

SPOKANE REGISTER OF HISTORIC PLACES Nomination Form

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3337

OPR 95-357

Type all entries--complete applicable sections

1. Name J.L. Cooper Home

historic _____
and or common Cooper Home

2. Location

street & number S. 1729 Upper Terrace
city/town Spokane vicinity of _____
state Washington county Spokane

3. Classification

Category <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	Ownership <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both Public Acquisition <input type="checkbox"/> in process <input type="checkbox"/> being considered	Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress Accessible <input checked="" type="checkbox"/> yes restricted <input type="checkbox"/> yes unrestricted <input type="checkbox"/> no	Present Use <input type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military <input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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4. Owner of Property

name Curtis and Nancy Wickre
street & number S. 1729 Upper Terrace
city, town Spokane vicinity of _____ state Wash.

5. Location of Legal Description

courthouse, registry of deeds etc. Spokane County Courthouse
street & number W. 1116 Broadway
city, town Spokane state Washington

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6. Representation in Existing Surveys

title Spokane Historic Landmark Survey
date February 15, 1979 __ federal __ state __ county local
depository for survey records _____
city, town Spokane state Washington

7. Description

Condition

excellent __ deteriorated
__ good __ ruins
__ fair __ unexposed

Check one

unaltered
__ altered

Check one

original site
__ moved date _____

Describe the present and original (if known) physical appearance

The J.L. Cooper home is located on the East side of Upper Terrace Road at the intersection with 18th Avenue. The two story Tudor style home is located on the upper portion of a deep lot which slopes downhill to Rockwood Boulevard. Designed by Fred Wescott, the house was completed in the winter of 1930.

The house reflects the Tudor style in its roof lines, front entryway, windows, chimney, and structural materials. The residence has brick wall cladding with some decorative patterning. Multiple overlapping front gables are half-timbered with stucco infill. The roof is steeply pitched and constructed of flat tiles. The chimney is massive and situated at the rear of the house with a telltale wrought iron mark of the builder, John Anderson. The double hung windows have wooden casements. They are grouped into sets of three or four in the dining room, the library, and the main entryway. The upper windows are leaded glass. One oriole window projects from the second story. The two story entry porch has a rounded Tudor archway with cast stone trim work. Other Tudor details include a section of flat roof with castellations.

The main entry door is paneled mahogany. As you pass through the main entryway, you encounter a large foyer with a detailed curving mahogany banister. Leaded glass French doors open into the dining room. The large living room has coved ceilings with mahogany trim and a cast stone tile fireplace and mantel. Two large double hung picture windows with leaded upper lights flank the fireplace. The library has arched mahogany cabinetry. The home has a powder room on the main floor and 3½ bathrooms upstairs. The kitchen was remodeled in 1994 by the present owners. A walk in pantry was eliminated to enlarge the room. The painted white cabinetry was designed to match the original down to the recessed doors and leaded glass details. A large landing on the second floor opens into four large bedrooms, each with its own bath and walk-in closet. Almost all of the original porcelain fixtures and intricate tile work are intact.

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Both the interior and exterior of this 1929 Tudor style home retain a high degree of original integrity of design and detail. Only two exterior changes have occurred. In 1981, the original South facing pair of double hung kitchen windows was replaced with a fixed picture window. During the kitchen remodel of August 1994, the picture window was refitted with a larger single double hung complete with upper leaded lights matching the living room windows. The other change occurred many years ago to the garage which sits at the rear of the house. The original garage was enlarged by incorporating the space below the deck and installing a newly placed garage door.

