

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 **IRWIN & OLIVE COOKE HOUSE &
GARAGE**

Common Name

2. LOCATION

Street & Number 521 W. 27th Avenue
City, State, Zip Code Spokane, WA 99203
Parcel Number 35304.2014

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
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. OWNER OF PROPERTY

Name Jolene C. Delbridge
Street & Number 521 W. 27th Avenue
City, State, Zip Code Spokane, WA 99203
Telephone Number/E-mail 509-714-4747, iamjolene@comcast.net

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.

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

Cannon Hill Park Addition, West 10 feet of Lot 15 and all of Lot 16, Block 31.

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 27th Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

lindayeomans@comcast.net

Date Final Nomination Heard

August 21, 2024

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13. SIGNATURE(S) OF OWNER(S)

14. FOR OFFICIAL USE ONLY

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

City Council/Board of County Commissioners' decision: _____

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:

Approved as to form:

City Clerk

Assistant City Attorney

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The north façade of the Irwin & Olive Cooke House & Garage in 2023

SECTION 7: DESCRIPTION OF PROPERTY

Summary Statement

The Irwin & Olive Cooke House & Garage are significant in the area of architecture and the year they were built in 1937. The home is a fine example of the popular brick-clad Tudor Revival Cottage style built throughout America during the 1920s and 1930s. The one-and-one-half-story Cooke House features a prominent cottage-style feature at the home's north façade—a steeply pitched front-facing gable roof dominated by a sweeping curved arch, defined as a “cat-slide” roof. A second and equally prominent focal point of the home is the use of multi-color, rough-textured clinker brick that covers all four exterior elevations of the house. The Cooke House features original wood-paned and lead-paned windows, interior floors made of oak hardwood floor planks, rich honey-colored gumwood woodwork, and numerous built-ins. A single-story, two-car garage behind the house features a front-facing gambrel roof, and is clad with painted clapboard siding. Well-preserved in excellent condition, the property possesses all five aspects of historic integrity in original location, design, workmanship, materials, and association. The Cooke House & Garage are eligible for listing on the Spokane Register of Historic Places.

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CURRENT APPEARANCE

Site

The Cooke House & Garage are located in the Cannon Hill Park Addition on all of Lot 16 and the west 10 feet of Lot 15, Block 31. Sited west of South Bernard Street (a well-traveled arterial), the home faces north along West 27th Avenue, a paved city street in a residential neighborhood. The home is built on a slight grade that descends north to the front of the lot. The lot is 60 feet wide from east to west, and 127.5 feet deep from north to south. The south rear border of the lot abuts a narrow public graveled alley. Manicured grounds with lawn, evergreen and deciduous trees, shrubs and flowers surround and frame the house. The garage is located in the rear southeast corner of the lot, and is accessed by a paved driveway that follows south to the rear of the backyard from 27th Avenue along the east border of the property. A paved concrete public sidewalk is located in front of the house, and is parallel to the street at 27th Avenue. A smaller private concrete walkway curves from the home's north facade down to the public sidewalk. The Cooke House & Garage are located in the southwest quadrant of Spokane's "South Hill" area in a coveted historic residential neighborhood built from the early 1900s to 1950 between Cannon Hill Park and Comstock Park. The neighborhood is characterized by a kaleidoscope of large and modest single-family historic homes.

Cooke House Exterior

Facing north, the one-and-one-half-story Cooke House is sited in the center of Lot 16, Block 31 in the Cannon Hill Park Addition. The house follows an irregular footprint, measuring 38 feet wide from east to west, 23 feet deep from north to south along the home's west elevation, and 36 feet deep along the home's east elevation. A steeply pitched side-gabled roof clad with composition shingles covers the house. Two lower cross-gables project outward from the home's north face. A modest bargeboard outlines the roof's shallow eaves. The house is illuminated by original multi-paned windows. The foundation of the home features exposed poured concrete and original wood-sash basement windows.

The north façade of the house is prominent with a steeply pitched north-facing roof slope with two lower, front-facing cross-gables. Projecting from the northeast end of the roof's north face, the taller cross-gable features a sweeping focal-point cat-slide roof that extends west 15 feet across the home's facade. The cat-slide roof covers and protects a small inset front entrance that measures 5-feet-wide by 3-feet-deep. The gable peak in the cat-slide roof is clad with painted-wood clapboard, while the lower of the two cross-gables and the remaining walls of the home's north façade are completely clad with clinker brick. A concrete porch deck is located along the home's front entrance at the north facade. A black wrought-iron railing protects the porch and part of a concrete walkway in front of the house. An original fixed, wood-sash picture window with multiple leaded-glass panes is located east of the front entry porch while a matching picture window is located on the home's north facade west of the front entry porch. A second-floor gable-front dormer with a pair of original double-hung multi-paned wood-sash windows is located on the roof slope above the west fixed-pane picture window.

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Looking south at the northeast façade corner of the Cooke House

The *east face* of the house abuts the property's concrete driveway. At the east elevation, the gable-end roof is steeply pitched and highlighted with shallow bargeboard. The roof flares slightly outward at the rear southeast corner. The northeast corner of the roof intersects with the two aforementioned lower cross-gables at the north façade. A beveled three-sided bay at the first floor projects two feet outward from the center of the east face, and measures 6-feet-wide. The bay holds three original double-hung multi-paned wood-sash windows. A pair of double-hung, multi-paned, wood-sash windows are located at the second floor in the center of the gable peak above the first-floor center bay. A large stationary multi-pane, leaded-glass picture window is located at the first floor below the second-floor dormer.

The *west face* of the house reveals a steeply pitched side-gabled roof, clinker brick veneer cladding, an exposed concrete foundation, and a tall tapered center chimney that rises through the gable peak of the house. Two multi-paned fixed windows flank the chimney at the first floor.¹ Two narrower multi-paned double-hung windows flank the chimney at the second floor.

The *south, rear face* of the house is accentuated by a wide shed dormer in the center of the roof's south-facing slope. The dormer is covered with wood clapboard, and features three original multi-paned double-hung windows. A single multi-paned double-hung window is located at the west end of the south face, and a pair of multi-paned, double-

¹ Fixed windows do not open.

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hung windows is located in the center of the south face. An exterior door opens from the far west end of the south face, and is embellished with a multi-paned window in the upper half of the door. At ground level, a concrete stairway is located next west of the door, and descends to an exterior door that opens to a full basement beneath the house.

Cooke House Interior

The interior floor space of the Cooke House is recorded by the Spokane County Tax Assessor as having a total of 1,512 finished square feet on the combined first and second floors—the first floor has 1,062 square feet of finished space, and the second floor has 450 square feet of finished space. The basement is partially finished and holds 1,062 square feet.² Except for the ceramic-tiled kitchen and bathroom floors, all floor coverings on the first and second floors are made of oak hardwood planks laid when the house was built in 1937. Ceilings are 8 feet high. Except for painted woodwork on the first and second floors (kitchen, bathrooms, bedrooms), all interior woodwork, interior doors, and front door are made of solid honey-colored tropical gumwood on the first floor, and fir and mahogany on the second floor.



The home's rear south façade in 2024

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

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The front door of the Cooke House is located in the center of the north façade, and opens into a small reception hall that measures 10-feet-wide and 8-feet-deep. The front door is made of gumwood and features an arched window with multiple leaded-glass lights in the upper third of the door. Incised vertical lines in the wood face of the door simulate a board-and-batten design. An original 1937 black wrought-iron door knocker is located just below the window on the door's exterior surface, and an original 1937 black wrought-iron door knob/handle opens the door. The floor of the reception hall is made of oak hardwood planks. The trim around the floor and door is gumwood. A turned staircase is located on the south wall of the reception hall. Two steps rise to a landing, turn east, and continue to rise with more steps to the second floor. Part of the staircase is open from the first-floor reception hall up to the second floor, and is protected by a black wrought iron railing and balustrade. An original light fixture hangs from the first-floor ceiling in the reception hall.

The reception hall leads west through an arched opening to a large living room located in the west half of the first floor. The living room measures 14-feet-wide by 21-feet-deep, and extends the entire length of the home's west wall from north to south. The living room has a hardwood floor made of golden oak that matches the floor in the reception hall. The trim around the floor is made of gumwood. A coved ceiling surrounds the living room. A large leaded-glass picture window lights the living room from the north wall. The room's focal point is a large fireplace in the center of the west wall. The fireplace measures nearly 4-feet-wide and holds a firebox with a gas fireplace insert manufactured in 1997. A fireplace screen with a Tudor arch design protects the fireplace insert. The fireplace surround extends upward to the ceiling, and is covered with rough-textured plaster and brick. It narrows inward at mantel-height, and tapers to the ceiling. The hearth is made of 3-inch-square molded ceramic tiles with a matte finish. Matching matte tiles surround the firebox, and exhibit a myriad of designs, including circles, crosses, and intertwined vines.³ Two matching tall-and-narrow multi-paned 1/1 double-hung gumwood-sash windows flank the center fireplace.

