

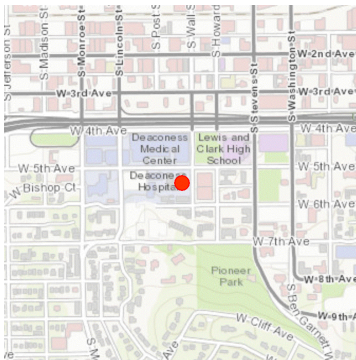


## Historic Property Report

**Historic Name:** Cooper-George Apartments

**Property ID:** 156482

### Location



**Address:** 707 W 5TH AVE, SPOKANE, WA 99204

**Tax No/Parcel No:** 35192.5221

**Plat/Block/Lot:** AMENDED PLAT OF BLKS A & B OF 2ND ADD TO RAILROAD

**GeographicAreas:** Spokane County,SPOKANE NW Quadrangle,T25R43E19

### Information

#### Construction Dates:

Construction Type	Year	Circa
Built Date	1952	<input type="checkbox"/>

**Number of stories:** N/A

#### Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House

**Historic Context:** Architecture

## Historic Property Report

### Architect/Engineer:

Category	Name or Company
Architect	Whitehouse & Price
Builder	Henry George & Sons

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00088, , Assessors Data Project: Spokane Commercial	6/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	3/8/2017		
2017-02-01181, FCC, SPO Deaconess cell tower / Cooper George Apartments	2/16/2017	Determined Eligible	Nicholas Vann, 2/16/2017

### Photos



Interior view - mailboxes



Front monument sign

## Historic Property Report



Cooper George, east and north facades



At completion, Charles Libby Collection.bmp



Spokesman Review construction photo, 1951



East and north facades



East facade



West facade



South and east facades



Canopy detail - typical



## Historic Property Report



South facade, parking platform



cooper george 03.jpg



Main entry, northeast corner



Main entry detail



Rear entry, northwest corner



Courtyard on east side



## Historic Property Report



Fluting detail - typical



cooper george interior.jpg



Upper level window - typical



Ground floor window - typical



View from apartments looking north



Cooper George Garage, north facade

## Historic Property Report



Cooper George Garage, entry



Cooper George Garage, west facade



cooper george 02.jpg



## Historic Property Report

### Inventory Details - 3/8/2017

**Common name:** South Hill Senior Living  
**Date recorded:** 3/8/2017  
**Field Recorder:** Diana Painter  
**Field Site number:**  
**SHPO Determination**

### Detail Information

#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Multi-Story Apartment Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Concrete - Poured
Structural System	Masonry - Poured Concrete
Plan	Cross

### Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** No

**Property potentially contributes to a historic district (National and/or local):** No

**Significance narrative:** History. The Cooper-George Apartments and Garage were designed by the venerable Spokane firm of Whitehouse & Price and constructed in 1952. In writing about the grand opening of the luxury apartment building, Spokesman Review journalist Frank Bartel said, "Half a century ago, the Cooper-George was the creme de la creme of apartment dwellings in this corner of the world. Even before the posh new South Hill residential tower topped out at 13 stories - the most built here since the Great Depression - all of its 145 deluxe units were gobbled up and there was a waiting list. The building's directory read like a social register of Spokane at midcentury." It was reported that 16,000 people attended the opening day of the new building on March 16, 1952.

Investment broker J.L. Cooper and construction contractor Henry George, both of Spokane, developed the Cooper-George Building in 1951 and 1952 on the southwest



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corner of Fifth Avenue and Wall Street, as Spokane's first senior apartment community. In its heyday, the facility boasted two dining rooms, a grocery store, dry cleaners, a beauty shop, and a doctor's office.

