

## Spokane Register of Historic Places Nomination

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

### 1. HISTORIC NAME

Historic Name **PHILIP & AGNES BROOKE HOUSE**  
Common Name

### 2. LOCATION

Street & Number 519 West 18th Avenue  
City, State, Zip Code Spokane, WA 99203  
Parcel Number 35301.2102

### 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<b>Site</b>	<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 Gregory & Lori Arpin  
Street & Number 519 West 18th Avenue  
City, State, Zip Code Spokane, WA 99203  
Telephone Number/E-mail 509-868-9344 / mapletreefarm@msn.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 1 acre.
Verbal Boundary Description	Cannon Hill Park Addition, Lots 3-4 Block 7.
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 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lindayeomans@comcast.net">lindayeomans@comcast.net</a>
Date Final Nomination Heard	November 17, 2021

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

*[Signature]* 12/15/2021  
Lori G. Arpini 12/15/2021

**14. For Official Use Only:**

Date nomination application filed: 10/20/21

Date of Landmarks Commission Hearing: 11/17/21

Landmarks Commission decision: Approved

Date of City Council hearing: \_\_\_\_\_

City Council Decision: 12/13/2021

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

*[Signature]* 1/18/22  
**Megan Duvall** **Date**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
Third Floor – City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

Attest:

Approved as to form:

*[Signature]*  
City Clerk **Acting**

*[Signature]*  
Assistant City Attorney



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*Brooke House at 519 West 18th Avenue in 2020*

**SECTION 7: DESCRIPTION OF PROPERTY**

***Summary Statement***

Constructed in 1921, the Philip & Agnes Brooke House is a well-preserved example of single-story cottage architecture inspired by the bungalow house form and the French Colonial style. Built on two adjoining lots, the Brooke House is located on Spokane's South Hill in the center of the Cannon Hill Park Addition, a historic residential neighborhood that surrounds an Olmsted-designed public park and greenspace. The Brooke House is distinguished with vernacular French Colonial Cottage design features found in its low-pitched pavilion roof, widely overhanging enclosed eaves, symmetrical façade, wood shingle cladding, and multi-paned French windows.<sup>1</sup> A strong focal point of the dwelling is the front entrance which is located in the center of the home's north façade and is capped by an arched pediment. The pediment is articulated with two returns from which two rectangular lanterns are suspended. Each return is supported by a decorative, scroll-sawn wood bracket. Built in 1922, a single-car garage/carport is

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<sup>1</sup> Pyramidal and pavilion roofs are similar, and their meanings are oftentimes used interchangeably. By definition, a "pyramidal roof has four slopes terminating at a peak." In contrast, a pavilion roof has an upper termination that is "usually a ridge somewhat shorter than the length of the building." Harris, 2000.

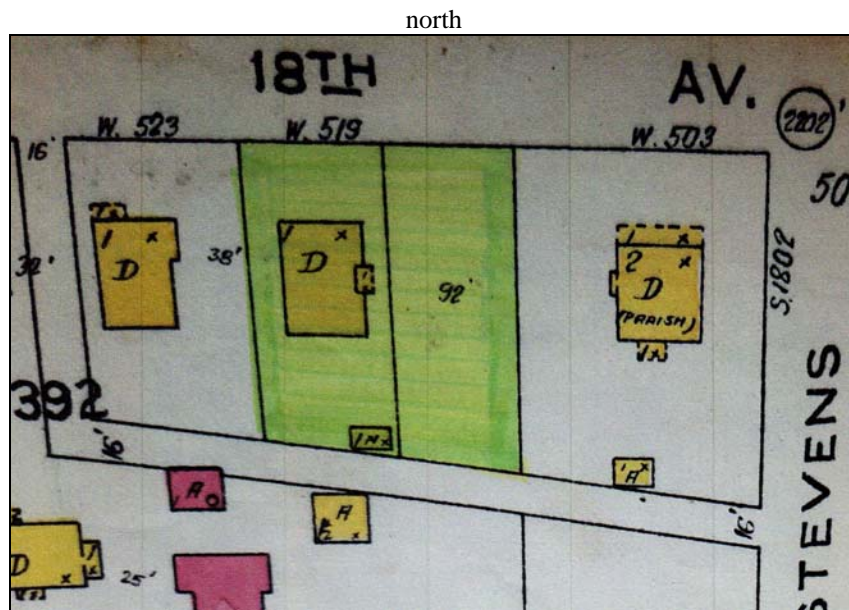
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located behind the house. Retaining good integrity in original location, design, materials, workmanship, and association, the Brooke House & Garage are eligible for listing on the Spokane Register of Historic Places.

***CURRENT APPEARANCE & CONDITION***

***Site***

The Brooke House is located on Block 7, Lots 3-4 in the Cannon Hill Park Addition on Spokane's South Hill. The property's grade is nearly level with a slight downhill slope to the west. Lots 3 and 4 together have a width of 100 feet from east to west along West 18th Avenue, and are each 125 feet deep from north to south. The Brooke House is sited on Lot 4. Located next adjacent east is Lot 3, which supports the property's expansive, park-like manicured sideyard with a lawn and mature perimeter shrubs and trees. A paved public alley runs along the lots' southern border. The property is located a few hundred feet north of Cannon Hill Park, a public parkland and fresh-water duck pond. A community focal point, the park is a popular city attraction and is surrounded by well-maintained single-family historic homes built from the early 1900s to the 1950s.



*Pictured on a 1953 Sanborn Fire Insurance Map, the Brooke House property—highlighted in green ink—is depicted as a one-story rectangular home with a small garage on Lot 4 while adjacent east Lot 3 is maintained as the home's sideyard with a manicured lawn.*

***House Exterior***

The Brooke House property is addressed at 519 West 18th Avenue, and faces north along 18th Avenue. The footprint of the house depicts a rectangular shape, which measures 25 feet wide and 42 feet deep.<sup>2</sup> The home supports a single story at the first floor, a basement, and an attic. The first floor has 1,266 square feet of finished space, the

<sup>2</sup> City of Spokane Assessor Office. Spokane, WA.

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basement has 1,217 square feet of finished space, and the attic is unfinished.<sup>3</sup> The house is covered with a low-pitched, pavilion-style hipped roof with widely enclosed eaves. The roof is clad with composition shingles and supports one large chimney. Painted cedar wood shingles clad the house. Multi-paned French windows illuminate the home's living room, dining room, kitchen, and bedrooms. A concrete basement supports the dwelling. A covered patio is located at the south rear face of the house, and a single-car garage and attached carport border a paved public alley at the southern boundary of the property.

The *north façade* of the Brooke House is fronted by huge 100-year-old American Plane (Sycamore) trees in the parking strip in front of the house. A concrete public sidewalk is located between the parking strip and the home's manicured front yard. A narrow concrete walkway leads south from the public sidewalk through the home's front yard to two concrete steps that rise to a concrete front porch terrace. The terrace is 8 feet deep, extends across the north facade of the house, and is outlined with an original soldier course of red bricks. The Brooke House features a symmetrical façade design which highlights the home's low-pitched pavilion roof. Influenced by Colonial characteristics, a wood front door with four recessed panels is located in the center of the home's north façade, and is flanked on the east and west by original multi-paned French windows. A distinguished focal point of the house is an arched pediment that caps and protects the front entrance. The north façade is clad with white-painted cedar wood shingles that extend to the porch.