From the living room's southeast corner, the room leads east through a wide-arched opening into a dining room that measures 14-feet-wide and 11-feet-deep along the rear south wall of the house. A large pair of double-hung, multi-paned gumwood windows are located in the center of the dining room's south wall. Located on the room's east wall is a built-in china cupboard made of gumwood. An interior gumwood door opens east from the dining room into an interior hallway and small breakfast room. The breakfast room features painted woodwork, a ceramic tile floor, and a beveled bay with multi-paned wood windows on the east wall. The south wall of the breakfast room opens to a long galley-style kitchen in the southeast corner of the house. The kitchen measures 11-feet in length along the east wall, and is 8-feet-wide. The floor is covered with a continuation of the ceramic tile in the breakfast room. Built-in casework is located along the kitchen's east wall, appliances are located along the west wall, and a small pantry closet is located by the back door at the south wall.

³ All of the fireplace and hearth matte ceramic tiles appear to be handmade.

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Looking west in the Cooke House through the reception hall into the living room



Looking northwest at the fireplace and living room in the Cooke House

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Looking north from the living room to the front door in the Cooke House

The interior service hallway by the breakfast room leads north to a bedroom and west to the front reception hall. The bedroom is located in the northeast corner of the first floor of the house. It measures 10-feet-wide along the north wall, and 13-feet-deep along the east wall. A multi-paned, leaded-glass picture window made of gumwood at the bedroom north wall looks out onto the front yard from the home's north façade.

The second floor features a long east/west-running hallway between a bedroom along the east wall, and a larger master bedroom along the west wall. A bathroom with a ceramic tiled floor and original bathtub/toilet is located between the bedrooms. A built-in hallway linen closet is sited next west of the bathroom. The master bedroom is located in the west half of the second floor, and measures 14-feet-wide along the north wall, and 19-feet-deep along the west wall. Two narrow multi-paned wood windows are located on the west wall of the bedroom (at the exterior of the house, the windows flank the sides of a tapered clinker brick chimney that rises past the gable peak in the west gable-end roof).

A guest bedroom is located at the east end of the hallway. The bedroom measures 19-feet-deep from north to south, and 9-feet-wide. All of the woodwork on the second floor is painted white. Except for the bathroom, the second floor features a continuation of oak hardwood floors, multi-paned wood-sash windows, an 8-foot-high ceiling, built-in storage drawers under the ceiling's eaves, and large closets.

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The Cooke House has a full basement made of concrete with concrete exterior walls. An enclosed stairway at the first floor leads from the service hallway down to the basement. The west half of the basement is finished as a family room with interior sheet-rock walls and ceiling, wall-to-wall carpet, three small original wood-sash basement windows, and an 8-foot-high ceiling. The north wall of the room is designed as a media center with built-in casework that spans the entire wall from floor to ceiling. A red brick fireplace with black grout is located on the center of the west wall between two basement windows, and features a stained wood mantel, firebox (with a gas fireplace insert), and a ceramic tile hearth. The east half of the basement is unfinished with laundry space, storage rooms, and a furnace/mechanical room. From the center of the home's south basement wall, an exterior door opens to the outside and leads up a concrete stairway to the backyard.

Garage

A one-story double-car garage in the southeast corner of the property backs south onto a graveled public alley. The garage has a north-facing gambrel gable roof and modest bargeboards with little overhang. It measures 18-feet-wide and 20-feet-deep, and is clad with painted wood clapboard siding. The garage floor features poured concrete, and the roof is covered with composition shingles that match the house. Two paneled wood overhead garage doors open from the garage's north façade.



A 1939 photograph of the Cooke House ⁴

⁴ Bouten Construction Company, Spokane, WA.

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ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A black-and-white photograph of the Cooke House taken in 1939 just after it was built shows the house looks much the same today. Well-preserved, a large majority of the interior and exterior of the Cooke House retains its original design and materials today in 2024.

Modifications to the house and garage include the following:

- 1989 Two original hinged wood carriage house doors on the north façade of the garage were replaced with two wood overhead garage doors. The kitchen was remodeled with upgraded casework, countertop, sink, built-in dishwasher, garbage disposal, and ceramic tile floor. The three-piece bathroom on the second floor was remodeled with a new ceramic tile floor and fixtures.
- 1995-96 Installed louvered shutters in the kitchen and second-floor, re-painted areas in the house.
- 1997 Gas lines and gas fireplace inserts were installed in the first floor living room and the basement recreation room. The home's electric system was upgraded. Gas lines, a gas dryer, and a gas stove were installed.
- 2001 The existing composition tile roof was replaced with a new composition tile roof.
- 2015-16 A large 80-foot-tall pine tree was damaged in a wind storm, cracked, and fell north over the house from the back yard to the front yard. It twisted towards the front of the house, punctured a large hole through the home's north façade next east of the front door, and penetrated the exterior north wall into the home's reception hall on the first floor. Damage to the dwelling initiated extensive repair work to the clinker brick exterior wall surface of the house at the north façade. Pat Carbaugh, a master bricklayer in Spokane, executed the clinker brick repair. Additional house repairs included interior and exterior painting, and new roof shingles installed along the north slopes of the house.
- 2021 All wall-to-wall carpet on the second floor was removed, exposing original hardwood oak floor planks. A new gas furnace and new whole-house air conditioner were installed in the house. Mahogany woodwork at the second floor was painted white.
- 2023-24 Protective wrought iron railings and handrails were installed outside at the home's front porch and front steps, back porch and steps, and also in the house at the entry/reception hall's staircase between the first and second floors, stairway to the basement. The first-floor powder room was updated with a new ceramic tile floor, painted walls, and a new porcelain washbasin & mirror.

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SECTION 8: STATEMENT OF SIGNIFICANCE

<i>Areas of Significance</i>	<i>Architecture</i>
<i>Period of Significance</i>	<i>1937</i>
<i>Built Date</i>	<i>1937</i>
<i>Builder</i>	<i>Gus J. Bouten</i>

Summary Statement

The Irwin & Olive Cooke House & Garage are eligible for listing on the Spokane Register of Historic Places under Category C for their design, construction, and builder.⁵ The period of significance is 1937, the year the house and garage were constructed. As so well-reflected by the Cooke House, the American Tudor Revival Cottage style became popular in the 1920s and 1930s when American home designs began to emulate the many small Tudor-inspired cottages built throughout Great Britain, and especially the Cotswold region of western England. The Cooke House & Garage are further significant as the work of Gus J. Bouten, a master builder and founder of the well-known Bouten Construction Company in Spokane. Bouten and his construction company custom-built the house and garage for Irwin & Olive Cooke, who owned the property for 21 years from 1937 to October 1958. Well-known in Spokane, Irwin Cooke proved his successful entrepreneurial skills when he founded a chain of “Cooke’s Nut & Candy Shops” with four shops in downtown Spokane and one shop on Spokane’s South Hill. He later erected a large building in north Spokane, which served as a “candy factory.”⁶

HISTORIC CONTEXT

Cannon Hill Park Plat

The renowned Olmsted Brothers’ Landscape Architect firm from Brookline, Massachusetts came to Spokane in 1907. They planned for a public park, called Cannon Hill Park, to be constructed south and uphill from the city’s downtown on Spokane’s South Hill, east of South Lincoln Street between Shoshone and West 19th Avenue. Built on a natural wetland, the 9-acre park was designed with two connected shallow ponds, and two arched pedestrian bridges made of native basalt stone. The ponds were surrounded by shrubs, indigenous trees and plants, and areas of manicured grassy lawn.

In 1907-08, the land surrounding the park and extending south uphill to 25th Avenue was open and available. Seizing his chance for speculative success, prominent Spokane businessman Arthur D. Jones and his real estate company purchased the land bounded by West 19th Avenue south to Shoshone Avenue, and from South Lincoln Street east to Bernard Street. They also purchased additional land south of the park from Shoshone uphill to 25th Avenue, and from South Wall Street east to Bernard Street. In 1909, the City of Spokane described the park and surrounding neighborhood plat as Cannon Hill Park.⁷

⁵ *National Register Bulletin 15*, pp 17-20. U.S. Department of the Interior, National Park Service, United States, Department of the Interior, Washington, DC.

⁶ “Candy Factory Prepared for Cooke.” *Spokesman-Review*, 26 April 1953

⁷ *Spokane County Assessor’s Plat Index*. 2003, page 12.

