from the Comerford's in 1979 for \$86,250. Dale Johnson & Zenaida Johnson, his wife, finished part of the home's basement, and removed the existing garage and carports. In 1980, they replaced the garage and carports with a large metal pole barn/shop at the south rear of the property.

Murry Scott Richardson & Louise V. Richardson purchased the property for \$483,500 in 2019. Scott Richardson is employed as a Project Analyst for the workforce management company, Quality Integrated Management. Louise Richardson is an administrative assistant for the Pacific West Regional Office of the United States National Park Service in Seattle, Washington. Scott & Louise continue to renovate and repair the historic Blake House.

CATEGORY C:

ARCHITECTURAL SIGNIFICANCE

American Queen Anne Free Classic Subtype, 1880-1910

The American Queen Anne style dominated domestic building in Spokane and the United States from about 1880 to 1910. It was an eclectic interpretation of domestic architecture, which was based on 18th-century "country house and cottage Elizabethan architecture" in England, and on a blend of 19th-century Tudor Gothic, English Renaissance, Flemish, and Colonial Revival styles in America.³⁰ Architectural historians and authors, Virginia & Lee McAlester, give the following explanation in their book, *A Field Guide to American Houses*:

The style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and

²⁹ Polk's Spokane City Directories, and Spokane County Building Permits

³⁰ Harris, Cyril M. *Dictionary of Architecture & Construction, Third Edition*

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*Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to this work of Shaw and his colleagues in England.*³¹

Ten years later in 1890, a Free Classic mix of Queen Anne-style elements with Colonial-tradition features became popular. The subtype was known as the Free Classic style, and was especially popular during the 1890s.

*The spindlework and Free Classic subtypes are indigenous interpretations. In the decade of the 1890s, the Free Classic adaptation became widespread. It was but a short step from these to the early, asymmetrical Colonial Revival [style] houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910.*³²

Free Classic characteristics of the Queen Anne style occur in about 35% of all Queen Anne-style homes across the country, and were influenced by Classical architectural styles like Early Colonial Revival and Greek Revival.³³ The Queen Anne Free Classic subtype incorporates classical columns rather than delicate turned posts and spindlework detailing. The columns are either full height or raised on a base to the level of the porch railing. The front porch of the Blake House is a good example of the aforementioned Free Classic porch tradition with alternating porch walls and spindled balustrade, square balusters, and alternating square porch posts and Doric columns.

Classic cornice-line details like dentils and modillions, and frieze-band embellishments are frequent design features of the Queen Anne style and the Free Classic style. Shadows of previous cornice-line dentils or modillions are evident at the Blake House. The Queen Anne tradition uses several wall materials of differing textures and styles while the Queen Anne Free Classic-style uses one of the following plain wall surfaces on the house: horizontal wood clapboard, wood shingles, or uninterrupted brick/stone masonry. Towers and beveled bays with three sides or more are popular in both Queen Anne and Free Classic-style homes.

One of the strongest features of both the Queen Anne style and the Queen Anne Free Classic style is a conspicuous covered full-width front porch that wraps around the porch's facade corners, and usually extends down sidewalls. The wide covered wrap-around front porch at the Blake House is the most prominent Queen Anne Free Classic feature of the home.

Free Classic Style Characteristics

The Blake House is a landmark example of the Free Classic style—an indigenous interpretation of the Queen Anne tradition:

- Built date 1898—within the style's popular time period in the decade of the 1890s

³¹ McAlester, Lee & Virginia. *A Field Guide to American Houses*.

³² Ibid.

³³ Ibid

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- 2.5-story house
- Hip roof with three hip-roof dormers
- Overhanging boxed eaves
- Shadows of original cornice line modillions
- Classic center front porch pediment
- Narrow-width, painted-wood clapboard wall cladding
- Painted exterior woodwork and horizontal stringcourses
- Multiple beveled bays, each with three to six beveled bay windows
- Boxed bay with windows
- Windows—original 1/1 and multi-paned 10/1, wood-sash
- Wrap-around front porch—extends across the full façade, wraps around *both* front corners, extends along sidewalls
- Doric porch columns and square porch posts
- Balustrade with square balusters
- Sections of solid porch wall intersected by sections of balustrade
- “Queen Anne” window in vestibule door
- Tamarack woodwork, including paneled wainscoting
- Ceiling height—9 and 10 feet
- Spacious interior with large parlor/library, dining room, and 6 bedrooms
- Interior Tamarack doors—5-panel “T” design, popular at turn-of-century during 1890-1910
- Fireplaces—1st-floor living room and 2nd-floor bedroom
- Narrow interior staircase remnants designed for use by domestic help

Albert Held, Architect (1866-1924)

Designed by prominent Spokane architect Albert Held, the Blake House reflects “the work of a master,” which “refers to the technical or aesthetic achievements of an architect or craftsman.”³⁴ Albert Held was born in Minnesota in 1866, and in 1889, came to Spokane where he worked for 35 years until his death in 1924.³⁵ As told by well-known Spokane historian and newspaper columnist N. W. Durham, Held completed courses in drafting and architecture at the University of Minnesota, and “when the disastrous Spokane fire occurred in the fall of 1889, he realized that there would be much building in the city.”³⁶ He then came to Spokane and opened an office in the city’s downtown area. Another Spokane historian, Rev. Jonathan Edwards, reported in 1900 that “Mr. Held at once began the practice of his profession,” designing public and commercial buildings as well as “designing and superintending the construction of fine residences, a branch of architecture of which he makes a specialty.” During that time Held was in partnership with Spokane architect Arthur Permain, and together they were touted as the architectural firm responsible for designing “most of the fine residences” built in Spokane in 1899-1900.³⁷