*Looking southwest at the Brooke House in 2020.*

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<sup>3</sup> Ibid.

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Facing the property's adjacent sideyard located on Lot 3, the *east face* of the house features a continuation of the home's low-pitched pavilion roof with widely overhanging eaves and a composition roof. The east face of the house is clad with wood shingles, and the exposed basement foundation is made of concrete. A tapered red brick chimney is located at the north end of the home's east face. The chimney rises up the exterior wall and protrudes through the roof's overhanging eaves to a height higher than the pavilion roof's center ridge. South of the chimney, a 15-foot-wide box bay protrudes 3 feet from the east face of the house. A shed roof from the pavilion roof covers the box bay. The north and east faces of the bay support a wrap-around row of 6 fixed, multi-paned French windows while the narrow south face of the box bay supports a narrow multi-paned French door (exterior). A pair of small, original multi-paned casement windows that once illuminated an original breakfast nook are located between the box bay and the southeast rear corner of the house. A concrete patio and hot tub are located along the south half of the home's east face.



*Looking northwest at the east elevation of the Brooke House in 2020.*

The *west face* of the Brooke House faces a narrow sideyard with a manicured lawn, garden, trees, and shrubs. Six multi-paned casement windows and one small closet window open out from the west face of the house. The west slope of the low-pitched pavilion roof is covered in composition shingles and reveals a continuation of wide overhanging enclosed eaves. The home is clad with a continuation of white-painted wood shingles, the concrete basement foundation is raised due to a drop in grade, and five original multi-paned windows in the west concrete foundation wall illuminate a basement.

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The *south rear face* of the house features the south slope of the composition-shingled pavilion roof, enclosed overhanging eaves, white-painted wood shingle wall cladding, three multi-paned casement windows, one pedestrian door, and a raised concrete basement wall. The south basement wall supports two original multi-paned casement windows. A small triangular-shaped louvered attic vent is located in the center of the home's south pavilion roof slope. A covered patio is built on the east half of the home's south face. The patio is covered with a south-facing gable roof, which is supported by square wood posts. The patio roof's gable peak is clad with wood shingles that match the wood shingle cladding on the house.

***House Interior***

The front door at the home's north façade opens into a wide, spacious living room. The living room measures 26.6 feet wide from the east wall to the west wall, and 14 feet deep from the north wall to the south wall. A 7-foot-wide square opening in the living room's south interior wall opens to an expansive open dining room and kitchen along the east wall in the house. A door at the south end of the kitchen opens to an enclosed turned staircase that descends to the back exterior door, and continues to the basement.



*A view of the living room in the Brooke House, looking east in 2020.*

The ceiling on the first floor is 8 feet high, and is finished with paint. The hardwood floor in the living room and dining room is covered with original narrow one-and-one-half-inch-wide solid oak planks finished in a rich, dark golden hue. The floor in the kitchen and rear entrance staircase is covered in 12-inch-square ceramic tiles. Interior walls in the house are constructed with a combination of original lathe-and-plaster and modern sheetrock, and are finished with paint. Interior woodwork—all painted white—



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includes floor and crown molding, window frames, and doors. Picture-rail molding accentuates the living room, dining room, and master bedroom. Interior doors throughout the house are original with two inset panels each and original crystal doorknobs.

The home's generous living room is distinguished with a Colonial-influenced east-wall center fireplace flanked by original built-in bookcases capped with original multi-paned casement windows. The fireplace has a center fire box with a white-painted brick surround, a red ceramic tile hearth, and a paneled wood mantel. The dining room features a wide view of the east sideyard through a row of fixed multi-paned French windows that line the room's east wall. Next south of the row of dining room windows is the kitchen. It is finished with built-in cupboards, cabinets, marble counters, sink, dishwasher, and a wide peninsula serving counter with a marble surface. A door in the southwest corner of the dining room opens to a center hall with a built-in linen closet and interior doors that open to bedrooms and a bathroom. A sliding pocket door opens to a bathroom on the south wall. A door in the southwest corner of the hall opens to bedroom/office, and a door in the northwest corner of the hall opens to the master bedroom on the west wall. The master bedroom is illuminated by a row of three multi-paned casement windows. The bedroom/office is lit by two multi-paned casement windows. A shared "Jack-and-Jill" closet is located between the two bedrooms. An oak hardwood floor is located in the hallway, two bedrooms, and the shared closet. Finished rooms in the basement include a recreation/play room, two bedrooms, and one bathroom. An unfinished furnace room/shop/storage room and laundry room complete the basement.

***Garage***

In 1922, one year after the house was constructed, a single-car garage was built for \$200 along the center of the property's south border.<sup>4</sup> The garage measures 12 feet wide and 16 feet deep. Matching the Brooke House, the garage has a low-pitched pavilion roof, overhanging enclosed eaves, and is clad with white-painted wood shingles. A metal overhead garage door opens from the west facade of the garage. In 2002-2010, a carport covered with a pyramid roof supported by wood posts was built onto the west facade of the garage. A concrete driveway leads west from the garage and carport along a paved public alley at the property's south border. Conveying Colonial-style features and installed in 2020, a small square louvered cupola with a pyramid roof is attached to the top of the pavilion roof on the garage, and supports a black wrought iron weather vane.

***ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS***

The Brooke House was built in 1921.<sup>5</sup> A photograph taken at that time pictures two of the first residents of the property—Philip Brooke Sr. and his five-year-old son, Philip Brooke Jr., sitting on the home's front steps and porch terrace wall. The property's original façade cladding, windows, and front entrance appear in the 1921 photograph as they exist today one-hundred years later in 2021. The front porch, however, was modified when porch walls and porch step walls were removed in the 1980s. The 1921

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<sup>4</sup> *Spokane City Building Permit #16893*, 15 May 1922.

<sup>5</sup> *Spokane City Building Permit #14809*, 11 August 1921.

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photograph also shows an unclear image of a geometric-inspired Craftsman-style lantern with sloped sides that appears to be hanging from the east return of the arched pediment over the front door. The lantern in the 1921 photograph was replaced between 1921 and 1959 by a contemporary rectangular lantern with a black wrought-iron frame and glazed panels (a matching duplicate replacement lantern was hung from the pediment's west return).



*Philip Brooke Sr. and his son, Philip Brooke Jr., sitting on the front porch of the Brooke House in 1921.*

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Another photograph of the property was taken in 1959 by the Spokane County Assessor's Office, and reveals the original design for the facade terrace and front steps with an encircling brick and concrete porch walls and concrete caps. Black metal house numbers are pictured above the front entrance door, and reflect the property's street address of 519.