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In 1910, residential lots around the two ponds and surrounding parkland in the Cannon Hill Park plat were advertised “for sale” in Spokane’s *Spokesman-Review* and *Spokane Daily Chronicle* newspapers. In an October 30, 1910 *Spokesman-Review* article, Spokane land developer/builder Arthur D. Jones exclaimed that Cannon Hill Park and the surrounding residential neighborhood “did not just happen but were specifically planned.” He explained:

Unanswerable Reasons Why You Should Buy in Cannon Hill Park

The whole plan was worked out in detail before a shovelful of earth was turned.

Its graceful streets, the uniformity of its clean-cut cement work (street curbs),

its paved roadways, its elaborate system of tree planting [in parking strips],

the general tone of the district—not one improvement is lacking.

The graceful streets, curbs, concrete cross-walks, steel water mains,

complete sewers, gas, electric lights, telephones, paved streets, everything is in now.

These improvements are all paid for, all included in the price of the lot.⁸

The Arthur D. Jones & Company’s commitment to the implementation of necessary infrastructure paid off. Lot sales and home construction proved steady if not robust. A June 11, 1911 progress report in the *Spokesman-Review* made the following announcement:

“Cannon Hill Park, with its building restrictions and uniform improvements, is becoming one of the most picturesque residence sections of the city.”⁹

The park and its picturesque pond and bridges became the catalyst and anchor for the majority of the surrounding design, development, and subsequent successful settlement of the residential neighborhood around Cannon Hill Park, and later, further uphill south to 29th Avenue.

Cannon Hill Park Addition

Platted in 1910, the area south and uphill from Cannon Hill Park was officially named the “Cannon Hill Park Addition.” The addition begins along the south side of West 25th Avenue, and extends four city blocks south and uphill to the north side of West 29th Avenue between Wall and Bernard Streets. The residential neighborhood was platted with 50-foot-wide residential lots between 25th and 29th Avenues, and between Wall and Bernard Streets, and was finished with a gridwork of city streets, many of which were originally surfaced with bricks.¹⁰

⁸ *Spokesman-Review*, 30 October 1910.

⁹ *Spokesman-Review*, 11 June 1911.

¹⁰ Unfortunately due to street widening and underground sewer/plumbing repairs, a majority of the original brick-paved streets in the neighborhood have been covered multiple times over the last 100 years with a tarred “blacktop” surface that covers and/or replaces the original bricks. However, the steep hillside at South Howard Street between 21st and 22nd Avenues does retain its original brick street surface, initially laid in the early 1900s.

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Single-family residential home construction was planned and completed for the neighborhood throughout the Cannon Hill Park Addition in the 1920s, 1930s, and 1940s. The neighborhood was built and characterized with a varied collection of house styles such as Colonial, French, Spanish, and Tudor Revival Cottage in addition to Craftsman and Prairie designs.

The City of Spokane and Spokane School District 81 recognized the growing educational needs of families that were living in the Cannon Hill Park plat and Cannon Hill Park Addition. In 1926, Woodrow Wilson Public Elementary School was constructed along South Lincoln Street between West 25th and 26th Avenues. It was designed and finished as a handsome brick-and-terra-cotta school building by well-known Spokane architect Loren L. Rand.¹¹

The Cooke House

On March 23, 1937, land owner and Spokane real estate developer Arthur D. Jones & Company sold all of Lot 16 and the west ten feet of Lot 15, Block 31 in the Cannon Hill Park Addition to Spokane residents, Irwin B. & Olive N. Cooke.¹² The parcel measured 60 feet wide as it faced north along West 27th Avenue, and measured 127 feet in depth along its east and west property borders.¹³ The property was located 8 blocks south of Cannon Hill Park and its twin ponds, and 4 blocks east of Spokane's new Woodrow Wilson Public Elementary School, located between 25th and 26th Avenues.

As stated in Spokane County Warranty Deed #282527A issued on 23 March 1937 for the property at 521 West 27th Avenue, new property owners Irwin & Olive Cooke agreed to abide by the following protective neighborhood covenants listed on the warranty deed:¹⁴

1. *No building of any kind shall be erected or maintained on said lands within 30 feet of the street line in front of said land...and the same must face the street in front of the premises,*
2. *No apartment house or store or business structure of any kind shall be erected or maintained on said lands,*
3. *No dwelling shall ever be erected or permitted to remain on said land of less value than \$3000,*
4. *All buildings of every kind [except brick or stone cladding] on said lots must be painted with at least two coats of paint.*

¹¹ Spokane Public Schools. *Spokane Public Schools, School District 81, 1889-1989.*

¹² Spokane County Warranty Deed of Trust #282527A, filed March 30, 1937.

¹³ Ibid.

¹⁴ Ibid.

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5. *The above conditions and covenants shall run with the land, and compliance with the same may be forced by injunction.*

Irwin & Olive Cooke hired well-known Spokane building contractor Gus J. Bouten to construct and erect a single-family home for them on their lot sited along the south side of West 27th Avenue. Bouten's cost to construct the house for the Cooke family was \$7500. An article in the August 3, 1937 *Spokane Daily Chronicle* newspaper described the future Cooke House, which was to be erected in September:

Cooke Building Six-Room Brick

*[Mr.] I. B. Cooke of Cooke's Nut Shop is constructing
a six-room clinker brick veneer residence,*

W. 521 Twenty-Seventh Avenue, at an estimated cost of \$7500.

Gus Bouten is the contractor.

There are four rooms downstairs [on the first floor] and two bedrooms upstairs.

Double plumbing has been installed with the conventional washroom upstairs.

There is a double garage at the rear of the house.

A rumpus room...fuel, laundry,

and general utility rooms, each a separate unit, are in the full cemented basement.

The [first-floor] kitchen will be as compact as possible

but due to the careful planning and arrangement of built-ins,

it will appear larger.

Mr. Cooke expects to occupy the house sometime in September.¹⁵

Construction of the Cooke House was completed, and became the home of Irwin & Olive Cooke and their family from 1937 to 1958. The Cooke family demonstrated the highest level of homeowner care as they carefully maintained the house and its original 1937-era exterior/interior materials and design for over two decades.

Irwin B. Cooke

Irwin B. Cooke was born in Illinois, came to Spokane in 1908 where he lived for the next 50 years. In 1926, Irwin Cooke and his brother, Eli Cooke, founded "Cooke's Nut Shop" at W. 803 Riverside Avenue followed by additional shop space a few doors west at 825 Riverside Avenue in downtown Spokane. Four years later at the height of America's Great Depression, business proved surprisingly positive and productive for the Cooke brothers. With jubilation, Irwin Cooke exclaimed the following in 1930:

Our business has shown an increase every month this year

with the exception of March when the decrease was but slight.

Business volume for the year to date is 5 percent ahead of last year.¹⁶

In 1932, Cooke's Nut Shops opened a new store in downtown Spokane at W. 901 Sprague Avenue in the State Theater Building (now called The Bing Theater, SRHP).

¹⁵ *Spokane Daily Chronicle*, 3 August 1937.

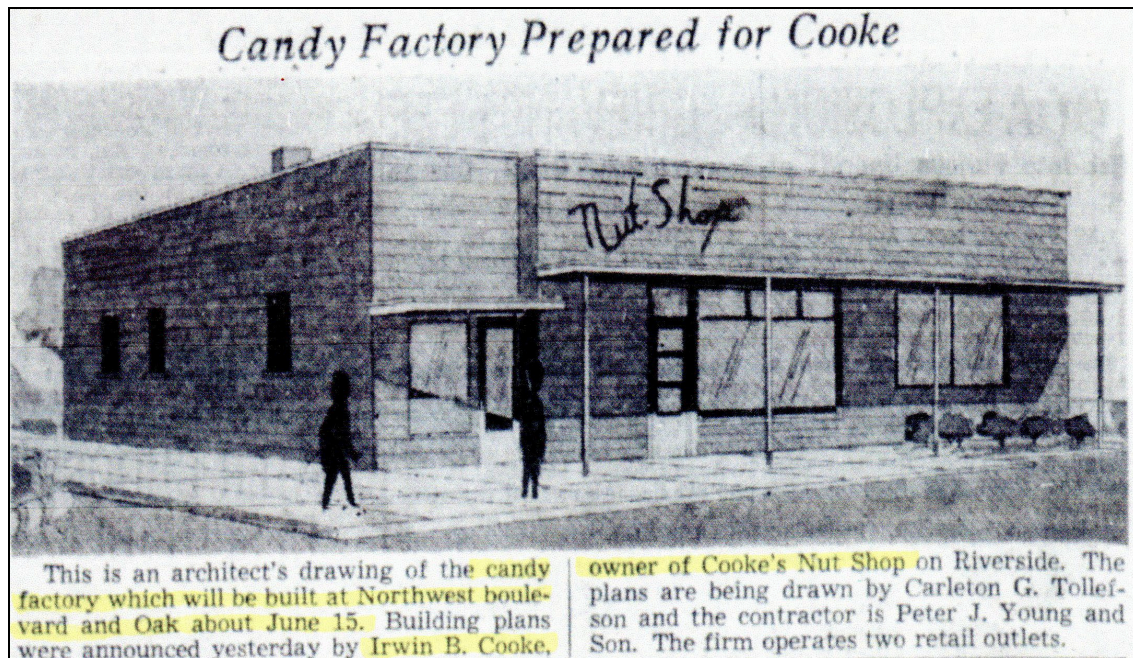
¹⁶ *Spokane Daily Chronicle*, 29 May 1930.