³⁴ *National Register Bulletin #15.*

³⁵ *Spokesman-Review*, 29 June 1924

³⁶ Durham, N. W. *History of Spokane County, WA, Volume 2*

³⁷ Edwards, Rev. Jonathan. *History of Spokane County*

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The applause for Albert Held's masterful work increased and was described in the early 1900s in numerous publications, including the following excerpt from *Western Progress*, a 1902 promotional pamphlet:

***Albert Held, Architect
506-08 Hyde Block***

In mentioning our architects, we will award this gentleman a very high place and absolutely on his merits, for we are within the mark in stating that there is no more successful or more honorable architect in our city. He has drawn plans for many of our large and important buildings, each and every one of them showing originality, taste, and skill... Mr. Held is thoroughly versed in all that pertains to architectural and building affairs...[with] plans and specifications...for all classes of buildings... Mr. Held is an able, progressive architect and a capable, honorable business man.³⁸

An article in the *Spokesman-Review* in 1903 called Albert Held "one of the best-known architects in the Northwest," one who "was prominently identified with the building-up of Spokane, having been the architect of many of Spokane's most beautiful homes, business buildings, schoolhouses, and manufacturing establishments."³⁹ A 1908 newspaper article described him as a professional with "wide experience in architectural work" and "lasting prestige in his profession" in Spokane.⁴⁰ In addition to his architectural work, Albert Held was active in city and park planning, served on the Spokane Park Board, and was the first architect in Spokane to join the American Institute of Architects.

In Spokane, Held was responsible for designing a plethora of the city's most prominent structures, schools, buildings, and homes. These include North Central High School and Lincoln School (both demolished), the Holley-Mason Hardware Building, Home Telephone & Telegraph Company Building, Palace Department Store, Kelley Clarke Company Warehouse, Brenham & Griffith Warehouse, Marshall-Wells Hardware Company, Spokane Dry Goods Warehouse, Centennial Mill, Inland Brewing, Spokane Brewing, Spokane Bakery Warehouse, Realty Building, and several noted apartment buildings, including the Ammann, Breslin, San Marco, and Knickerbocker Apartments. He also designed the Zimmerman House (123 E. Short Court), Armstrong House (1022 W. Ninth Avenue), James Clark House (2308 W. Third Avenue), Robbins House (2425 W. Pacific Avenue), Mrs. R. Weil House (Browne's Addition), James & Corinne Williams House (1225 W. Nineteen Avenue), and the Moses Phelps House (2118 W. Second Avenue). Although it cannot be documented, it appears that Held may have also designed the Page-Ufford House (364 S. Coeur d'Alene Street), and the Janet Block (Globe Hotel) at Main Avenue & Division Street.

³⁸ Murphy, I. I. *Western Progress: Spokane, WA, The Queen of the Inland Empire*

³⁹ *Spokesman-Review*, 15 October 1903

⁴⁰ *Spokesman-Review*, 1908

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Albert Held was a master architect, one of the best in Spokane. Although many examples were demolished, much of his work has survived as commercial buildings, apartment blocks, and single-family homes. All of the buildings and structures for which he was responsible are well-built and well-designed with a permanence and strong appearance that have resulted in a “classic and timeless look.”⁴¹ Albert Held died in June 1924 after working 35 years in Spokane as one the city’s most accomplished architects.

⁴¹ Compau, Nancy. *Apartment Buildings Designed by Albert Held National Register Nomination*.