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8. Significance

Period

Areas of Significance-Check and justify below

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> prehistoric
<input type="checkbox"/> 1400-1499
<input type="checkbox"/> 1500-1599
<input type="checkbox"/> 1600-1699
<input type="checkbox"/> 1700-1799
<input type="checkbox"/> 1800-1899
<input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> archaeology-prehistoric
<input type="checkbox"/> archaeology-historic
<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> architecture
<input type="checkbox"/> art
<input checked="" type="checkbox"/> commerce
<input checked="" type="checkbox"/> communications
<input type="checkbox"/> community planning
<input type="checkbox"/> conservation | <input type="checkbox"/> economics
<input type="checkbox"/> education
<input type="checkbox"/> engineering
<input type="checkbox"/> exploration/settlement
<input type="checkbox"/> industry
<input type="checkbox"/> invention
<input type="checkbox"/> landscape architecture
<input type="checkbox"/> law
<input type="checkbox"/> literature | <input type="checkbox"/> military
<input type="checkbox"/> music
<input type="checkbox"/> philosophy
<input type="checkbox"/> politics/government
<input type="checkbox"/> religion
<input type="checkbox"/> science
<input type="checkbox"/> sculpture
<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> theater
<input type="checkbox"/> transportation
<input type="checkbox"/> other (specify) |
|---|---|--|--|

Specific Dates

1929-1930

Builder/Architect

Anderson/Westcott

Statement of Significance (in one paragraph)

Constructed in 1929-30 on Spokane's South Hill, the J.L. Cooper Home is significant architecturally and historically. The house was designed by noted architect Fred Westcott. Situated on the bluff side of Upper Terrace Road in the original Olmsted Rockwood and Manito Properties, this Tudor style home is an elegant example of Westcott's domestic designs. The original Rockwood Addition of Spokane, in which this home is situated, was platted by the Olmsted Brothers, landscape architects from Brookline, Massachusetts. The firm is famous for its design of Central Park, Golden Gate Park, the campuses of Stanford and the University of Washington, and is considered the father of Landscape design. The first owner, J.L. Cooper is remembered as a pioneer Spokane financier. The second owner, Louis Wasmer brought the first radio station to the 'Inland Empire' and later became President and Manager of KHQ.

1729 Upper Terrace was originally known as the "Cooper Home." According to the Chronicle (March 11, 1930), "Five fine new homes have been built in the S. 1700 block on Upper Terrace Road during the past year. One of them is this attractive brick English design house of J.L. Cooper, President of the Spokane Savings Bank, at S. 1729 Upper Terrace Road. Begun last summer, the house was completed in the winter months and the Coopers have moved in. The house is reported to have cost in excess of \$20,000." Specifications issued when the house was built stated that "any house on this side of Upper Terrace had to cost at least \$6000, any out-house must conform in structure with the main house." It went on to say that "no out-house or barn can be used as living quarters." (Spokesman-Review Sept. 27, 1981)

James Leonard Cooper was a pioneer Spokane financier and founder of the J.L. Cooper and Co. Mortgage Firm. Born on a ranch in South Dakota, he lived with his family in Alabama, Massachusetts, and Iowa. In 1904, at age 16, he boarded a westbound train and, four days later, landed in Spokane. "My luck that day," J.L. reminisced, "was that I lacked just \$4

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for my fare to Seattle." J.L. spent his first year doing manual labor in the Spokane area and then enrolled in a book-keeping course at Northwest Business College. J.L. worked his way from bookkeeper to accountant and eventually became President of Spokane Savings Bank. In 1914, he married Myrtle L. Imhoff, and in 1929, he built his Upper Terrace home during a successful tenure as Bank President. Under his leadership, the assets of Spokane Savings Bank had risen to \$16 million. In 1932, the Great Depression reached Spokane. During the three day bank run of June 15, four Spokane banks closed their doors. The Spokane Savings Bank was one of the victims. J.L. declared bankruptcy and turned over all he owned to the court including his Upper Terrace home. He headed for New York and a fresh start.