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE

Brothers Irwin and Eli H. Cooke explained they “adopted a ‘do it now’ policy to deliver the expansion when the work would give jobs to the unemployed.”¹⁷ The Irwin brothers added that the activities and work at Cooke’s “Nut Shop Number One,” located at W. 803 Riverside Avenue, will be merged with the new shop at the State Theater Building. In addition, they secured another building at N. 110 Howard Street, which maintained the “candy kitchen and main dining service for the shops.”¹⁸

Seven years later on Valentine’s Day, February 14, 1939, confectioner & nut shop owner Irwin Cooke agreed with other Spokane confectioners that Valentine’s Day 1939 proved to be one of the most successful on record. In an article printed in the *Spokane Daily Chronicle*, Cooke enthusiastically exclaimed that “heart boxes and the miniature chocolate hearts are moving very fast. Monday sales and early business today have been outstanding.”¹⁹

In the 1950s after more than 20 years in the candy business, Irwin Cooke embarked on a new project with the construction of a 1,300 square-foot candy factory to be erected as an addition to a larger established 1,500 square-foot building. On April 26, 1953, the *Spokesman-Review* newspaper issued the following architect’s drawing followed by an anticipatory statement from Irwin Cooke:



¹⁷ *Spokane Daily Chronicle*, 30 January 1932.

¹⁸ *Ibid.*

¹⁹ *Spokane Daily Chronicle*, 14 February 1939.

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE

*Cooke to Have Candy Factory—Nut Shop Proprietor to Build on North Side
Fronting on Northwest Boulevard, the building will have a retail sales room,
packing room, work rooms, offices, kitchen, dipping room,
cooling room, and storage facilities.
The total cost of the project is about \$30,000.²⁰*

Irwin Cooke explained that he and his son, Donald Cooke, “have been serving Spokane and the Inland Empire for the last 27 years. We feel that with the growth of the city, there is a need for additional outlets for our home-made candies.”²¹

Cooke’s Candy Factory was built and completed on Spokane’s north side. In addition, Cooke opened a fifth nut & candy shop—this one along West 30th Avenue & South Grand Boulevard on Spokane’s South Hill.

Irwin Cooke married Olive Cooke in 1920 when they were both 26 years old, and together, they raised a daughter, Barbara, and a son, Donald. Irwin Cooke was a “longtime member of the downtown Spokane Lions Club, the Manito Golf & Country Club, and the Athletic Round Table.”²² Irwin & Barbara Cooke retired to Arizona in 1958. Twelve years later in 1970, Irwin Cooke passed away at age 76.

Subsequent Homeowners

A former hearing aid specialist and owner of Acoustician Pedersen Incorporated in Spokane, Betty Jean Pedersen bought the Cooke House in 1958 for \$18,500. Katherine Watson and her husband, Charles Watson, a loan officer for Washington Mutual Bank, purchased the Cooke House for \$95,000 in 1983. Five years later in 1988, the Watsons sold the property to Earl & Marjorie Thompson for \$88,500. In May 1990, retirees from California, Joseph Sandell & Carla Bard Sandell, bought the home for \$129,950.

On June 11, 1991, current owner, Jolene Delbridge, purchased the property for \$138,000.²³ Jolene taught dental hygiene at Eastern Washington University, retiring in 2012.

ARCHITECTURAL SIGNIFICANCE

Category C

Category C of the Spokane Register of Historic Places applies to properties significant for their physical design and construction. To be eligible under Category C, a property must meet at least one or more of the following requirements:

- 1. Embody distinctive characteristics of a type, period, or method of construction*
- 2. Possess high artistic value*
- 3. Represent the work of a master*

²⁰ *Spokesman-Review*, 26 April 1953.

²¹ *Ibid.*

²² *Spokane Daily Chronicle*, 20 April 1970.

²³ City/County of Spokane Tax Assessor. Spokane City Hall, Spokane, WA.

**Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE**

The Cooke House meets all three of the above-noted architecturally significant requirements as listed in *National Register Bulletin #15*.²⁴ The property is an excellent example of the Tudor Revival Cottage style that was popular throughout America from 1890 to the early 1940s. In addition, the Cooke House is architecturally significant as a product of Gus J. Bouten, a highly successful professional building contractor.

English & American Tudor Styles

Whether expressed as a grand baronial manor house or a small cozy cottage, the American Tudor Revival style was a popular design in America in the late 1800s and 1900s, and is one of the country's best-loved architectural types. The style is a revival of chosen architectural forms, features, and designs made popular during the 16th-century reign of the English Tudors, a royal family in Great Britain descended from Sir Owen Tudor, a Welshman.

English Tudor Style

The English Tudor style was adopted and developed during the 1600s through the 1800s in the British Isles, reaching a period that fostered the construction of many of England's great manor houses. Designed to render houses more livable, the style emphasized large homes with multiple leaded-glass windows and fireplaces, sturdy stone and brick masonry construction, wall projections such as oriels and bays, steep roof inclines, and elaborate carving found on exterior and interior trim.

In addition to tranquil countryside settings, the English Tudor style was employed in urban centers throughout England. One of Great Britain's most photographed cities with urban interpretations of the English Tudor style is Chester, located in Cheshire County, Western England. Curvilinear cobblestone streets and narrow alleyways radiate from the city center and are lined with tall, steeply pitched two- and three-story townhomes that feature a robust concentration of half-timbered "black-and-white" construction. Black-and-white designs were made from a crème-colored mixture of rough muddy paste made of twigs and animal hair called "wattle and daub," which was then framed by blackish-colored timbers darkened by soot, oil, and age. In addition to Chester, many "black-and-white" half-timbered structures were built in towns throughout England and the British Isles.

American Tudor Revival Style

Borrowing architectural elements from the English Tudor tradition, the American Tudor Revival style originated 200 years later as a revision of the original English Tudor design. The new American Tudor Revival style enjoyed widespread popularity throughout the United States from 1890 to 1940. Many of the first American examples tended to be architect-designed landmarks that resembled historic mansions and cottages. Spokane was no exception and the style was adopted as a favorite among many of the town's early wealthy social elite. Built in Spokane in 1889, 1897, 1910, and 1916 respectively, the Glover Mansion (West 321 Eighth Avenue), the Campbell House (West 2316 First

²⁴ *Bulletin 15, National Register Bulletin*. U.S. Department of the Interior, National Park Service, Washington DC, pp 17-20.

**Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE**

Avenue), the J. P. Graves “Waikiki” House (North Waikiki Road), and the Humbird-Jewett-Gaiser Mansion (West 612 Sumner Avenue) were all designed by one of Spokane’s earliest and most revered pioneer architects, Kirtland K. Cutter. Later examples of large Tudor Revival-style homes were also architect-designed and built in Spokane, mostly across the city’s South Hill.

American Tudor Revival “Cottage” Style

“Quaint,” “charming,” and “romantic” are words used to describe smaller Tudor Revival Cottage-style homes built especially during the 1920s and 1930s across America. Resembling 17th and 18th-century hand-hewn stone dwellings and thatch-roofed cottages found in the Cotswold region of England, the American houses were built as efficient, affordable homes for modest incomes. American designers, builders, and homebuyers drew on the rustic and irregular forms of the medieval cottage—a small, usually hand-crafted dwelling characterized by an asymmetrical plan and hodgepodge of building materials. Twentieth-century false half-timbering used in gable peaks demonstrated an effort to resemble true British “black and white” designs from Cheshire, England townhomes and manor houses.

In the United States, fieldstone, slate, brick, stucco, and wood were all used in various combinations to produce 20th-century versions of “Olde English” cottages. To simulate the appearance of age, used bricks were applied as brick veneer to small frame houses. Especially favored were damaged bricks, which were discarded as non-useable, over-fired, unevenly colored bricks and brick pieces, called “clinkers.” Today, clinker bricks are rare but continue to be greatly admired and highly sought.