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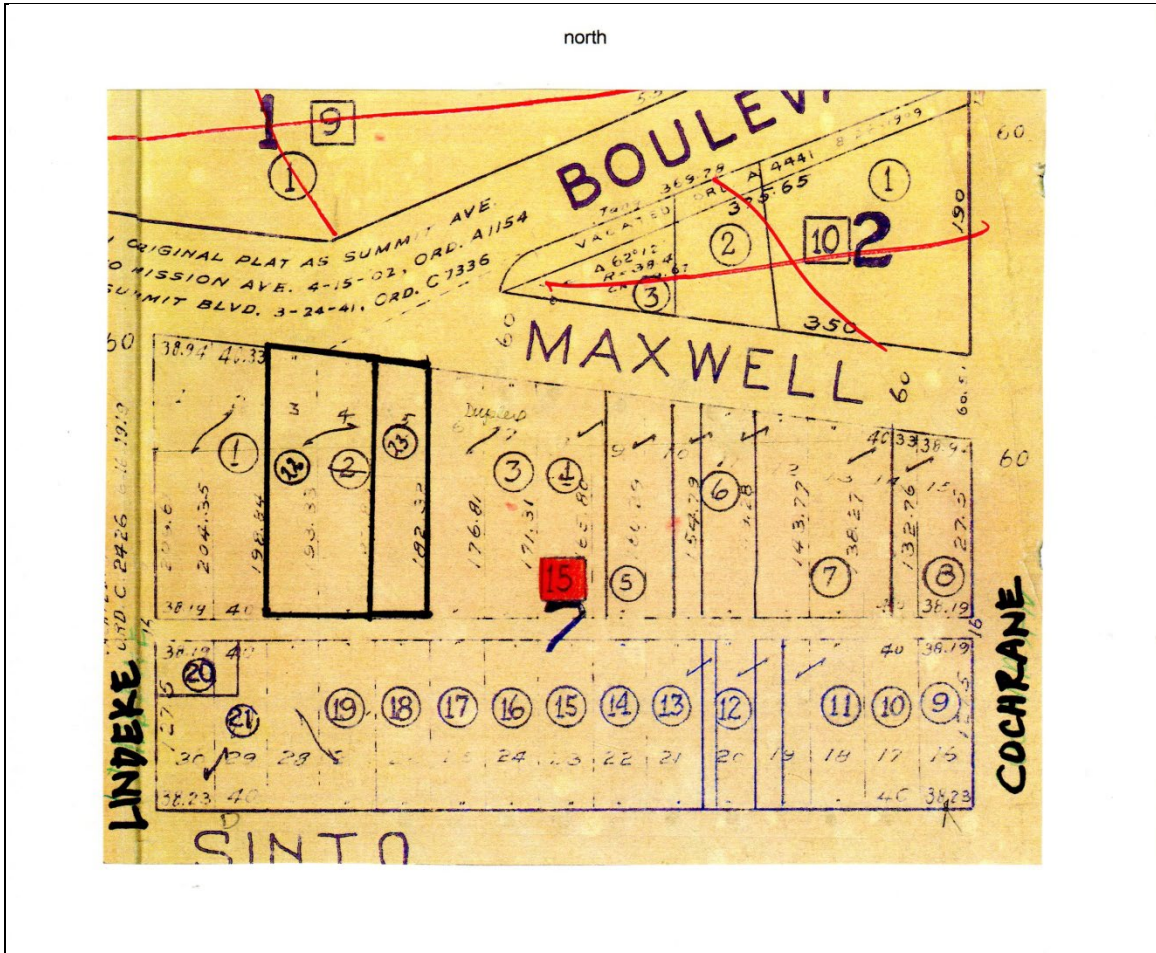
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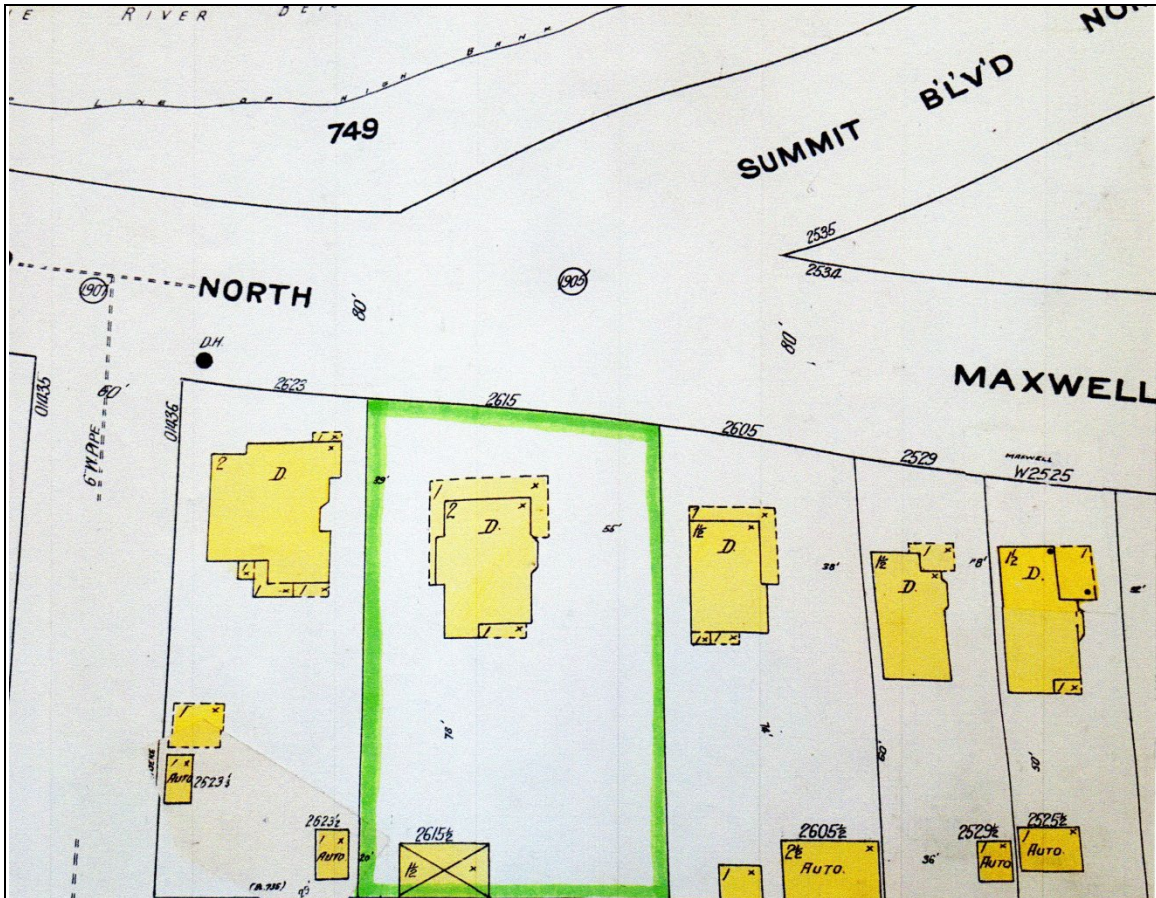
SPOKANE COUNTY PLAT MAP