*The north façade of the Brooke House is 1959.*

Modifications to the property include:

*1950-1998* As shown on a footprint drawing of the Brooke House in a *1953 Sanborn Fire Insurance Map* (see page 5 this document), the east wall of the home was originally built with a *recessed box bay* located south of the brick chimney. The recessed bay was 15 feet wide, 3 feet deep, and held a row of 6 French windows. A covered, recessed screened concrete sun porch was located in the recessed box bay. In the 1950s-1960s, the 3-4-foot-deep sun porch was remodeled for use as a “TV room” when the porch was enclosed and the dining room’s window wall was removed and rebuilt as a solid interior wall.<sup>6</sup> An interior door and a window were installed in the wall between the dining room and the TV room. The separate dining room and TV room were covered with wall-to-wall carpet. In the 1960s, a small “bump-out space” was added to the east wall of the garage to accommodate a longer automobile. The original brick-and-concrete front porch wall and the two brick-and-concrete porch walls on either side of the porch steps were removed in the 1980s. During the 1960s-1980s, the unfinished basement was partially finished with two bedrooms and a bathroom.

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<sup>6</sup> Debbie Williams Hyslop oral interview, October 2021.

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*2002-2010* The wall between the dining room and TV room was removed, and the existing east exterior wall was extended outward to the east, producing a *projecting box bay*. The new projecting bay measured 14 feet wide and 3 feet deep. To cover the projecting box bay, a shed roof was built from the east slope of the pavilion roof. A wrap-around row of 6 multi-paned French windows were built on the exterior east wall. An exterior multi-paned French door was installed on the narrow south face of the box bay. The original interior walls between the dining room and the breakfast nook, and the nook and the kitchen were removed, forming one large open area along the east wall in the southeast quadrant of the house. The walls and ceiling were finished with painted sheetrock. The southeast half of the open area was finished as a kitchen with built-in casework, marble counters, and a sink. The kitchen floor and the stairs to the back door at the south wall of the house were resurfaced with ceramic tile. The northeast half of the room was finished as an expansive dining room open to the kitchen. The floor was covered with oak hardwood planks that matched the floor in the living room. Living room fireplace bricks and mantel as well as ceiling, wall, and woodwork surfaces were repainted. An original interior door between the master bedroom and living room was removed, and the wall was finished with painted sheetrock. The interior hall, bathroom, and two bedrooms were repainted. The bathroom was re-tiled. The original casement windows in the two bedrooms were replaced with new multi-paned double-glazed screened casement windows. The concrete patio at the rear of the house was covered with a gable roof that was covered with composition shingles to match the shingles on the home's pavilion roof. Square wood posts were built to support the patio roof, and were painted white. A covered carport with a pavilion roof that matches the house and garage was built on the west façade of the garage. The carport roof is supported by square wood posts and diagonal wood braces.



*Looking northeast from the kitchen into the dining room in 2020.*

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*Looking south from the dining room into the kitchen in 2020.*



*Looking southeast into the kitchen in 2020.*

**SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1921-1924</i>
<i>Built Date</i>	<i>1921</i>
<i>Architect</i>	<i>Westcott &amp; Gifford, Architects</i>

**SUMMARY STATEMENT**

The Brooke House was built in 1921 for Agnes Brooke and her husband, Philip Slaughter Brooke, a full partner for seven decades in one of Spokane’s largest law practices—Paine, Hamblen, Coffin, Brooke and Miller. Architecturally significant, the Brooke House is eligible for listing on the Spokane Register of Historic Places under Category C as a fine example of the bungalow form embellished with vernacular French Colonial Cottage-style influence. The home was designed by Spokane architects Frederick Westcott and Howard Gifford. The property’s period of significance begins with its built date in 1921 through 1924 when it was sold.

**HISTORIC CONTEXT**

***Cannon Hill Park and the Cannon Hill Park Addition***

Prior to 1887, an undeveloped, irregularly shaped area on Spokane’s South Hill was bordered by roughly West 18th to 29th Avenues and South Bernard to Lincoln/Wall Streets. The acreage was characterized by a wide, gentle northward-facing slope that surrounded a natural wetland and clay-lined drainage swale. Rocky basalt outcroppings, evergreen and deciduous trees, and wild grasses dotted the area. The wetland and clay deposits proved beneficial to quarryman J. T. Davis who, in 1887, developed the area as one of Spokane’s first brickyards.<sup>7</sup> The brickyard was later associated with the Washington Brick, Lime & Sewer Pipe Company, which made large quantities of bricks used in the construction of homes and commercial buildings throughout Spokane and vicinity. Twenty years later in 1907, the clay deposits were exhausted and the brickyard was demolished.

Occurring about the same time in 1907, the nationally renowned Olmsted Brothers Landscape Architecture firm from Brookline, Massachusetts arrived in Spokane at the invitation of the Spokane Park Board. The firm proposed a comprehensive park plan for the entire city that included a 15-acre park at the abandoned brickyard site. The Olmsted’s father was famous for his park designs of New York’s Central Park and Boston’s “Emerald Necklace” park system, likewise, the Olmsted Brothers espoused ideals that linked clean, fresh air to renewed, invigorated health. They promoted city parks as “one of the best means” of drawing urban residents out of doors, and argued that parks were aesthetically necessary to cities—a way to “provide and preserve landscape for the enjoyment of [all] people.”<sup>8</sup>

The Olmsted’s design for Cannon Hill Park (originally called Adams Park in honor of U.S. President John Quincy Adams) was adopted, and construction commenced in 1908.

<sup>7</sup> *Spokesman-Review*, 1988

<sup>8</sup> *Olmsted Brothers Landscape Architects*, 1907-1913.

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The small, low-lying wetland at the park site was restored with two connected, shallow ponds surrounded by manicured lawn, indigenous plantings, and gracefully arched pedestrian bridges made of native basalt rock. With aesthetic appeal and close proximity to Spokane's downtown central business district (1.5 miles), Cannon Hill Park, with its beautiful lawns, ponds, and bridges, became the anchor and catalyst for much of the design, development, and subsequent successful settlement of the Cannon Hill Park neighborhood.

Seizing their chance for speculative success, the Arthur D. Jones Company, a prominent Spokane real estate development firm, purchased an irregularly-shaped area of undeveloped land around Cannon Hill Park from roughly West Eighteenth Avenue to Twenty-Ninth Avenue, and from South Wall/Lincoln Streets to Bernard Street. The area was platted with 50-foot wide lots throughout a blend of curvilinear, diagonal, and straight streets, and was called the Cannon Hill Park Addition.