America’s early 20th-century version of the Olde English cottage was immensely popular with hundreds of thousands examples built throughout the country. Neighborhoods and towns were developed with Tudor Revival-style cottages and public buildings. Plans and blueprints were published in builder’s catalogues and house plan books. Artist’s renderings and conceptions were used in home decorating magazines, greeting cards, advertising logos, children’s nursery rhymes, and storybooks like *Hansel and Gretel*. Romantic Thomas Kincaid paintings and prints of homey cottages, and coffee-table books with colorful photographs of historic homes and small dwellings became popular. A book called *Storybook Style—America’s Whimsical Homes of the Twenties* pictured over 200 cottages, houses, and buildings artistically crafted in the Tudor Revival Storybook tradition.²⁵ Spokane’s historic manor houses and cottages built in the Tudor Revival style and the Storybook style have appreciated in value and continue to be a favorite among homebuyers.

²⁵ Gellner, Arrol and Douglas Keister. *Storybook Style: America’s Whimsical Homes of the Twenties*. 2001.

Tudor Revival Cottage Style Elements

The following architectural elements distinguish the Cooke House as an excellent example of the American Tudor Revival Cottage style:

- Cooke House built in 1937 (Tudor Revival Cottage-style homes in America were popular and built during the 1920s to the early 1940s)
- 1.5-story house, full concrete basement
- Asymmetrical design
- Steeply pitched multiple front-facing gable roof
- Steeply pitched side-gabled roof
- Steeply pitched gabled facade dormer
- Prominent “cat-slide” roof at façade—popular Tudor Revival Cottage-style characteristic
- Clinker brick cladding on all four sides of home. Clinker brick is made up of “clinkers”—twice- and thrice-fired bits and pieces of broken brick fired onto plain bricks. Displaying irregular shapes, textures, colors, and attached clinkers from damage during firing, the bricks became popular across America. They were popularly revered in the 1920s and 1930s as unusual and highly decorative brick cladding, and were used specifically for Tudor Revival-style cottages and Craftsman-style homes.
- Recessed front entry
- Front entry door made of wood with vertical batten design
- Front door with arched leaded-glass window located in upper third of door
- Tall narrow double-hung windows with multi-paned glazing
- Leaded-glass original windows—tall, narrow windows and large “picture” windows
- Bay and box windows
- Open reception hall stairway
- Interior oak hardwood flooring
- Stucco fireplace surround that tapers up from floor to ceiling
- Tudor-arched fireplace screen
- Built-in dining room china cupboard
- Built-in telephone niche in hallway
- Original overhead light fixture in front door reception hall
- Black wrought iron protective railing around front porch and on the interior stairway between the first and second floors

**Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE**

Gus J. Bouten, Contractor

The Cooke House well-represents the work of a master, and survives in excellent condition as one of the finest English Cottage-style Tudor Revival properties in Spokane. The house was built by master builder, Gustav Jerome Bouten, born in 1906 in Roseclare, West Flanders, Belgium. Bouten immigrated to the United States with his parents, Theodore & Augusta Bouten, in 1907 when he was a one-year-old child. The following is a summary prepared by the Bouten Construction Company in 2022:

*It began in Aberdeen, South Dakota—a modest home built by a 13-year-old
Belgian immigrant with the help of a carpenter and a laborer.*

*Gus J. Bouten, son of a master craftsman,
made his mark on the world with little more than an 8th-grade education,
a single-minded work ethic,
and a knack for building things that last.*

*Working their way westward from Detroit, Gus and his father, Theodore Bouten,
built houses across the northern plains, landing in Spokane 15 years after their
journey began. By the time they arrived, however, the housing market had stalled,
so father and son split up. Son Gus plied his trade as a carpenter throughout the
northwest, where in spite of the Great Depression,
homes were once again going up.²⁶*

From the late 1920s through the middle 1940s, young builder Gus J. Bouten, constructed more than 40 homes throughout Spokane. More than half of the homes he built were erected on Spokane’s South Hill in the Rockwood, Manito Park, and Cannon Hill Park neighborhoods. A few other houses were erected on Spokane’s north side in a variety of locations. Bouten’s superb skill and craftsmanship as a master builder honored him as a professional with a successful program of “building for the future.”²⁷ Bouten’s trademarks of meticulous craftsmanship and unsurpassed value were apparent in every home he built, including the following:²⁸

<i>Home Address</i>	<i>First Homeowner</i>	<i>Year Built</i>
921 East 16th Avenue	Longwell	1940
1203 East 20th Avenue	Raupach	1939
726 West 21st Avenue	Brown	1941
802 West 21st Avenue	Johnson	1937
520 West 22nd Avenue	Ingraham	1938
607 West 22nd Avenue	Whittemore	1937
801 West 24th Avenue	Huggett	1936
427 West 27th Avenue	Cooke, Eli	1938
521 West 27th Avenue	Cooke, Irwin	1937
618 West 29th Avenue	Perry	1936

²⁶ Bouten Construction Company. “History & Timeline.” 10 September 2022.

²⁷ Ibid.

²⁸ Ibid.

**Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE**

2624 South Arthur St	Wakefield	1937
2702 South Arthur St	Grilley	1937
2024 South Bernard St	Millard	1941
716 West Cliff Blvd	Barnett	1937
1609 South Crest Road		1941
2309 South Garfield	Bailey	1942
715 East Highland Blvd	Ainslie	1938
2808 South Monroe	King	1939
1121 East Overbluff	Whitehouse	1939
1204 East Overbluff	Baker	1939
1220 East Overbluff	Gever	1940
1304 East Overbluff	Theis	1939
1320 East Overbluff	Stolle	1939
2425 East Nora Avenue	Bouten	1939
929 East Sinto Avenue	Parmentier	1939
2114 East Sharp Avenue		1937
2118 East Sharp Avenue		1937
216 West Sumner	McClintock	1940
1413 North Superior	Hoge	1937
1806 South Upper Terrace	Jennings	1939
2114 South Wall	Morrisore	1936
2518 North Washington	Hennessey	1936
206 North University	Crabhill	1937
2707 South Rhyolite Road ²⁹	Frederick	1927

After World War II in the mid-1940s, Bouten ended his former residential home construction business, and replaced it with commercial construction contracts. In 1945, the Gus J. Bouten Construction Company bid \$109,644 to build the Sacred Heart Hospital Cadet Nurse’s Training Facility in Spokane.³⁰ In 1947, the company began work on Spokane’s “Sacred Heart Hospital’s 7-story-central wing and 6-story-east wing,” the completion of which made it [at that time] the “largest privately owned hospital in the Northwest.”³¹

The year 1967 was a defining time for the company, which stepped outside of its smaller Spokane home market to work on multi-million dollar jobs. A banner year was 1969 when construction began on the largest project yet undertaken by the company. The project included “42,000 cubic yards of concrete,” an estimated “3,800 tons of reinforced steel, and more than 60 acres of plaster will go into three earthquake-resistant buildings making up the 9-story patient tower at Sacred Heart Medical Center.”³²

²⁹ Bouten Constuction Company. “Houses Built by Gus J. Bouten, 1927-1942.”

³⁰ Bouten Construction Company. “History & Timeline, 10 September 2022.”

³¹ Ibid.

³² Ibid.

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE

During the 79 years from 1945 to 2024, a wide expanse of commercial construction jobs were completed by the Bouten Construction Company.³³ The company is one of the area's largest, most well-known, and most experienced commercial construction companies headquartered in Spokane. The company's commercial construction contracts have been and continue to be with numerous hospitals, medical care centers and facilities as well as bank and business towers, convention centers, universities, and other large commercial construction contracts. Gus J. Bouten (1906-1984) proved his talent as one of Spokane's finest and most respected master builders.

³³ Ibid.

**Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE**

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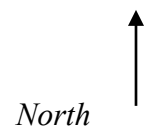
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COOKE HOUSE
521 W. 27th Avenue in Spokane, WA