**2615 W. Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House**

*The property located at 2615 West Maxwell Avenue
is outlined in black, and includes Lots 3, 4 and 5 on Block 7 in
Nettleton's Second Addition.*

Spokane City/County Register of Historic Places Nomination
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north



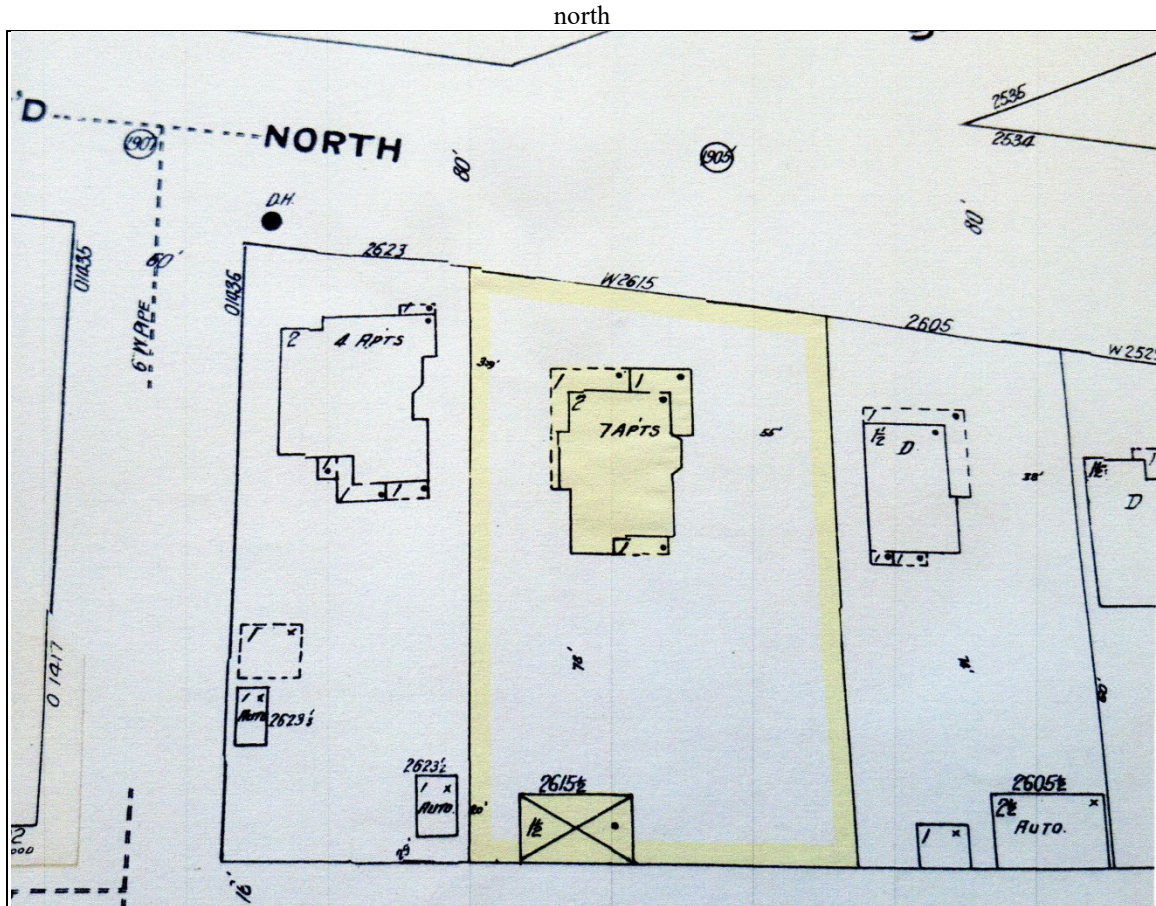
1910

SANBORN FIRE INSURANCE MAP

2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

The map portrays the Judge Blake House with a fully covered wrap-around front porch that wraps around both sides of the house at the home's northeast corner and northwest corner. The entire porch is open to outside fresh air currents.