Beginning in 1909, the Arthur D. Jones Company (doing business in the vicinity as the Cannon Hill Park Company) expended more than a quarter of a million dollars for much-needed infrastructure in order to develop the area and entice prospective buyers.<sup>9</sup> A large anticipatory advertisement in the *Spokesman-Review* appeared on April 4, 1909, listing many planned amenities for the new Cannon Hill Park neighborhood:

*CANNON HILL PARK [ADDITION]*

*Street grade, cement sidewalk, wide parking, cement curb, steel water mains and sewer furnished for every lot.*

*Uniform shade trees planted in the street parking throughout the addition.*

*14 acres of park with large lake to be developed under the direction of  
Olmsted Brothers of Boston.*

*100-foot boulevard (21st Avenue) through the center of the addition.*

*A distinctly high-grade residence district.*

*Building restrictions to prohibit the erection of dwellings  
costing less than \$3,000 to \$4,000,*

*and to prohibit the construction of stores or apartments in the neighborhood.*

*Every house must sit back 30 feet from the street.<sup>10</sup>*

The 1909 newspaper article further announced that the Cannon Hill Park Addition was “yet in a raw state but contracts for improvements are now being let.”<sup>11</sup>

A few years later, the company's commitment to advertising and the implementation of necessary infrastructure paid off. Lot sales and construction of homes were steady if not robust. A 1912 newspaper article reported that “what was only a big tract of undeveloped woodland only three years ago...has been developed...[around] Cannon Hill Park” and is “one of the prettiest and most picturesque residence sections of the city, with already

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<sup>9</sup> *Spokesman-Review*, March 1911.

<sup>10</sup> *Spokesman-Review*, April 1909.

<sup>11</sup> *Ibid.*

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more than five miles of paved streets, a 15-acre park, and a parkway boulevard that cuts through the center of the addition connecting the two [public street] car lines.” At that time, 60 substantial modern residences had been built around Cannon Hill Park in the Cannon Hill Park Addition, and many more house plans to be built in the neighborhood were in preparation.<sup>12</sup>

By the 1950s, nearly all of the planned residential construction in the Cannon Hill Park Addition was complete. Over eight miles of shade trees had been planted between sidewalks and streets, around the park, and along the boulevard that divides the center of West 21st Avenue (called West 21st Avenue Parkway).<sup>13</sup> Single-family homes were built according to architectural guidelines stated in the above-referenced 1909 *Spokesman-Review* newspaper article. The 1909 guidelines mandated that each dwelling cost at least \$3,000-\$4,000 or more, prohibited the construction of stores or apartments, and specified that every house must sit back at least 30 feet from the street.<sup>14</sup>

***St. Augustine Church & School***

In 1915, a church and school were built in the neighborhood between 18th and 19th Avenues along the east side of Stevens Street just east of the Brooke House. It was called St. Augustine Catholic Parish & School, and serves the southwest quadrant of Spokane’s South Hill. The school was developed in the south portion of the building while the church was located in the north portion of the building. Located across the street from the church/school was a large 2-story, single-family house built in 1910. It was converted for use as the church’s first convent, and was home for many years to a number of nuns. In the 1950s, the house was razed, the site was leveled and finished with manicured lawn, and is used today as the school’s grassy playfield. By the 1950s-1960s, a new St. Augustine convent, church, rectory, gymnasium, and enlarged school were built east on the hill above the original church/school. A bell rang from the new church tower each noon and evening, and continues today to be heard throughout the Cannon Hill Park neighborhood.

Cannon Hill Park and the surrounding neighborhood were regarded then and now as one of the most desirable residential areas in Spokane. In 1990, more than 80 years after development of the Cannon Hill Park Addition began, a Spokane real estate agent described the Cannon Hill Park neighborhood and its visual beauty and easy livability:

*People who buy here have traditional values; they like the vintage charm.  
They like living in a neighborhood where all the houses are unique.  
They are really excited about living in an area with so much visual beauty...  
There’s a real community feeling among the people.<sup>15</sup>*

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<sup>12</sup> *Spokesman-Review*, March 1912.

<sup>13</sup> *Spokesman-Review*, August 1909.

<sup>14</sup> *Spokesman-Review*, April 1909.

<sup>15</sup> *Spokesman-Review*, March 1990.



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Today in 2021, Cannon Hill Park and the Cannon Hill Park Addition continue to offer manicured parkland with a natural pond that is surrounded by well-kept homes characterized by a kaleidoscope of historic styles. After more than a century, the area remains as one of the most intact residential neighborhoods in Spokane.

***Philip Slaughter Brooke (1892-1991)***

In 1921, Philip & Agnes Brooke purchased Lots 3 & 4 on Block 7 in the Cannon Hill Park Addition at 519 West 18th Avenue, a few hundred feet north of Cannon Hill Park and west of St. Augustine Parish & School (now called Cataldo School). They commissioned a single-story home built on Lot 4, and landscaped the adjacent next east Lot 3 as a manicured park-like sideyard. Spokane Building Permit #14809 reported the cost of the house was \$5,500.<sup>16</sup> A single-car garage was built the following year in 1922 behind the house along an alley at the southern boundary of the property. The cost of the garage was reported at \$200.<sup>17</sup>

Philip Slaughter Brooke was born August 30, 1892, in Sprague, Washington, a small agricultural town about 45 miles west of Spokane. When he was four years old, Brooke relocated with his family to Spokane where he attended public grade school followed by Lewis & Clark High School. After graduation, Brooke studied law at Stanford University in California, graduated in 1916, and returned to Spokane in 1917. He joined the Spokane law practice of Hamblen & Gilbert, and in 1921, became a full partner of the firm the same year the Brooke House was erected. Brooke's legal career spanned a total of 71 consecutive years, and was at that time exclaimed to be "longer" than that of "any other lawyer in the State of Washington."<sup>18</sup> Dedicated attorney Brooke helped grow the firm into Paine, Hamblen, Coffin, Brooke & Miller, "one of Spokane's largest."<sup>19</sup> A *Spokane Daily Chronicle* newspaper article announced that "at one point in the firm's history, three generations of Brookes worked there—Philip S. Brooke Sr., Philip S. Brooke Jr., and Philip S. Brooke III" (father, son and grandson).<sup>20</sup>

In addition to a thriving law practice, Brooke made time to serve on the board of trustees at St. Luke's Memorial Hospital, and was chancellor (legal advisor to the bishop) of the Episcopal Church Diocese (St. John's Cathedral). He served for a time as president of the Community Welfare Federation (a precursor of the United Way), president of the Kiwanis Club, a board member of the Washington Children's Home Society, president of the Spokane Bar Association for the 5th Congressional District, a member of the Board of Governors of the Washington State Bar Association, and a charter member of the Manito Golf & Country Club. After seven decades as a full partner of Paine, Hamblen, Coffin, Brooke and Miller, attorney Philip Slaughter Brooke died at age 99 on December 7, 1991—just two years after he retired.

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<sup>16</sup> Spokane Building Permit #14809, August 11, 1921.

<sup>17</sup> Spokane Building Permit #16893, May 15, 1922.

<sup>18</sup> *Spokesman-Review*, 1989.

<sup>19</sup> *Spokane Daily Chronicle*, 1991.

<sup>20</sup> *Ibid.*

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***Agnes M. Brooke (1894-1978)***

From Valparaiso, Indiana, Agnes M. Brooke relocated with her parents to Spokane when she was a child, attended grade school and Lewis & Clark High School in Spokane. She enrolled as a student at the University of Oregon and later married Philip S. Brooke in 1917. They had one daughter, Barbara Brooke Baker, and two sons, Robert E. Brooke and Philip S. Brooke Jr. The Brooke's two sons—Robert and Philip—were strongly influenced by their father, and became practicing lawyers, Robert in Seattle and Philip Jr. in Spokane. Agnes Brooke was active and busy in Spokane. She raised a family, was a life-time member of St. John's Episcopal Cathedral, and supported her husband and his legal career through an auxiliary to the Spokane Bar Association. In addition, she taught school in the Spokane Valley, and was a member of the Idaka Service Club, Kappa Tau Study Club, and the St. Nicholas Guild of St. John's Episcopal Cathedral. At age 84, Agnes Brooke died on July 13, 1978.