J. L. (James Leonard) Cooper was president of the Spokane Savings Bank and a pioneer Spokane financier, according to the Spokane Register nomination prepared for his house at 1729 S. Upper Terrace in Spokane. He founded the J. L. Cooper and Company Mortgage firm. Cooper was born on a ranch in South Dakota. He arrived in Spokane in 1904, at the age of 16. He had a remarkable life. He put himself through a bookkeeping course at Northwest Business College when he first arrived in Spokane and he was very successful in the early years of the Spokane Savings Bank. However, his was one of four banks to close its doors in a three-day run on the banks in June 15, 1932, in the Great Depression. He declared bankruptcy and turned over his business and house to the courts. He then went to New York, seeking a fresh start (Wickre, Spokane Register of Historic Places Nomination Form – J. L. Cooper Home. 1995). He returned shortly thereafter, having diversified into mortgage investments, and founded J.L. Cooper and Company. One of his first projects was financing and building the Mayfair Apartments on Sixth Avenue. In 1939, his company purchased 200 acres of land in the area now known as Shadle Park. He partnered with Henry George to finance and build the Cooper-George Apartments in 1952. In 1965, he merged his company with four others to form the Commerce Mortgage Co. He retired in 1967, having sold his share of the company for \$1.5 million to the US Bank of Portland (Wickre, J.L. Cooper House).

The Cooper-George Apartments was renovated in 1992, with a new grand opening in 1996. The new name was South Hill Senior Living, a retirement and assisted living center. The new owners referred to the center as a community, and incorporated cultural events into programming and provided amenities such as a library and music room. The building was purchased and renovated again in 2013. At that time, the apartment building was intended for modest income, 55-year-old-plus residents, and had 150 units ranging from 400 square feet in size to 1,100 square feet, two-bedroom units. The management still focused on providing physical education, crafts and other services to the residents.

KXLY news announced on February 4, 2017 that the apartment building would be closed in May 2017 and the existing residents evicted. According to the building's manager, 63 of the 67 seniors living at the center are on Medicaid, and payments have not kept up with inflation, making maintenance of the apartment building not cost-effective. The future of the building is unknown at this time.

Architects Whitehouse & Price. Fellow Cornell University graduates Harold C. Whitehouse and Ernest V. Price formed Whitehouse & Price in Spokane in 1913. The firm stayed in operation for the next 51 years, until Price retired in 1964. One of the region's pre-eminent architectural practices, Whitehouse & Price designed more than 2,400 commissions throughout the northwest—though it's perhaps best known for Whitehouse's majestic Cathedral of St. John the Evangelist on Spokane's South Hill, which took 32 years to complete. The breadth of the firm's projects is impressive, ranging from the mimetic literalism of the Benewah Milk Bottle to Eastern State Hospital, and includes hundreds of homes in Spokane alone. Whitehouse & Price designed numerous large-scale, complex buildings, including schools, churches and hospitals throughout the Pacific Northwest. Notable commissions include the Music and Fine Arts Buildings at the University of Washington, the Anacortes Hospital in Anacortes; the Women's Dormitory at Gonzaga University, the Lincoln Office Building in Spokane, the



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United General Hospital in Sedro Wooley, Washington, and the Jenson-Byrd Warehouse in Spokane. In addition, a number of notable Spokane architects got their start at Whitehouse & Price.

Born in Somerville, Massachusetts in 1884, Harold C. Whitehouse arrived in Spokane in 1907 after a stint as a draftsman (with no formal architectural training) with Fox, Jenney and Osle in Boston. He formed a partnership with George Keith in 1908, then left Spokane to enter the architectural program at Cornell in 1911, during which time he undertook a study tour of Europe with H. E. Phelps. Whitehouse returned to Spokane two years later, where he spent the remainder of his career. He was named a fellow of the AIA in 1959, and died in 1974.

Ernest V. Price was born in Jamestown, New York in 1881. After earning a Bachelor of Architecture degree from Cornell in 1904, he worked as a draftsman for Baldwin and Pennington in Baltimore; Hale & Rogers in New York City; and Purdy & Henderson in Havana, Cuba. Price's principal contributions to the firm he founded with Harold Whitehouse include the Spokane Coliseum (1954), several community hospitals, and buildings on the University of Idaho and Washington State University campuses. Price died in Spokane in 1975.

### Physical description:

**Location and setting.** The Cooper-George Apartment building, now senior housing, is located just south of downtown Spokane, a block south of Interstate-90, in the northeast quadrant of the corner of W 5th Avenue and S Wall Street. The Cooper George Garage, which is associated both historically and at present with the apartment building, is located to the immediate west of the apartment. The apartment building and garage occupy two separate parcels that have the same parcel number. The site is just over one acre in size, at 46,360 square feet.