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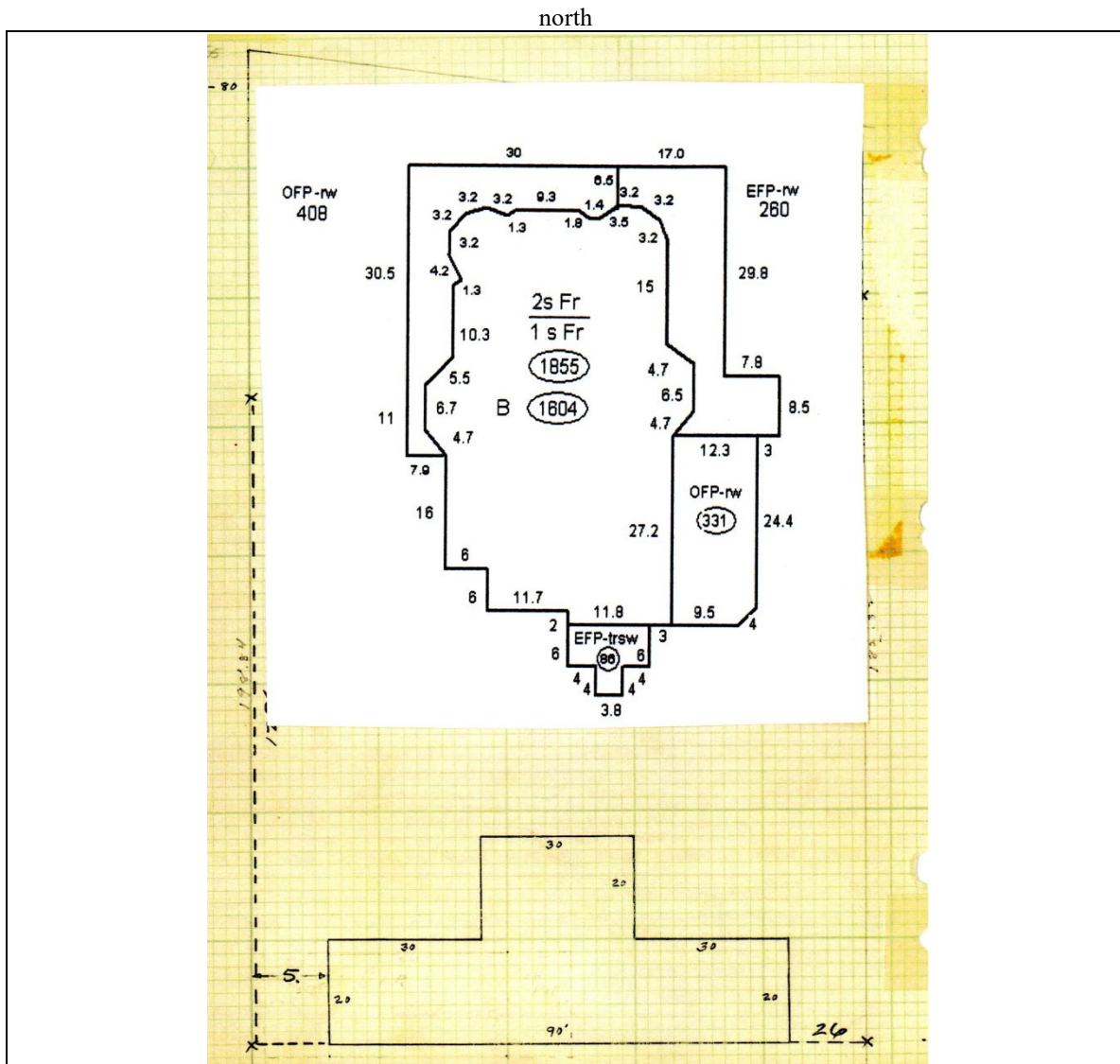


1953
SANBORN FIRE INSURANCE MAP

2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

By 1953, the northeast wrap-around porch corner had been altered with the installation of windows to stop fresh air from circulating throughout the open-air porch. The solid lines at the porch's northeast wrap-around corner indicate a closed porch while the dashed lines at the northwest corner's wrap-around porch indicate an open-air porch.

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Circa 2005
SPOKANE COUNTY SITE PLAN
2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

The plan indicates the northwest corner of the wrap-around front porch reveals its original design and is open to the air.

In contrast, the map shows the wrap-around porch's northeast corner is walled off with a door east of the home's front door, and with a door at the south end of the porch located on the east face of the house.

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BUILDING A NEW HOME

Judge R. B. Blake to Erect a Residence on the Boulevard Overlooking the River.

Judge R. B. Blake and his architect, Albert Held, completed plans yesterday for a fine new home which the judge intends building on the boulevard, overlooking the Spokane river, three blocks northwest of the ball park. The plot of ground upon which the structure is to be placed is 80 by 142 feet, and commands a beautiful view of the river valley and the army post to the northwest.

The mansion will be in the colonial style of architecture, and will be 36 feet in width over all by 56 feet in depth. Along the front and sides of the house will be a fine wide veranda, 150 feet in length. None but native woods, pine and tamarack, will be used throughout the entire structure, and interiorly the finishing will be in the virgin color of the wood, polished to a bright finish.

Facing towards the north will be the front of the house, entered through a commodious vestibule, which in turn will open into a large hall. This hall will be located in the corner of the building, and will be lighted by a fine plate glass corner window, commanding a view of the distant highlands to the north and west. On the left of the hallway, and connected by large folding doors, will be the parlor, 14 by 16 feet. Adjoining this latter room will be the library, 13 by 18 feet, the two rooms being connected by sliding doors, furnished with a large fireplace, commodious book shelves built into the wall, and lighted by a handsome bay window. The dining room, 13 by 18 feet, will be to the right of the library, also lighted by a bay window and equipped with a sideboard. Back of the library is a large bed room, and in the rear of this latter room will be a bath room, 7 by 12 feet. The kitchen will be on the opposite side of the house, and will be separated from the dining room by a butler's pantry. Both of these latter rooms are equipped with the latest culinary furnishings. On the second floor will be three large and two small bed rooms, one of the large rooms having a fine old fashioned fireplace. A basement will extend under the entire house, in which will be large vegetable cellars, fuel and furnace rooms, laundry, etc. From the second floor large balconies will extend around the structure. All approaches to the dwelling will be covered. The house unfurnished will cost \$6000.

ANOTHER HANDSOME HOME.