J.L. returned to Spokane later that same year having diversified into mortgage investments and founded the J.L. Cooper & Co. In 1937, Mr Cooper built and financed the Mayfair Apartments on Sixth Ave. In 1939, his company purchased 200 acres of land now known as Shadle Park. In 1952, in partnership with Henry George, the Cooper-George Apartments at Fifth and Wall were constructed. In 1965, Cooper arranged the merger of his company with four other Pacific Northwest Mortgage companies into Commerce Mortgage Co. In 1967, Cooper retired having sold his share of the company for \$1.5 million to the United States Bank of Portland.

Another well known Spokane businessman, Louis Wasmer, purchased the home at 1729 Upper Terrace in 1933, and lived in the home until 1949. Mr. Wasmer started the first radio station in Spokane after packing Seattle Radio Station KHQ into his car and moving the equipment into 2 draped studio rooms in the Davenport Hotel. Seattle radio stations went silent for one hour telling their listeners to tune in Spokane as Louis Wasmer's new station went on the air October 30, 1925. (Spokesman-Review Spokane Chronicle Centennial Issue Jan. 29, 1989).

Rudolf Hurni was the next owner until 1981, when the Presta family from California purchased it. The Prestas, assisted by their California decorator, remodeled the kitchen and master bath and extensively redecorated (Spokesman-Review Sept. 27, 1981). Dr. and Mrs. Ed Holmes purchased the house in 1983, and sold it to the current owners, Dr. and Mrs. Curtis Wickre in 1992.

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Fred Westcott, architect of the Cooper Home, was one of Spokane's best known architects. He also designed some of the well known buildings in Portland and other Coast Cities. He was a partner of Hyslop from 1911-1915. Their firm was known as Hyslop and Westcott. (1912 Polk City Directory) Some of the buildings he designed in Spokane include the Washington Trust Bank Building, the Moose Temple, and the High School at Hartline. He also designed a new wing for the Rockwood Clinic in 1933, which added 10 hospital beds and 25,000 square feet. John Anderson built the addition as well as the original clinic. Parts of the building are now in use by Sacred Heart Medical Center. Fred Westcott, a Spokane resident for 47 years, died in 1946 after 15 years of poor health.

John Anderson was the builder of the Cooper Home on Upper Terrace as well as at least three other homes on that street. He built extensively in the Rockwood-Olmsted neighborhood. His homes include at least four on Rockwood Boulevard, three on Overbluff, and two on Highland Boulevard. His homes have been noteworthy for the use of native stone and tile in their constructions. In an extensive marketing brochure for his homes, Anderson advocated planning fully and adequately for electricity. John Anderson was born in Sweden in 1878. He migrated to America alone, around 1897. He could speak no English when he settled in Spokane in 1904. He was a man of integrity. Many of his agreements were made on a "hand-shake." He had great love and respect for people, and left a legacy of beautiful, well crafted, stately homes in Spokane.

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9. Major Bibliographical References

Betty Ann Anderson Hunter (daughter of John Anderson):
Spokane Public Library's Northwest Room

Spokane R.L. Polk City Directory: 1912

(Continued)

10. Geographical Data

Acreege of nominated property 4/10 acre

Lot 4, Block 3 Manito Park Second Addition

. Verbal boundary description and justification

list all states and counties for properties overlapping state or county boundaries

state _____

county _____

state _____

county _____

11. Form Prepared By

name/title Nancy and Curtis Wickre

organization Homeowner

street & number S. 1729 Upper Terrace

city/town Spokane

date January 5, 1995

telephone (509) 458-2258

state Washington

12. Signature of Owner(s)

Curtis M. Walker

Nancy E. Wickre

For Official Use Only:

Date Received: _____

Date Heard: 3-15-95

Commission Decision: Approved

Council/Board Action: Approved

Date: April 10, 1995

Attest: Janet R Owens
Deputy City Clerk

Approved as to Form:

B. Bams
Asst. City Attorney

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

[Signature]

MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioner

CHAIR, Spokane City/County Historic Landmarks Commission

City/County Historic Preservation Officer

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