***Subsequent Homeowners***

In 1925, Spokane attorney Orville Duell and his wife, Juliette Duell, purchased the Brooke House. Orville Duell and his business partner, Henderson Boyles, owned and operated Duell & Boyles Attorneys at Law in Suite 1010 in the Paulsen Building on West Riverside Avenue in downtown Spokane. Later, Orville Duell partnered with his son, Howard Duell, in their law firm Duell & Duell.

In 1950, the Duells sold the property to Theodore Knoble Williams and his wife, Virginia Williams. Theodore Knoble Williams worked as an accountant and supervisor at Kaiser Aluminum & Chemical Company in the Spokane Valley. While they raised their son Brian Williams, and daughter Debbie Williams Hyslop, the Williams remodeled different areas of the house, including the basement, dining room, sun porch, and garage.

In 1998, Benjamin & Stephanie Luety purchased the property for \$165,500. They sold the house a few years later in 2002 to Paul & Marla Oleniacz for \$167,500. The Oleniacz's were responsible for enlarging and remodeling the kitchen and dining room, installing a hardwood floor in the dining room and a ceramic tile floor in the kitchen, repainting the interior of the house, constructing a carport, and building a porch roof over the patio at the rear of the property.

In 2011, Dr. Ryan Wilson, a Spokane dentist, and his wife, Lisa Williams, bought the historic Brooke House for \$325,000. They remodeled the basement play room, repainted the home's interior at the first floor, and installed a hot tub at the east side of the house.

In 2018, Greg & Lori Arpin bought the property for \$530,000. Lori worked as an elementary school teacher at Cataldo Catholic School at St. Augustine Church for 20 years. Greg began his work as an attorney for the U.S. military's Army Staff Judge Advocates. After military service, Greg became a partner in the Spokane law firm Layman, Loft, Arpin & White. In the 1990s, he partnered with Spokane attorney Roger Chase and was affiliated with the Chase, Hayes & Kalamon law practice. In 1999, he joined Spokane's Paine, Hamblen, Coffin, Brooke & Miller Attorneys at Law—the same

practice in which Philip Brooke along with his son and grandson worked. In 2004, the name of the law firm was shortened to Paine Hamblen.

## ***ARCHITECTURAL SIGNIFICANCE***

### ***Category C***

#### ***The Bungalow Form & Vernacular French Colonial Cottage Architecture***

The Philip & Agnes Brooke House is architecturally significant as a one-story bungalow house form distinguished with vernacular French Colonial Cottage-style influence. As explained by Jan Cigliano in her 1998 book, *“Bungalow: American Restoration Style,”* American families in the 1910s and 1920s embraced new beginnings with the affordable bungalow house form, stylistic elements from historic periods, renewed pleasure in public parks and the outdoors, and respect for environmental conservation.<sup>21</sup> She described a “bungalow” as a “form of house, a type of structure designed in a number of architectural styles,” and further explained that “style” by contrast, is a “particular period and genre of design.”<sup>22</sup>

*The bungalow...offers a wonderfully attractive house genre for pleasant living: it is manageable in size, comfortably scaled, spacious and open in plan, relatively affordable to buy and maintain, and restful to the eye. Walking into a vintage bungalow of the 1910s or 1920s produces an immediate sense of ease because of the size, scale, and simplicity of the space.*

*The bungalow house type is a single-family residence, one- or one-and-a-half stories high, and designed in elevation, plan and roofline to achieve a horizontal and rectangular emphasis. The second floor, a modest space of one or two rooms or attic storage, is contained below the gable or hipped roof area.*<sup>23</sup>

The bungalow form of the Brooke House is embellished with stylistic influences from 18th and 19th-century vernacular French Colonial cottages. These influences include a small single-story house with a low-pitched pavilion and/or pyramid roof and widely overhanging eaves. Low-pitched pavilion and pyramidal roofs were popular in the Southern United States and may have first been built by French descendants in the Gulf Coast region of Louisiana and Mississippi.<sup>24</sup>

Other stylistic characteristics found on vernacular French Colonial cottages include symmetrical façade designs, wood shingle wall cladding (usually painted white), full or partial front porches—either covered or uncovered, and multi-paned French doors and windows.<sup>25</sup> Many homes were protected from wind and rain storms with louvered wood

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<sup>21</sup> Cigliano, 1998.

<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

<sup>24</sup> McAlester, 1989.

<sup>25</sup> French doors and French windows were designed in the 1700s-1900s to allow for maximum cross-ventilation and light dispersal. They are tall and narrow, extend towards the floor, and are usually multi-paned. Harris, 2000.

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shutters over windows and doors. Flower boxes located on the front porch or porch walls were common.

***The Brooke House***

A few years after they married, Philip & Agnes Brooke commissioned a home constructed for them in the Cannon Hill Park Addition on Spokane's popular South Hill. An anticipatory article in the August 13, 1921 edition of the *Spokesman-Review* newspaper announced the upcoming construction of their house:

*BUILD HOUSE TO COST \$5,500  
PHILIP S. BROOKE TO ERECT HOME ON EIGHTEENTH AVENUE  
Phillip S. Brooke, attorney with the Hamblen & Glibert firm,  
has taken out a building permit for a six-room  
California bungalow at West 519 Eighteenth Avenue  
to cost \$5,500.*

*The plans call for hardwood floors throughout, fireplace, sunroom, breakfast nook and full cement basement with fruit and fuel rooms, laundry and one finished room. The exterior will be of California colonial bungalow design.*

*It will have casement windows throughout, French doors opening onto a side porch, colonial entrance with a brick terrace, and a garage.  
Westcott & Gifford are the architects.<sup>26</sup>*

As described in the above-referenced newspaper article, the house was built and the property's adjacent-east Lot 3 was landscaped and finished as a park-like sideyard—the only residential property along West 18th Avenue from Lincoln Street to Stevens Street to feature a lot-sized manicured sideyard. All of the residences built around the Brooke House are single-family homes sited on private lots, usually 50 feet wide and 125 feet deep. The majority of dwellings are medium sized with 1,000 to 1,500 square feet of interior space on the first floor, and more than half of the homes are bungalow house forms embellished in the Craftsman style. The Brooke House stands out as a bungalow embellished in influences from the vernacular French Colonial Cottage style.

The Brooke House is well-represented by the following architectural elements and stylistic characteristics:

- A bungalow built during the house form's popular time period of 1905-1929
- Stylistic influence from French Colonial Cottage architecture
- Symmetrical facade design
- Modest overall size and scale
- One-story in height
- Rectangular shape
- Low-pitched pavilion roof
- Widely overhanging roof eaves
- Center arched pediment over front door at façade

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<sup>26</sup> *Spokesman-Review*, August 13, 1921.