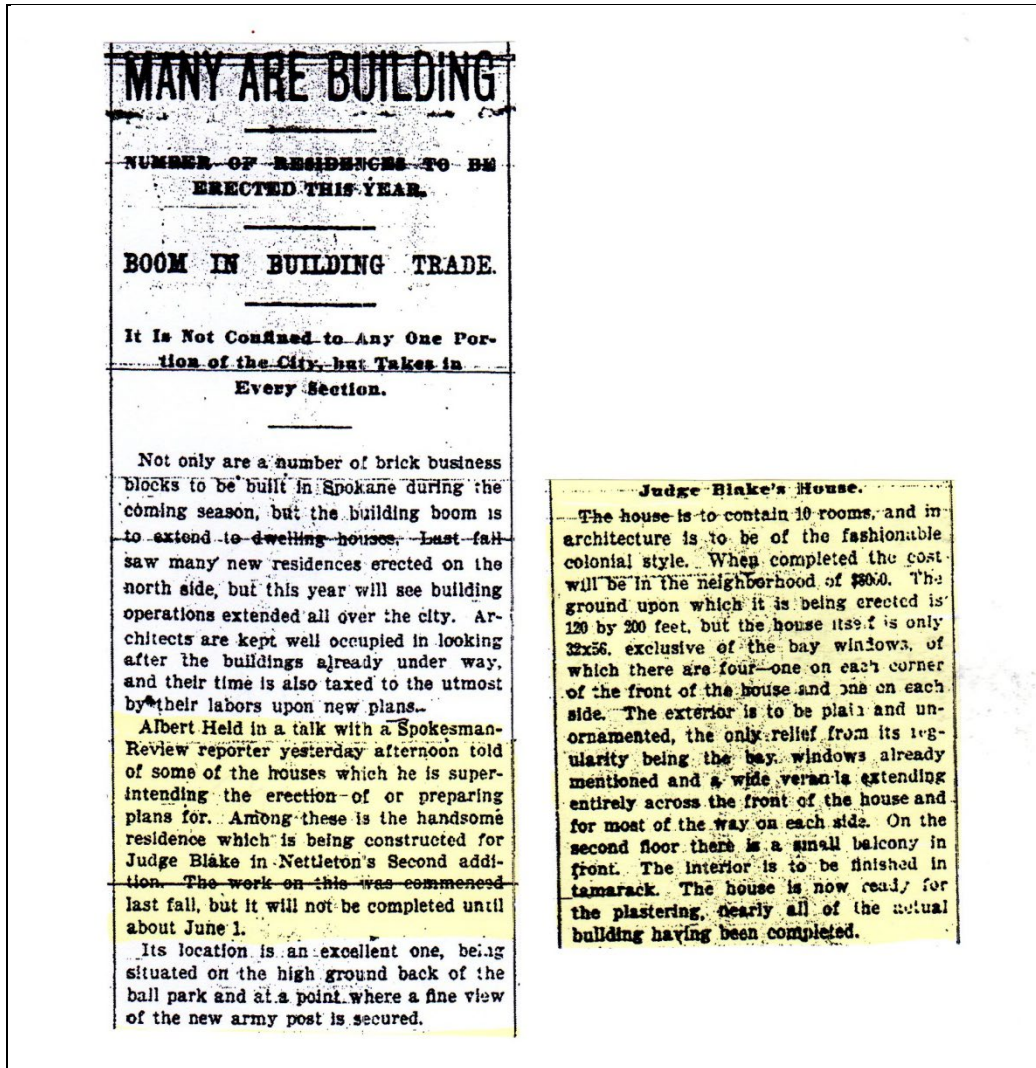
Work Was Commenced on Judge Blake's New Residence.

Ground was broken today for the handsome new \$6,000 residence that is to be built for Judge R. B. Blake on the North Side boulevard. The site is one that overlooks the river and a wide scope of the surrounding country, and makes a beautiful spot for a home. Architect Albert Held is superintending the construction of the building.

2615 W. MAXWELL AVENUE
The Judge Richard Blake/Judge Bruce Blake House

"Building a New Home." *Spokesman-Review*, 15 August 1897
"Another Handsome Home." *Spokane Daily Chronicle*, 30 August 1897

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

“Many Are Building...Number of Residences To Be Erected This Year.”
Spokesman-Review, 27 March 1898

PAY LAST HONORS

FUNERAL OF JUDGE R. B. BLAKE
TODAY.

SERVICES AT THE RESIDENCE.

Friends of the Deceased Will Gather There at 3 O'Clock This Afternoon.

Today the remains of Judge Richard B. Blake, who died Sunday evening at the Presbyterian hospital at Chicago, will be laid to rest in Greenwood cemetery. At 3 p. m. services will be held at the family residence, 2615 Maxwell avenue. Rev. W. K. Beans, pastor of the Vincent M. E. church, of which Judge Blake was a member, will officiate, both at the house and at the cemetery. Miss Bernardine Sargent will render a solo during the services at the residence.

From the residence the funeral procession will move to Greenwood, where the interment will take place. Members of the bar, pioneers and other friends of the deceased and his family will be present. The pall bearers are Senator George Turner, Judge L. H. Prather, Judge W. E. Richardson, Judge James Z. Moore, George W. Belt, Cyrus Happy, Frank Graves and F. T. Post.

The remains of Judge Blake arrived in the city yesterday afternoon from Chicago. They were accompanied by the surviving relatives, the widow and the two sons—J. M. Blake, aged 24, and Bruce Blake, aged 18. Mrs. Blake and Bruce were with Judge Blake when the end came. J. M. Blake met them in Montana on their way home.

Brief Biographical Sketch.

Judge Richard B. Blake was born near Danville, Ind., in 1849, being 50 years of age at the time of his death. His early life was spent on the farm owned by his father, in Hendricks county, Indiana. Later he entered De Pauw university and graduated there in the classical course in 1870. The degree of master of arts was later conferred upon him by his alma mater. He was a member of Phi Gamma Delta fraternity.