The Cooper-George Apartment building is located in a highly urban location, within Spokane's hospital and medical clinic area. The block to the north is occupied by Deaconess Hospital, and the contemporary building to the immediate west of the Cooper-George Garage is the Deaconess Medical Building. Across the street to the east is another contemporary building, which houses the Deaconess Hospital Integrated Medical Plaza. Other buildings in the area are also associated with Deaconess. To the west is Shriner's Hospital for Children and the Ronald McDonald House. Other uses that occupy the area are associated with medical uses, including clinics, pharmacies, and parking. An exception is the historic Lewis and Clark High School, which occupies a two-block area northeast of the Cooper-George. Gracious historic apartment buildings, as well as low-rise modern apartments are also scattered throughout the area. Finally, south of W 7th Avenue, as the hillside grows steeper, are vestiges of the Spokane elite's mansions. Here is located the Corbin mansion and Moore-Turner Heritage Gardens, among other historic properties.

**Materials.** The Cooper-George Apartment building is a reinforced concrete building with a concrete foundation and built-up roof. Windows have aluminum frames, painted dark blue (many are covered with aluminum-frame storm windows). Panels above and below the ground-floor windows are metal, also painted dark blue.

**Design and massing.** The 13-story Cooper-George Apartment building has a cruciform-shaped footprint and a flat roof with a parapet finished with a simple metal coping. The building incorporates four wings, extending to the north, west, south and east. The main

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entry is within the recessed area formed by the intersection of the east and north wings, and faces the intersection of W 5th Avenue and S Wall Street. The main secondary entrance is located within the recess formed by the north and west wings. This entrance is located on a canted face as well, and is oriented toward a small parking area here. A small courtyard is located within the intersection of the east and south wings. It is slightly below grade, due to the rise of Wall Street toward the south in this location. A small parking area is located on a raised platform on the south façade, entered directly from Wall Street, due to the slope of the street here. The main 'decoration' on the building is a function of how the materials are formed and used, a modern treatment. The main body of the building is smooth-finished concrete. The ends of the wings are accented with a 'fluted' concrete treatment that is asymmetrical in profile. The shallow projecting bays are also accented on either side of the three-part windows with vertical fluting. The base of the building is smooth finished concrete with the exception of three deep, horizontal reveals, which differentiates the base from the main body of the building, with its vertical emphasis. This treatment is reinforced by the narrow, shallow, projecting flat canopy that encircles the building base above the window transoms. Windows at the base of the building are typically slightly vertically oriented fixed sash. Windows on the main body of the building are three-part sash with a fixed central light flanked by one-over-one-light, single-hung sash. Design treatment of the modern building is reminiscent of the tension between its horizontal emphasis, seen in the broad, three-part windows and substantial building base, and the vertical emphasis of the fluted panels and projecting bays seen in the Stripped Classical style of the late 1930s, as well as the early modern International style that followed. The building was designed by the Spokane-based firm of Whitehouse & Price and constructed in 1952.

The following descriptions of the building facades are organized by views of the northeast, northwest, southwest and southeast faces of the building.

**Northeast façade.** The northeast façade is the main public façade of the building and houses the main entry in the apex of the "L" formed by the two wings. It faces onto the intersection of W 5th Avenue and S Wall Street. The main body of the building rises above the ground floor, with heavily modulated faces on each wing. Each wing is characterized by a central projecting bay rising the full height of the building, with one three-part window flanked by the fluting described earlier. The central portion at the apex is a narrow canted face, featuring one three-part window. The fenestration pattern of each projecting wing is as follows: two, three-part windows flanking the vertical fluting of the end wall of the wing, followed by one broad, one-over-one-light window; one three-part window in the projecting bay; one narrow, one-over-one-light window; one broad, one-over-one-light window on the face of the wing; followed by the three-part window in the canted face of the corner. This is typical throughout the public faces of the building. At the top of the north façade, "Cooper George" is spelled out in red neon letters.

The ground level of the building features the main entry in the canted face. It consists of five panels of doors and windows with full-height glass in aluminum frames with automatic doors for wheelchair access. Above are five transom windows. To the left, on the main face of the north wing, is a fixed window with a solid panel above and below. To the right is a flush metal door with a window in the upper portion. Leading to the entry door are two concrete steps running nearly the full width of this area, accessing a shallow entry porch. This features two vertical metal balusters. On the left side is a concrete ADA ramp, with a tubular metal rail. Above this ensemble is a flat, narrow

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canopy typical of the canopies found throughout the building. Two additional north-facing fixed windows can be seen on this façade. Leading up to the entry from the sidewalk along the street is a circular driveway and drop-off area. The end wall of the south wing is not treated as a public face. It features two fixed windows and HVAC equipment at the base of the building. This is screened by shrubbery and a wood trellis.