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- Pediment returns supported by scroll-sawn brackets
- Full-width façade porch terrace
- Multi-paned original “French windows” installed as casement and/or fixed units
- Painted cedar wood shingle exterior siding
- Open floor plan with expansive living room, dining room, and kitchen

***The “Betsy Ross”***

Apparently the 1921 design for the Brooke House was a favorite after it was built in Spokane. Five years later in 1926, a very similar house plan was published in a *Sears, Roebuck Catalog of Houses*.<sup>27</sup> The catalog house plan was called the “Betsy Ross.”<sup>28</sup> The sales price was \$1,654 for an “already cut and fitted” prefabricated house with plans and materials included for completion. The design for the Betsy Ross plan and pre-fab house offered a small bungalow with vernacular French Colonial Cottage embellishment similar to the Brooke House, including a low-pitched pavilion roof with widely overhanging eaves, a symmetrical façade with a center front door flanked by multi-paned “French Windows,” a brick/concrete terrace, and an “entrance hood” (gabled pediment) over the front door. The interior floor plan of the Betsy Ross was similar to that of the Brooke House, and included a living room, dining room, kitchen, and two bedrooms.<sup>29</sup>



*“The Betsy Ross” house plan as illustrated in the 1926 Sears, Roebuck Catalog of Houses.*



*The Brooke House in 2020, looking southwest.*

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<sup>27</sup> 1926 *Sears, Roebuck Catalog of Houses*.

<sup>28</sup> *Ibid*, page 97.

<sup>29</sup> *Ibid*, page 97.

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***Howard L. Gifford, Architect***

In 1921, Spokane architects Frederick Westcott and Howard Gifford formed a business partnership and designed the Brooke House. Little is known about architect Howard L. Gifford.<sup>30</sup> He began working as a draftsman for Spokane architect C. Harvey Smith from 1910 through 1915. From 1916 through 1920, he was employed as an architect by master Spokane architect Archibald Rigg. In 1921, architect Gifford partnered with Frederick Westcott to form Westcott & Gifford Architects. They leased offices in Suite 607 in the Spokane Savings & Loan Building on West Riverside Avenue in Spokane's downtown central business district. Together, they produced plans for the Brooke House (1921), the Hartline School (1922), an annex to Hillyard High School (1922), and alterations to the Ritz Theatre on Spokane's downtown West Main Avenue (1924). By the close of 1924, Gifford had relocated to Portland, Oregon where he worked as a draftsman for the architectural firm of Houghtaling & Dugan.<sup>31</sup> When Houghtaling & Dugan disbanded in 1925, Gifford remained working with Houghtaling. By 1932, Gifford departed Houghtaling and established his own practice. The following year, he joined the United States Forest Service in Portland. While working for the Forest Service, Gifford designed Portland's Laurelhurst Manor in 1941. Listed on the National Register of Historic Places, Laurelhurst Manor remains Gifford's only known extant work outside of the Forest Service. Howard Gifford died in 1945.

***Frederick E. Westcott, Architect***

As noted in his 1946 obituary in the *Spokane Daily Chronicle*, Fred Westcott was regarded as "one of Spokane's best known architects."<sup>32</sup> He was born in 1888 to Joseph & Cassius Westcott. He lived at 1726 West Clarke Avenue in Peaceful Valley with his family, including his older brother, Clyde Westcott, who worked as a "draftsman" for Galbraith & Jones, two prominent Spokane architects. In 1904, Clyde was employed as a draftsman for Albert Held, another prominent Spokane architect, and Fred was listed as a "student." By 1906, both Westcott boys, Clyde and Fred, were listed in the city directory as architects for the prestigious Spokane architectural firm, Cutter & Malmgren. Three years later, Fred and Clyde Westcott worked for master architect Albert Held, and in 1912, Fred Westcott partnered with noted Spokane architect, W. W. Hyslop, forming the architectural firm, Hyslop & Westcott. The two men practiced together for five years until Hyslop's death in 1917. Working alone most of the time after Hyslop's death, Fred Westcott partnered for three short years from 1921-24 with Howard Gifford (see preceding paragraph).

During his career Westcott leased various offices in downtown Spokane, including suites in the Hyde Block, Rookery Block, Spokane Savings & Loan Building, and the Hutton Block. After his early years in Peaceful Valley, he lived in a house with his mother at 315 W. Maxwell Avenue. From 1909 to 1930, Fred, his wife, Grace Westcott, and his

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<sup>30</sup> *Washington State Department of Archeaology & Historic Preservation*, Olympia, WA. Michael Houser, State Architect.

<sup>31</sup> Howard Gifford may have met Chester Houghtaling in 1906-1908 when Houghtaling was employed by Cutter & Malmgren, one of Spokane's well-known historic architectural firms.

<sup>32</sup> *Spokane Daily Chronicle*, April 1946.

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mother all lived together in a home Fred may have designed at 2146 East 8<sup>th</sup> Avenue. In 1931, Fred Westcott's health failed and he gave up his downtown architectural practice. He and his family moved into an apartment house at 212 E. 23<sup>rd</sup> Avenue and, due to his ill health, Fred "practiced his profession only part time" from the confines of the apartment.<sup>33</sup> In 1942, Fred and Grace Westcott relocated to the Mayfair Apartments, 726 West 6<sup>th</sup> Avenue. By 1944, Fred's health seemed to have improved as he was listed once again in city directories as a professional architect with an office in the Hutton Block in downtown Spokane. His respite was short-lived; two years later in 1946, Fred Westcott died.

Fred Westcott's career, especially when he was a partner with W. W. Hyslop, was prolific. He and Hyslop were responsible for the designs of many commercial buildings and hundreds of homes that were built throughout the Spokane area. Hyslop & Westcott also produced a professional magazine called *The Inland Empire Architect* for two years from 1911 through 1912. The architectural periodical featured homes and commercial buildings designed by Hyslop and Westcott individually as well as by the architectural firm, and contained articles on architectural styles and trends, construction materials and practices, and advertisements for local construction trade suppliers. Perhaps two of the most prestigious homes they designed as a team were the Frank & Mary Gibbs House, 831 E. Rockwood Boulevard, and the George Odell House, 508 E. Rockwood Boulevard. The large, rambling Gibbs House was designed as a \$60,000 "spec house" and resembled a British baronial Tudor estate. The Odell House, with a formal full-height circular pediment, is one of the finest examples of the Neoclassical style in Spokane.

Westcott's obituary reported that "Mr. Westcott designed some of the well known buildings in Spokane, Portland and other Coast cities." These included the Washington Trust Building [801 W. Riverside Avenue] and the Moose Temple [921 W. Sprague Avenue] in Spokane. He also designed Hillyard High School (1922), Whitehead's Dancing Palace (1919), the Old Garden Dance Hall (1919), the Ritz Theatre (1924), and the high school at Hartline (1922).<sup>34</sup> Westcott designed many homes, including the Codd House (1916), the Ratz House (1925), and the Senator Dill House (1940). He was praised in his 1946 obituary as "one of Spokane's best-known architects."<sup>35</sup>

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<sup>33</sup> Ibid.