He began the practice of law at Danville, Ind., where he became a member of the firm of Hogate & Blake, Judge Hogate being now a member of the supreme court bench in that state.

Shortly after leaving college he was married to Miss Antoinette E. Moore of Danville. In 1888 they moved to Spokane, where Judge Blake continued the practice of law in partnership with Colonel W. M. Ridpath, whom he had known in Indiana. He served as judge of the superior court from 1889 to 1893 and on resuming practice formed the firm of Blake & Post, of which he was a member at the time of his death.

Judge Blake was vice president of the State Bar association, and in accordance with their custom would have been chosen president at the July meeting this year. He has also served as president of the Spokane County Bar association.

The judge was a member of the Vincent M. E. church of this city and one of the most respected citizens of eastern Washington. His name had been prominently mentioned as a candidate for governor on the democratic ticket this fall.

2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House

“Pay Last Honors—Funeral of Judge R. B. Blake Today.”
Spokesman-Review, 11 June 1900

IN RESPECT TO HIS MEMORY

County Courts Adjourned
Today as a Mark
of Esteem.

DEATH OF R. B. BLAKE

He Passed Away Last Night
in Chicago, After an
Operation.

MEMBER OF SPOKANE'S BAR

He Was the First Judge of the Superior Court After the Admission of This State.

Judge Richard B. Blake died last evening at the Presbyterian hospital, Chicago, after submitting to an operation in the afternoon.

News of the sudden death of the able Spokane counsellor and former member of the bench cast a feeling of sorrow over the entire bar of the county today. Both of the superior courts were adjourned this morning out of respect to the honored attorney, whose death is felt as a loss to the entire state.

The sad news reached the city about 11 o'clock last evening in a telegram from the son, Bruce Blake, to his brother, J. M. Blake. It said briefly:

"Father died this evening."
On account of the two hours' difference in time, it is supposed that Judge Blake passed away about midnight. Whether he rallied so as to regain consciousness after the operation is not known. His wife and son Bruce were at the bedside. Mrs. Blake has relatives in Chicago, who it is expected were also with her.

Body Will Arrive Tuesday.

J. M. Blake left this morning to join his mother and brother, whom it is expected he will meet at Miles City, Mont. The remains will not reach this city until Tuesday morning on the Northern Pacific. The funeral will probably be held Wednesday, the arrangements to be announced later.

Both Courts Adjourned.

George W. Belt, president of the Spokane County Bar Association, brought the death of Judge Blake to the attention of the courts this morning, and on motion of members of the bar both Judge Prather and Judge Richardson at once discontinued all further business in their departments for the day. Mr. Belt said:

"I have to announce to the court with sorrow the death of Judge R. B. Blake, which was made known this morning. Judge Blake at one time occupied the bench of the superior court here, and since then has been engaged in his profession in this city. By his conduct he has won the confidence and admiration of the bar and the esteem of the courts. He was a man whom we all delighted to honor. I believe the members of the bar desire to ask the court to adjourn until Monday."

George M. Forster, also speaking for other members of the bar, said that he believed that they expected some such mark of their regard for Judge Blake should be shown.

In Judge Richardson's court the call of the equity motion docket was about to be taken up when Mr. Belt came in and announced the closing of the other department. Judge J. Z. Moore, who followed Judge Blake on the superior court bench, spoke in compliment of the departed jurist.

"There is a profound feeling of sorrow among the members of the bar today," he said. "Judge Blake was the first to sit on the superior court bench in this county after the admission of Washington as a state. I think that the court should adjourn."

Judge E. H. Sullivan said: "I agree that due respect for Judge Blake requires us to give up business for the day."

S. R. Stern, Will Graves and other attorneys present eulogized the well known attorney, whose sudden death had come so unexpectedly to the members of the bar, with whom he had been a collaborator for the past 12 years.

Ill Six Weeks Ago.

About six weeks ago Judge Blake was taken ill with tonsillitis. He recovered from that, but his system seemed to be weakening, and about two weeks ago a council of local physicians was held. Dr. Lockhart, the family physician, called in Dr. Russell and Dr. Catterson. As a result of their consultation it was stated that Judge Blake was suffering from tuberculosis peritonitis.

On the advice of friends, Judge Blake left June 4 with his wife for Chicago. He was there again examined by one of the most eminent surgeons in the country, Dr. Fenger, who pronounced his trouble either tuberculosis peritonitis or cancer in the abdominal region. A telegram yesterday afternoon announced that Dr. Fenger would operate at 3 p. m. No further particulars have been received. It is understood that the relatives will leave Chicago this evening with the remains.

"In Respect to His Memory—Death of R. B. Blake."
Spokane Daily Chronicle, 16 June 1900

**Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE**

**JUDGE BLAKE, 75,
DIES AT CAPITAL**

Judge Bruce Blake, youngest man ever elected to the Spokane county superior bench and a long-time member of the state supreme court, died yesterday at Washington, D. C., it was learned here last night.

Judge Blake, 75, former Spokane corporation counsel, had been in the capital to visit a daughter, Mrs. Paul Lovelace. The son of a pioneer Spokane county jurist, he had retired from public service January, 1947, when he concluded 14 years on the state supreme court.

Judge Blake came to Spokane from Indiana with his parents in 1888. His father, Richard B. Blake, was the first judge to preside on a Spokane county superior bench under Washington statehood.