Source: Spokane County Tax Assessor Plat Map 2024



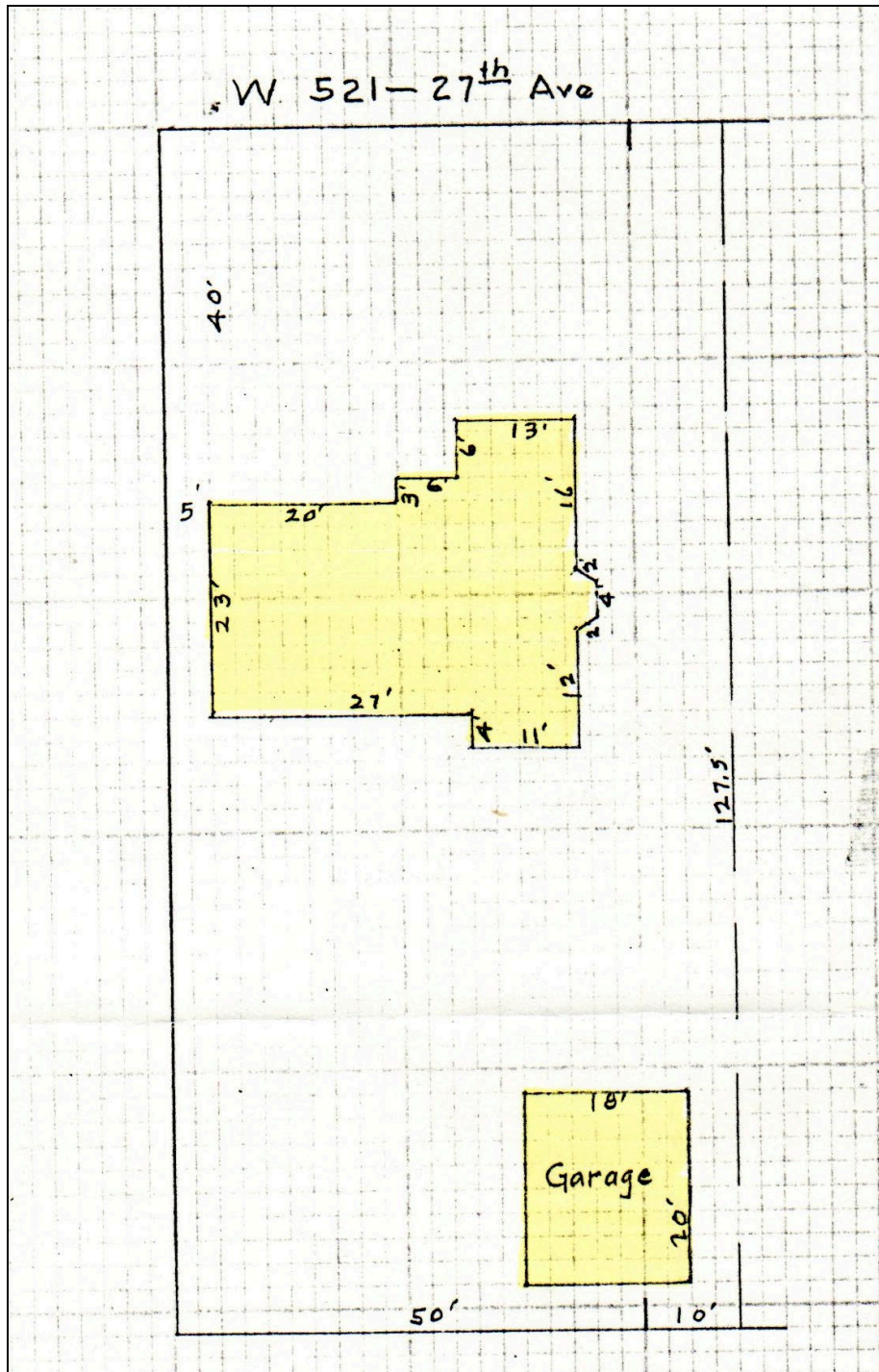
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COOKE HOUSE in 1959
521 W. 27th Avenue in Spokane, WA

*Source: Spokane County Assessors Records
Spokane, WA*

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1937 COOKE HOUSE SITE PLAN

Source: Spokane County Tax Assessor

COOKE'S TO OPEN NEW CANDY SHOP

Cooke's Nut Shops opened a new store today at W901 Sprague avenue, in the State Theater building. It will be the third in Spokane.

Eli Cooke, Irwin Cooke and E. F. Gay, proprietors of Cooke's, adopted a "do it now" policy to make the expansion when the work would give jobs to unemployed.

Cooke's Nut Shop No. 1, at W903 Riverside avenue, will remain open until March 1, then will be merged with the new shop. Shop No. 2 is at N110 Howard, where the candy kitchen and main dining service for the shops are maintained.

Eli Cooke, president of the company, will be here from Seattle for the occasion.

"Cooke's To Open New Candy Shop."

Spokane Daily Chronicle

30 January 1932

COOKE BUILDING SIX-ROOM BRICK

I. B. Cooke of Cooke's Nut shop is constructing a six-room clinker brick veneer residence at W521 Twenty-seventh at an estimated cost of \$7500. Gus Bouten is the contractor.

The house is the two-story type designed along early colonial lines. There are four rooms downstairs and two bedrooms upstairs. Double plumbing has been installed with the conventional washroom upstairs. The interior will be finished in mahogany. There is a double garage at the rear of the house.

A rumpus room, air conditioning plant, fruit, fuel, laundry and general utility rooms, each a separate unit, are in the full-cemented basement.

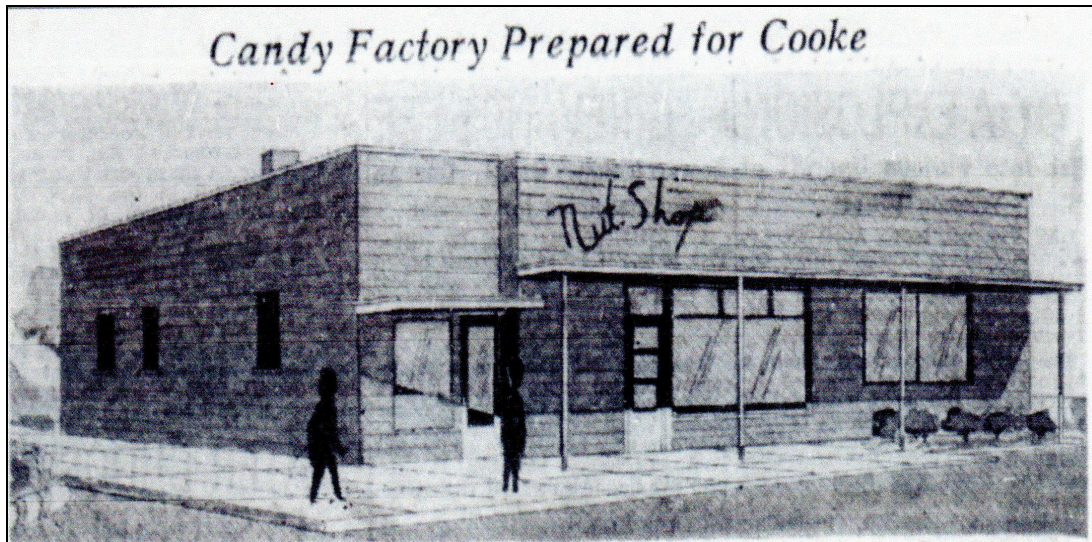
The kitchen will be as compact as is possible, but due to the careful planning and arrangement of built-ins it will appear larger. Mr. Cook expects to occupy the house some time in September.

“Cooke Building Six-Room Brick.”

Spokane Daily Chronicle

3 August 1937

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IRWIN & OLIVE COOKE HOUSE & GARAGE



This is an architect's drawing of the candy factory which will be built at Northwest boulevard and Oak about June 15. Building plans were announced yesterday by Irwin B. Cooke,

owner of Cooke's Nut Shop on Riverside. The plans are being drawn by Carleton G. Tollefson and the contractor is Peter J. Young and Son. The firm operates two retail outlets.

COOKE TO HAVE CANDY FACTORY

**Nut Shop Proprietor to Build
on North Side**

Irwin B. Cooke, owner of Cooke's Nut Shop, 7825 Riverside, yesterday announced he will move his candy factory to Northwest boulevard and Oak about June 15.

Cooke said he has taken a long-term lease on the property. He said the downtown store will continue as the major retail sales outlet.

The site where the candy factory will be now has a one-story concrete block building with about 1500 square feet of space.

Plans are being drawn by Carleton G. Tollefson, architect for E. D. McCarthy and Associates, for a 1300 square foot addition to the present building.

The plans also include remodeling of the present structure, Tollefson said. Peter J. Young & Son, Spokane contractors, have the contract for the construction.

Total cost of the project is about \$30,000, it was estimated.

Cooke's Nut Shop was started by Irwin and Eli H. Cooke in 1926. At the death of his brother, Irwin took his son, Donald Cooke, into the business.

Long in Business

"We have been serving Spokane and the Inland Empire for the last 27 years. We feel that with the growth of the city, there is a need for additional outlets for our home-made candies," he said.

Fronting on Northwest boulevard, the building will have a retail sales room, packing room, work rooms, offices, kitchen, dipping room, cooling room and storage facilities.

The sales and packing rooms will be air conditioned, Tollefson said.

"Cooke to Have Candy Factory—Nut Shop Proprietor to Build on North Side."

Spokesman-Review

26 April 1953

Irwin B. Cooke

Irwin B. Cooke, 76, longtime co-owner and manager of Cooke's Nut & Candy Shops, died yesterday in a hospital in Sun City, Ariz. He had been hospitalized only five days, but he had been ill almost a year, his sister-in-law, Mrs. Clyde C. Rowan of Spokane, said.

Mr. Cooke had lived in Sun

Other obituaries, page 22.