<sup>34</sup> Ibid.

<sup>35</sup> *Spokane Daily Chronicle*, April 1946.

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Photo 1—north façade of house in 2020, looking south.



Photo 2—north façade of house in 2020, looking south.

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Photo 3—north façade and west side of house in 2020.



Photo 4—northeast façade of house in 2021, looking southwest.

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Photo 5—east side of house in 2020, looking west.



Photo 6—east face of house in 2020, looking west.

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Photo 7—east face of house and side yard in 2020, looking north.



Photo 8—patio along east face of house in 2020, looking south.

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Photo 9—east side yard in 2020, looking south.



Photo 10—south rear face and covered patio in 2020, looking northeast.

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Photo 11—west side of house in 2020, looking north.



Photo 12—backyard in 2020, looking southwest at garage and carport.

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Photo 13—north side of garage in 2020, looking south.



Photo 14—west face of garage door in 2020, looking east.

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Photo15—west entrance to carport at back of house, looking northeast in 2020.



Photo 16—living room on first floor in 2020, looking east.



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Photo 17—living room on first floor in 2020, looking west.



Photo 18—looking south from living room into dining room and kitchen in 2020.

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Photo 19—dining room and kitchen on first floor in 2020, looking south.



Photo 20—dining room on first floor, looking northeast in 2020.

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Photo 21—kitchen on first floor, looking southwest in 2020.



Photo 22—built-in linen closet on east wall in hallway on first floor in 2020.

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Photo 23—southwest bedroom used as an office in 2020, looking south.



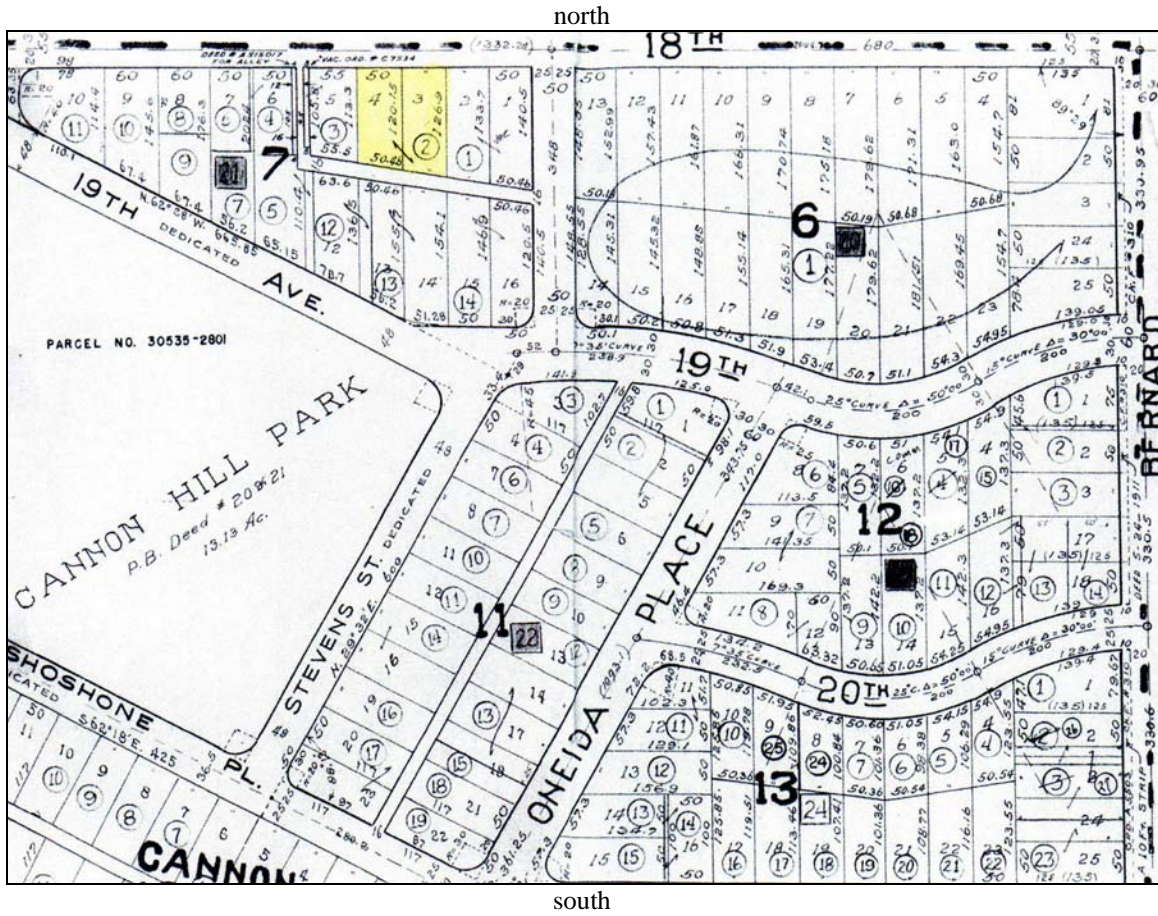
Photo 24—northwest bedroom in 2020.

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Photo 25—bathroom on first-floor in 2020, looking south.

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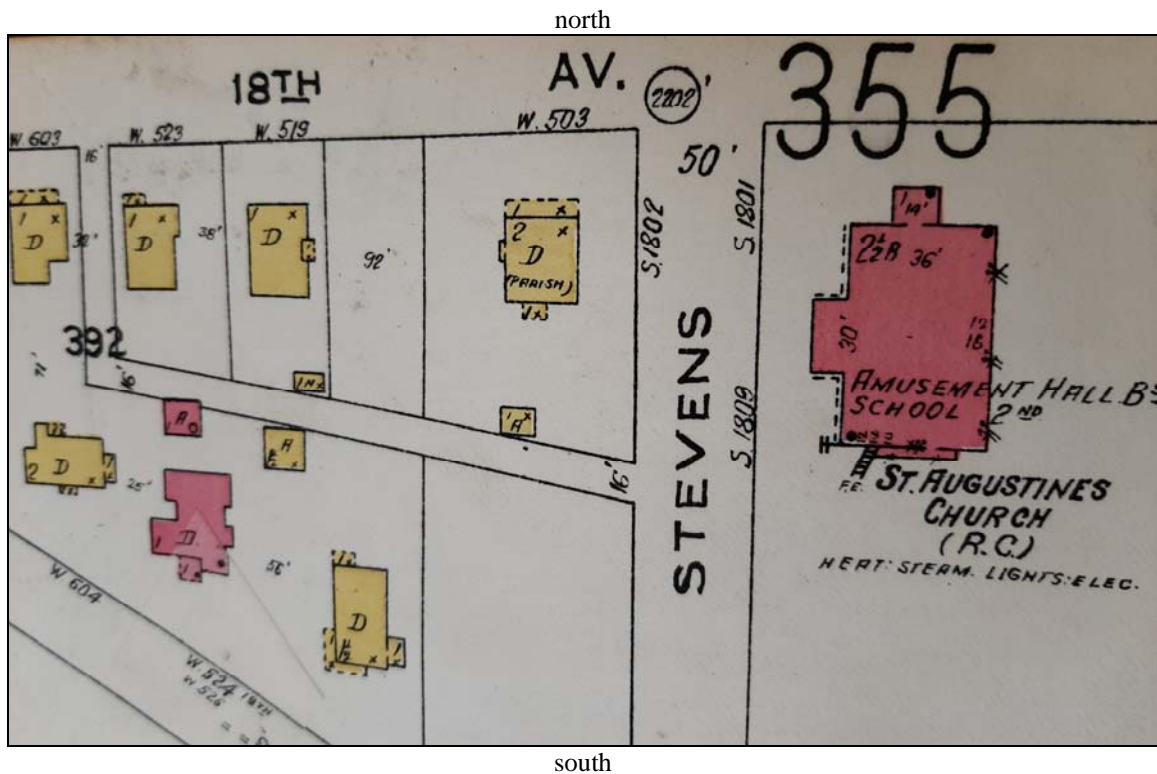