**Northwest façade.** The main body of the building on this face has the same appearance as that of the northeast façade. Below, at the ground level, is a secondary entry consisting of a flush metal door with one light in the upper portion on the canted face that faces onto a small, reserved, short-term parking area. At the base of the projecting bays to the left and right are large, fixed windows with painted metal panels above and below. There is an additional entry facing north set behind the projecting bay on the right. A concrete stair with six shallow steps is located on the north-facing wing, enclosed with a tubular steel rail. Most of this area is finished in concrete; a small deciduous tree is located against the base of the building on the west-facing side.

**Southeast façade.** The southeast façade has the same appearance on the body of the building as the northeast and northwest faces. At the base of the building on the east side is a partially below grade courtyard. This is accessed via a door with full-height glass and a broad side-light on the east face. The remaining openings in this area consist of tall fixed windows. The courtyard is finished in concrete pavers with small planting areas with lawn, shrubbery, seating areas, and a metal-framed gazebo. The public sidewalk above the courtyard is protected by a metal tubular rail. On the south side of the building is a small parking area on a platform that meets the second floor level of the apartment building. It is enclosed with a short concrete wall on which is mounted a tubular steel rail. Looking to the west, beyond this parking area, can be seen an auto entrance to the Cooper-George Garage. The south façade of the building here is relatively plain, with a single broad projecting bay with two, three-part windows flanking a panel of fluted concrete. On either side of this projection, on the perpendicular face near the corner, is a broad, one-over-one-light window.

**Southwest façade.** The southwest façade has a similar appearance as the southeast façade, with less modulation (no bays) than the northwest and northeast facades. It is the rear corner of the building, and not visible from either W 5th Avenue or S Wall Street. It is encircled by a driveway from W 5th Avenue to the rear entrance to the parking garage and rear, south parking platform behind the Cooper George.

**Condition and integrity.** The Cooper George Apartment building appears to be in very good condition and to have good exterior integrity. An interior renovation occurred in 1992 and a systems upgrade in 2013. ADA access and landscape improvements have been undertaken on the grounds.

**The Cooper George Garage.** The two-story Cooper George garage is located directly west of the apartment. It faces onto W 5th Avenue, and is located south of the sidewalk. The board-formed concrete building has a concrete foundation and flat, built-up roof with a parapet, finished with a metal coping. The concrete is smooth, but for a fluted central panel at the roll-up door. A metal roll-up automobile entrance is centrally located on the north façade; a second roll-up door is located on the east façade near the rear corner, entered from the east. The front roll-up door is covered with a narrow canopy, on which is mounted a sign spelling out Cooper George Garage in chunky, free-standing letters. To each side of this door are broad, three-part steel sash windows with two-over-two light,





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awning style panels, separated by broad mullions. The sloped sill is concrete. On the east and west facades are four-part ribbon windows on both the ground and upper floors, with two-over-two lights, separated by broad mullions, above a concrete sill. On the rear façade, only the upper level is visible, due to the slope of the site. A parking platform is located here. The building has very good integrity and is in moderate condition.

### Bibliography:

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Wickre, Nancy and Curtis, "J. L. Cooper Home," Spokane Register of Historic Places Nomination form, January 5, 1995.

### Inventory Details - 2/16/2017

**Common name:**

**Date recorded:** 2/16/2017

**Field Recorder:** Nicholas Vann

**Field Site number:**

**SHPO Determination** Determined Eligible



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### Inventory Details - 6/1/2011

**Common name:**  
**Date recorded:** 6/1/2011  
**Field Recorder:** Artifacts Consulting, Inc.  
**Field Site number:** 35192.5221  
**SHPO Determination** Not Determined

### Detail Information

#### Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously

inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 707 W 5th Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1952 and is a sanitarium. Also according to the county assessor, the structure was remodeled in 1992. The building is a 13-story structure.

**Bibliography:** SDC: Nov 9, 1950; Feb 18, 1960; April 27, 1979;  
SR: Dec 12, 2002; July 2, 1982; Dec 23, 1967; Oct 5, 1950; Feb 28, 1952