City 12 years and he sold real estate there. He last visited Spokane last summer.

Born in Illinois, he came to Spokane in 1908 and lived here 50 years.

In 1926 Mr. Cooke and his brother, Eli H., who died in 1949, founded Cooke's Nut Shop here. Eli was managing two Seattle nut and candy shops at the time the firm opened the outlet at W803 Riverside, where it operated for many years.

Following World War II, Irwin Cooke's son, Donald I., joined him in the nut shop operations here. Third member of the original company was E. F. Gay, master candymaker.

In addition to the main store on Riverside, other stores at Thirtieth and Grand and at Northwest Boulevard and Jackson.

Charles R. Devine, Spokane advertising man, bought Cooke's Candy factory at W1728 Jackson in 1958 and his daughter, Barbara, purchased it in 1970, but had it less than a year, selling to William Matthews.

Mr. Cooke's wife, Olive M., survives at the home in Sun City and the son, Donald I., in Scottsdale, Ariz. Also surviving are four grandchildren, two great-grandchildren and two sisters in Sacramento. Also surviving in Spokane is a niece, Mrs. Barry K. Jones.

Mr. Cooke was a longtime member of the downtown Spokane Lions Club, the Manito Golf and Country Club and the Athletic Round Table.

"Irwin B. Cooke Obituary."

Spokane Daily Chronicle
20 April 1970

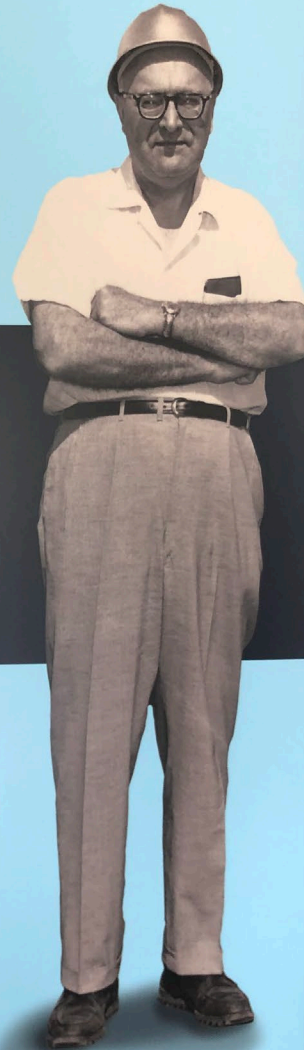
Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE

Gus J. Bouten

founder and president, 1944-1971

The story of Bouten Construction Company begins in Aberdeen, South Dakota, with a modest home built by a thirteen-year-old Belgian immigrant. Armed with little more than an eighth-grade education and a single-minded work ethic, Gus J. Bouten – even then – had a knack for building things that last.

Gus and his father Theodore, a master craftsman, built homes together as they worked their way west, eventually



Considered "Mr. Hockey" by many in Spokane thanks to his longtime commitment to the sport, Gus took over ownership of the Spokane Spartans senior amateur hockey team in 1948, renaming them the Spokane Flyers. They won the national championship the following season. At left, Gus is standing second from left; at right, he's in the back row, third from left.

landing in Spokane. At the onset of World War II, Gus joined the Clyde M. Ludberg Company, where his first experience in the commercial construction industry came as general superintendent building the Ephrata Army Air Base. Gus saw a challenging yet fulfilling business for someone who had the knowledge, the skills, and the foresight to pull it off. So he did.

On March 13, 1944, Gus, along with three partners and a handful of employees from the air base job, formed Gus J. Bouten Construction Company, whose first project was a \$355 remodeling job in a South Hill home. Twenty-seven years later, Gus retired – but not before completing the \$31 million, fourteen-story Sacred Heart Medical Center.

On the Holy Family Hospital job site, 1963.

**“Gus J. Bouten, Founder and President of Bouten Construction,
1944-1971”**

Spokesman-Review, 1971

Spokane contractor Gus Bouten dies

SK 5-9-1984
Spokane building contractor Gus J. Bouten, who was "Mr. Hockey" in Spokane for several years, has died at 77.

He died Monday at St. Joseph Care Center.

Bouten founded Gus J. Bouten Construction Co. in 1946 and later built Sacred Heart Medical Center, Gonzaga Preparatory School, the Washington Mutual Building and Holy Family Hospital.

In 1980 the City Council appointed him project manager for converting the former Montgomery Ward building into what now is City Hall.

Bouten had been a vocal supporter of the Ward building project, often praising the 50-year-old building's solid construction and adaptability as a City Hall.

City Councilman Richard Gow did not favor that move, but supported Bouten's appointment, saying the contractor was "extremely well-qualified."

Gow said Tuesday night Bouten's death is a "tremendous loss."

Sacred Heart Medical Center, he said, is "a truly remarkable piece of construction."

Added Gow: "He kept the interests of the community first in his

A tribute to 'Mr. Hockey' — page 24

thoughts. On the occasions I had to meet the man and hear him, it was almost like dealing with a piece of Spokane history. He'll always be with us as long as these buildings stand."

Mike Kobluk, Spokane's entertainment facilities manager, recalls Bouten as "a very shrewd negotiator."

Clair Jones, former chairman of the Sports, Entertainment, Arts and Conventions Advisory Board (SEACAB), knew Bouten for 20 years.

"He was a very fine gentleman and a very good contractor," Jones said. "He was an exceedingly able

negotiator to negotiate favorable contracts for the hockey teams at the Coliseum.

"And I think that everyone on SEACAB wanted to see him succeed in bringing hockey back. He risked his own money to bring it back because he loved the game."

George Reitemier, chairman of SEACAB, said Bouten was "a tough guy to work with, but he was always a man of his word. He was as strong and as sturdy as those buildings."

Bouten also was an avid baseball fan and sponsored two semi-pro teams in the 1950s.

He was awarded an honorary doctorate by Great Falls College in 1983, and Mayor Jim Chase presented him an award this year for contributions to the city and hockey.

Bouten was a past president of the Associated General Contractors, a life member of Spokane Elks Lodge 228 and a member of St. Thomas More Roman Catholic Church.

Born Aug. 5, 1906, in Roulers, Belgium, he came to the United States in 1908 and to Spokane in 1923.

Survivors include his wife, Ruth M., at the home; one son, Frank J. Bouten of Spokane; one daughter, Mrs. Lawrence (Grace) Dyer of Spokane; one stepdaughter, Mrs. Richard (Carol) Wendle of Spokane; one stepson, James N. Rigsby of Spokane; two sisters, Mrs. Louis (Estelle) Schnell of Spokane and Margaret Smith of Seattle; one brother, Victor Bouten of Spokane; nine grandchildren; six stepgrandchildren; and one great-grandson.

Rosary will be recited at 7 p.m. today at Our Lady of Lourdes Roman Catholic Cathedral, W1115 Riverside.

Mass of Christian Burial will be celebrated at 10 a.m. Thursday at the cathedral by the Rev. Richard Smith, his nephew, and Msgr. Oakley O'Connor. Burial will follow at Holy Cross Cemetery with Hennessey-Smith Funeral Home in charge of arrangements.

"Spokane Contractor Gus Bouten Dies."

Spokesman-Review

9 May 1984

By **HOWIE STALWICK**

Staff writer *Ch. 510-1984*

Spokane hockey has lost its angel.

Gus Bouten, 77, the construction magnate who built so much of Spokane, died Monday afternoon after making certain his final construction project was complete.

Bouten built buildings out of concrete and stone. Bouten built hockey teams out of blood, sweat and tears of endearment.

The reconstruction of hockey interest in Spokane was hurried, if not accomplished entirely, by the presence and will of Bouten. He died a wealthy man, but it was his warm feeling for hockey more than his cold cash that helped make Spokane the mecca of senior amateur hockey in North America.

A gruff man with people, Bouten poured his affection into hockey. Three times he gave life to a sport that was dying in Spokane. Hockey, in return, gave life to him.

"I knew he'd go as soon as the season ended," said his daughter, Mrs. Lawrence (Grace) Dyer of Spokane. "He'd gone full circle."

"Hockey was the only thing that kept that man alive the last year. He was on death's door the last three games. But he had to go into the dressing room and see the players — his team, his boys."

"I know they gave him more than they'll ever know."

"We felt this would be his last year," said Al Rollins, the coach and general manager of the Spokane Chiefs. "He would have kept going as long as we were winning."

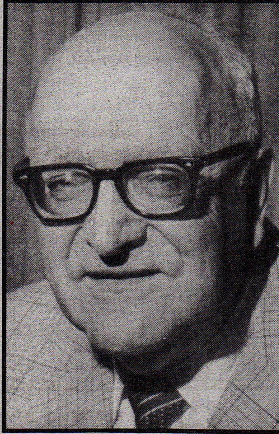
The Chiefs stopped winning last month, one step short of the Allan Cup finals. Only in 1975-76 did one of Bouten's teams go all the way, and Rollins and his players spent seven months trying to grant a dying man his final wish — another Allan Cup.