*The property at 519 West 18th Avenue is highlighted in yellow ink.*

**SPOKANE PLAT MAP**  
Cannon Hill Park Addition, Block 7, Lots 3-4

*Source: Spokane County Assessor*

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**1953 Sanborn Fire Insurance Map**

519 West 18th Avenue  
Spokane, WA

A footprint of the Brooke House is pictured on Lot 4 at 519 West 18th Avenue. Adjoining next east Lot 3 was used as the home's side yard and greenspace. Notice the original recessed sun porch on the east wall of the house.

Pictured on the map, the two-story home next east of the Brooke House property was addressed at 508 W. 18th Avenue, and was a single-family home built in 1910 that was used as a convent by St. Augustine Church.

The house was razed shortly after 1953.

The property was graded and finished with a manicured lawn/playfield for Cataldo Catholic School (part of St. Augustine Catholic Church).

*Source: Spokane County Tax Assessor records, Spokane, WA.*

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DEPARTMENT OF PUBLIC WORKS					
BUILDING DIVISION					
Permit No.	14809				
Number	W 519	Street	Eighteenth Ave	8-11	19 21
Owner	Philip S Brooke		Address	S 1325 Adams	
Builder	Address				
Architect	Address				
Class of Building	H	Class of Work	New	Purposes	Res Value \$ 5,500.
Permit Expires	19		Extended to	19	
Inspected by (Initials and Date)					
Final Inspection					
19		Rating			

**BUILD HOUSE TO COST \$5500**

**Phillip S. Brooke to Erect Home on Eighteenth Avenue.**

Phillip S. Brooke, attorney with the Hamblen & Gilbert firm, has taken out a building permit for a six-room California bungalow at W519 Eighteenth avenue to cost \$5500.

The plans call for hardwood floors throughout, fireplace, sunroom, breakfast nook and full cement basement with fruit and fuel rooms, laundry and one finished room. The exterior will be of California colonial bungalow design. It will have casement windows throughout, French doors opening onto a side porch, colonial entrance with brick terrace and there will be a garage. Westcott & Gifford are the architects.

City of Spokane Building Permits, Spokane Public Record #14809, 11 August 1921  
 Spokesman-Review Newspaper, 13 August 1921




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**Philip Brooke Sr. with his son, Philip Brooke Jr., on the front porch of the Brooke House in 1921.**

# 100 YEARS OF STABILITY




**YOU CAN BANK ON IT!**

**100 Years Ago, George S. Brooke** founded First National Bank when this area was still the Washington territory. And the policy he established then is still priority today — absolute security of customers' funds and special attention to personalized service.

With these policies, First National survived the bank panic of 1895, devastating fires, even the great depression and continued to come through when other banks came and went.


**100 Years Later, a Tradition Continues.**



In 1906, Phillip Brooke Sr. opened his account at First National. In fact today, three generations of Brookes are still banking with us and young Jimmy Brooke will make the fourth. That's because over the years, First National continues to give our customers the personalized attention they find missing at other banks. With 100 years of prosperity and loyal customers, it's no wonder why generation after generation of families and businesses continue to bank at First National.

And if you still need more reasons to bank with us, just ask our customers. They have a century of stability to bank on!

Philip Brooke, Sr., Jimmy Brooke, Philip Brooke III, Philip Brooke, Jr.



**Spokane's First National Bank**  
First in Spokane since 1882.  
Member FDIC

Sprague & University • Stevens & Riverside • 3rd & Stevens



**It Runs in the Family** *Chr 11-3-75*

There can't be many law firms in the United States with three generations of a single family in active practice. Spokane now has one, Philip S. Brooke III having been admitted to the bar last month and joined his father and grandfather in one of Spokane's best known firms. Philip S. Brooke, 83, who began his law practice in 1916, now is the senior member of the firm of Hamblen, Gilbert and Brooke. Philip S. Brooke Jr. has been with the firm since 1945. For many years, another of the elder Philip S. Brooke's sons, Robert E., was with the firm, but he now practices law in Seattle.

*Spokane Daily Chronicle*  
3 November 1975

## Philip Brooke Sr., longtime Spokane attorney, dies

Funeral service for Philip Slaughter Brooke, whose 71-year legal career spanned much of Spokane's history, will be 11 a.m. Monday at the Cathedral of St. John the Evangelist. Entombment will follow at Fairmount Memorial Park with Ball & Dodd Funeral Home — South in charge of arrangements.



**Brooke**  
Mr. Brooke, 99, died Thursday in Spokane — two years after he retired from Paine Hamblen Coffin Brooke & Miller, a law firm he helped build into one of Spokane's largest.

Mr. Brooke was born Aug. 30, 1892, in Sprague, Wash., where his father, George Smith Brooke, operated what was to become the First National Bank in the back of a grocery store. He moved to Spokane with the family in 1896, attended Spokane schools and graduated from Lewis and Clark High School shortly after it changed its name from Spokane High School.

He graduated with a law degree from Stanford University in Palo Alto, Calif., in 1916, and returned to Spokane in 1917 where he joined the law firm of Hamblen and Gilbert. He became a full partner in the firm in 1921. At one point in the firm's history, three generations of Brookes worked there, Mr. Brooke, Philip S. Brooke Jr. and Philip S. Brooke III.

Active in public affairs, Mr. Brooke served for decades on the board of trustees of St. Luke's Memorial Hospital and was chancellor of the Episcopal Church Diocese. He also was president of the Spokane Community Welfare Federation — a precursor of the United Way — president of the Kiwanis Club, a board member of the Washington Children's Home Society, a former president of the Spokane Bar Association and former governor of the Washington State Bar association for the 5th Congressional District. In addition, he was a charter member of the Manito Golf & Country Club.

Survivors include a son, Philip S. Brooke Jr. of Spokane; a daughter, Barbara Brooke Baker of Edina, Minn.; 13 grandchildren; and 11 great-grandchildren. His wife of 61 years, Agnes, died in 1978.

The family suggests memorials to St. Luke's Memorial Hospital or the Cathedral of St. John the Evangelist.