He graduated in 1905 from University of Michigan and returned



JUDGE BRUCE BLAKE

to Spokane, where he entered into a law partnership with C. B. Delameter.

He was elected to the county superior bench in 1912 at the age of 31 and was returned to office in 1916 and 1920. In 1932, with the indorsement of most members of the bar and bench, he was nominated for the state supreme court position and won the election easily.

His retirement 10 years ago culminated 26 years of service as a judge.

Since then he had spent much of his time at his home on an island in Puget sound.

Funeral services will be held in Washington, D. C., early this week, it as reported. The body will be sent here for burial in the family plot at a Spokane cemetery.

**PIONEER JURIST
IS DEAD IN EAST**

Judge Bruce Blake, 75, longtime member of the state supreme court and youngest man ever elected to the Spokane county superior bench, died yesterday in Washington, D. C.



Judge Bruce Blake

Funeral services will be in Washington, after which the body will be sent to Spokane for burial in the family plot at Greenwood cemetery.

Judge Blake visited in Spokane last October en route to Washington, D. C., where he planned to spend several months with his daughter, Mrs. Paul Lovelace. She and a grandson, Bruce Graves, also of Washington, are the only survivors.

Came Here in '88

Judge Blake was born in Danville, Ind., and would have been 76 on February 17. He came to Washington state and Spokane in 1888 and had his grade school and part of his high school education here. News clippings show he attended the old Bryant grade school and played marbles and baseball on the site of the courthouse, where he later wore judicial robes.

Judge Blake attended Chicago university and was graduated from the University of Michigan law school in 1905.

In 1912, at the age of 32, he was elected to the Spokane county superior bench.

He also had the distinction of being the son of the first judge who presided on a Spokane county superior bench under statehood, in 1889. His father, Richard B. Blake, attained the judgeship at the age of 39.

In 1932 Judge Bruce Blake was elected to the state supreme court, a position he held until his retirement in 1946. Since then he had spent much of his time at his Puget sound island home.

**2615 West Maxwell Avenue
Judge Richard Blake/Judge Bruce Blake House**

**“Judge Blake, 75, Dies at Capital.”
Spokesman-Review, 7 January 1957**

**“Pioneer Jurist Is Dead in East.”
Spokane Daily Chronicle, 7 January 1957**

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 1
2022 photograph of the Judge Blake House, looking south at the home's north facade



Photo 2
2022 photograph of the northwest façade corner of the Judge Blake House, looking south
(notice 1980 garage/shop behind the house)

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 3
2022 photograph of the east face of the Judge Blake House, looking southwest



Photo 4
2022 photograph of the east face of the Judge Blake House, looking northwest

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 5
2022 photograph of the southwest rear face of the Judge Blake House, looking northeast



Photo 6
2022 photograph of the rear south face of the Judge Blake House, looking north

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

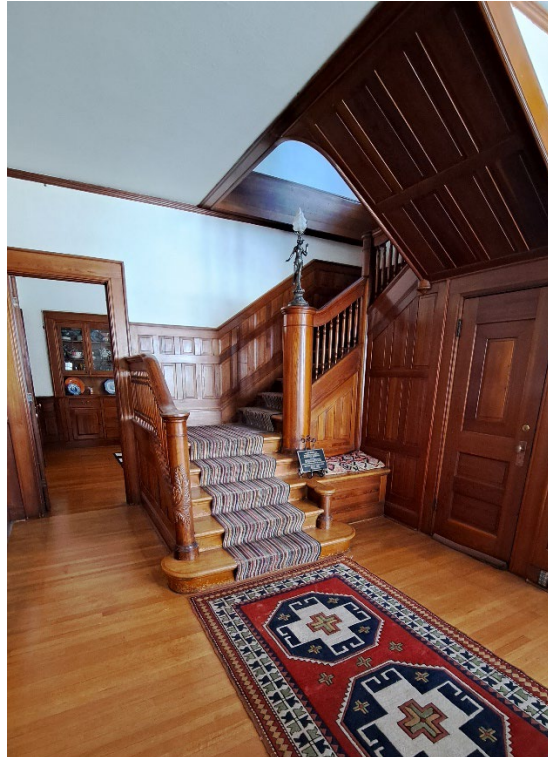


Photo 7
2021 photograph of the reception hall in the Judge Blake House, looking south



Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE

Photo 8
2021 photograph of the reception hall, looking east at the open front vestibule door, and east into the front parlor/living room



Photo 9
2021 photograph of the front parlor/living room, looking north (notice bay window)



Photo 10
2023 photograph of the living room, looking south
(the south end of the living room was originally designed for use as a library—a wall separated the library from the front parlor)

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 11
2023 photograph of the dining room, looking east



Photo 12
2022 photograph of new built-in buffet/hutch on south wall in dining room

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 13—2021 photograph of the kitchen, looking north



Photo 14—2021 photograph of the butler's pantry, looking north to the dining room

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 15
2022 photograph from reception hall staircase at first floor to second floor



Photo 16
2022 photograph of second-floor hallway, looking north

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 17
2022 photograph of the northwest bedroom on the second floor, looking east



Photo 18
2022 photograph of the northeast bedroom on the second floor, looking east

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 19
2022 photograph of the center east wall bedroom on the second floor



Photo 20
2023 photograph of the fireplace & bookcase in center east wall bedroom, looking southwest

Spokane City/County Register of Historic Places Nomination
JUDGE BLAKE HOUSE



Photo 21
2022 photograph of the attic, looking east



Photo 22
2022 photograph of the attic, looking south