"That's what I really wanted to do for him," said Rollins sadly. "We were dedicated, and we wanted it. We tried our hardest."

Bouten asked nothing more, and demanded nothing less — from his players, or himself. He attended all but one home game last year, though he could barely see the ice and could not walk on his own.

"He was a super person," said Chiefs captain Don Burgess. "He was an honest person. He treated all persons fairly. He was part of us, part of the team."

"Most owners don't get involved.



Gus Bouten.
Hockey's angel

He did. He was like one of the players."

Bouten unfailingly visited his players before and after home games. When a fall in the hospital forced him to miss the one game last season, he demanded that phone calls be made to him between periods from the dressing room.

Bouten overcame 30 years of heart problems, a near-fatal bout with cancer, two divorces and, finally, the rare brain disease (progressive supranuclear palsy) to live 77 years. In turn, this unhealthy man gave health and vitality to Spokane hockey.

Hockey was on thin ice in Spokane in 1948, 1975 and 1982. Each time, Bouten came forth, rode out some rough times, probably lost more money than he made, then exited quietly when the local team appeared stable.

The most recent such instance occurred shortly after the past season was completed, when he sold the club to Travis Garske. Bouten brought hockey back to Spokane two years ago, after the Tier One Junior team that replaced the senior amateur Flyers collapsed in a sea of red ink in the winter of 1981.

A few weeks later, Bouten had a Western International Hockey League franchise established for 1982-83.

"I'm willing to go in debt more

than six figures to save this sport for Spokane," Bouten said at the time.

The Chiefs struggled on and off the ice that first year. Dyer said her father "lost \$130,000." Rollins said the figure was "a little less than \$90,000."

No matter. It was a considerable loss even for a man of Bouten's considerable means, but he never flinched.

"He never complained a bit," said Rollins. "He just said, 'Let's get a winner.'"

"He made that money with his two hands," said Dyer, "and that's the way he wanted to spend it."

Bouten never recovered the money he lost in 1982-83, but the 1983-84 Chiefs did turn a profit, when a WIHL championship team revived hockey interest in Spokane. A city that saw its sport left to die during the 1981-82 season learned to love hockey once again, and Bouten rejoiced.

"The reason people came out this year was because of Gus Bouten," said Burgess. "After the Juniors were here, I don't think anyone could have saved hockey in this town except for Gus."

"If I had taken over, or anyone, I don't think the public would have had the same confidence," said Rollins.

Bouten had his confidence in Spokane, and hockey, rewarded this past season. Near-capacity crowds, a familiar sight at Spokane hockey games in the late 1960s and early '70s, once more filled the Coliseum.

One such throng awarded Bouten a standing ovation Jan. 7, when Mayor Jim Chase honored Bouten for bringing hockey back to Spokane. Dyer said there were times during the past season when her father "didn't realize he owned that team," but his love for hockey always was clear to him and others.

"I thank God he went with a heart attack," said Dyer. "It could have been a lot worse. That's what they think it was."

"One of the nurses said he cleared his throat, leaned back — and he was gone."

A more pleasant thought came to Dyer, and she laughed.

"He was the boss to the very end. The nurses would ask him, 'Why don't you say 'Please?'" And he'd say, 'I couldn't say 'Please' to a carpenter every time he'd go pound a nail."

"He said, 'I guess I'll always be a boss.' And that's what he was."

Bouten: Warm to cold sport

"Bouten: Warm to Cold Sport."
Spokane Daily Chronicle
10 May 1984

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE

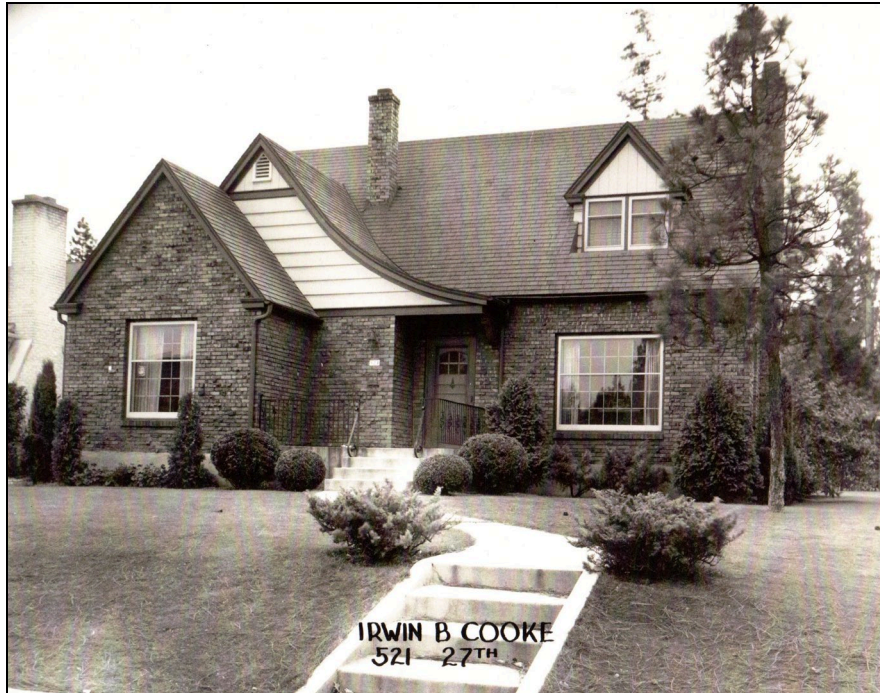


Photo 1
1939-1940 photo of the south façade of the Cooke House



Photo 2
2023 photograph of the south façade of the Cooke House

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 3
2023 photograph of north façade and east wall along driveway of Cooke House



Photo 4
A 2024 photograph of the south rear face of the Cooke House

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 5
A 2024 photo of the north façade of the garage behind the house



Photo 6
2024 photo facing east at the west elevation of garage

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 7
2023 photograph of Cooke House interior, looking west into living room from the reception hall on first floor



Photo 8
2023 photograph of living room, looking at the fireplace on the west wall

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 9
2023 photograph of living room, looking north



Photo 10
2023 photograph of living room, looking at northwest corner

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 11
2024 photograph of dining room, looking west into living room



Photo 12
2023 photograph of the dining room, looking east into hallway to kitchen—notice the built-in gumwood china cupboard and drawers on the room's east wall

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



13 and 14
2023 photographs of the kitchen, looking south at the back door (top photo),
and looking north (lower photo) into the breakfast room

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photos 15 and 16
2023 photographs of built-in phone niche and interior doors on first floor—the original niche and doors are made of gumwood

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 17
2023 photograph of the northeast corner of the first-floor bedroom



Photo 18
2023 photograph of the first-floor bedroom, looking southeast

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 19
2023 photograph of staircase leading from reception hall on first floor to second floor

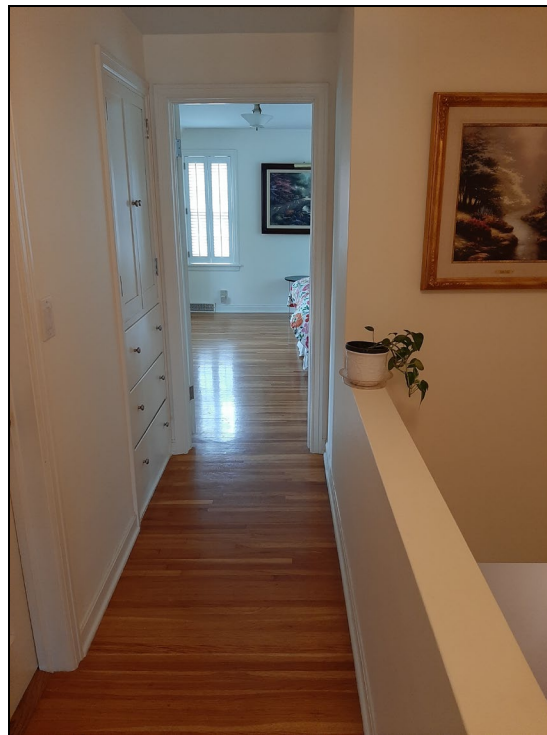


Photo 20
2023 photograph of second-floor hallway, looking west

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 21
2023 photograph of the master bedroom on the second floor, looking northeast



Photo 22
2023 photograph of the master bedroom, looking south

Spokane City/County Register of Historic Places Nomination
IRWIN & OLIVE COOKE HOUSE & GARAGE



Photo 23
2023 photograph of basement family room



Photo 24
2023 photograph of the basement family room, looking north at entertainment center