

Spokane Register of Historic Places Nomination Form

**City/County Historic Preservation Office
Sixth Floor - City Hall
Spokane, Washington 99201-3337**

Type all entries--complete applicable sections.

1. Name of Property

historic name Daniel Chase Corbin House

and/or common Corbin Art Center

2. Location

street & number 507 West 7th Avenue

city or town Spokane or vicinity

state Washington county SPOKANE zip code 99204

3. Classification

Category of Property

building(s)

site

structure

object

Ownership

public

both

Public Acquisition

in process

being considered

Status

occupied

work in progress

Accessible

yes, restricted

yes, unrestricted

no

Present Use

agriculture

commercial

educational

entertainment

government

industrial

military

museum

park

residence

religious

scientific

transportation

other:

4. Owner of Property

name City of Spokane

street & number 808 West Spokane Falls Boulevard

city or town Spokane or vicinity

state Washington county SPOKANE zip code 99201

5. Location of Legal Description

courthouse, registry of deeds, etc. Spokane County Auditor's Office

street & number 1116 West Broadway

city, town Spokane state Washington Zip code 99201

6. Representation in Existing Surveys

title Historic Landmarks Survey, City of Spokane

date 1979 federal state county local

depository for survey records Spokane City/County Historic Preservation Office

city, town Spokane state WA (Spo City Hall, 808 W. Spo, Falls Blvd)

7. Description

Architectural Classification

(Enter categories from instructions.)

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved date _____

Describe the present and original (if known) physical appearance.

The Daniel Chase Corbin house, a Georgian Revival built in 1898, is located in tracks "H" and "I", Second Addition to the Railroad Addition to the town of Spokane, Washington. It is situated in the Marycliff/Cliff Park National Register Historic District. The two and one half story cream colored brick house faces Seventh Avenue.

Originally consisting of five landscaped acres, the estate sat on the hillside overlooking the city, directly under the basalt cliff that rims the lower south hill. The home's front grounds gently sloped north to Seventh Avenue, with a circular drive leading to the house. With the extension of Stevens Street and the development of Ben Garnett Way in the early 1960's, the front lawn was altered. The street excavation fill from the roadway project was re-deposited directly in front of the house altering the circular drive. When the Spokane Park Board purchased the property in 1945, the grounds of this home and the adjacent Turner property were combined to form Pioneer Park.

The house has eight over one double hung windows with shutters on both the first and second floors. On the front of the second floor there is a central mullioned trio of windows. On each side of a central Palladian gable dormer in the hip roof are single small gable dormers with full returns. The brick porch foundation supports are Doric columns and the balusters of the porch railing are shaped and turned. The second floor exterior central balcony, destroyed prior to the acquisition of the home by the Park Department, was replicated based on an early photograph and replaced in 1995.

The interior features leaded glass windows, a vestibule featuring panels of glass on either side of the half glass double doorway, cornice molding above doorways and windows in Roman dentil, egg and dart, and bead

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number 7

Page 2

detailing. The structure contains the original fireplaces with fluted columns and pilasters; dentil, egg and dart, and bead surround details form the mirrors; decorated doric capitals on columns some of which are fluted; original oak hardwood floors in the formal parlor, foyer, vestibule, dining room and the second floor landing. Original brass chandeliers and bracket wall sconces still remain in the formal and informal parlors. The original oak pocket doors leading to both parlors were recently revealed. The formal parlor is embellished with cornice molding above each doorway and window. The original wainscoting remains in the formal dining room. An ornate oak banister leading to the second floor and the second floor railing includes ornamental wood carvings on the newel posts. A servants call box and the original hearth brickwork remains in the kitchen. There are cast iron radiators throughout the house.

The first floor vestibule, foyer, parlor, living room and dining room have not been altered since the original construction. Spokane Building Department records indicate that three rooms were rewired and three ranges were added to the building on September 3, 1933 by Mr. Corbin's second wife, Anna, when she decided to take in boarders. At that time, the second floor main bathroom was divided into two full bathrooms for the boarders. The home remained a boarding facility until 1950. In 1945, the Spokane Park Board acquired the property and in 1952 it became an Art Center. In the 1970's the Art Center altered the two west guest bedrooms by removing a wall to form one large classroom. The storage closet adjacent to the south guest bedroom, converted to a kitchenette in the 1930's, is currently a sink room for the classroom.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National 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 or history.

Areas of Significance

(Enter categories from instructions.)

Period of Significance

Significant Dates

Kirtland K. Cutter

1897-1898

Daniel Chase Corbin

1890-1918

Specific Dates	1897-1898	Builder/Architect	Kirtland Kelsey Cutter
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Statement of significance .

The Corbin House in its style and setting is unique. The house is historically significant because of its association with its builder and owner, Daniel Chase Corbin, a pioneer in transportation and other successful business ventures in the Inland Northwest. It is architecturally important because it was designed by his former son-in-law, Kirtland Kelsey Cutter. Built in 1898 for \$17,000.00, the house is situated on the once fashionable west Seventh Avenue. Noted as "The Hill" at the turn of the century, Seventh Avenue competed with Browne's Addition in the homes that lined the street housing Spokane's leading business owners and political figures. Other home owners included F. Lewis Clark, Judge George Turner, Kirtland Cutter and W. Bean.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form. Use continuation sheets if necessary.)

Fahey, John. Inland Empire D.C. Corbin and Spokane. Spokane, 1965.

The Spokesman Review, 1904-1966 (various articles)

City of Spokane Park Board Minutes, 1945-1957

Northwest Room, Spokane Public Library, Nancy Compau

10. Geographical Data

Acreage of property less than one acre

Railroad Addition; Second Addition, tracks "H" and "I"

UTM References

1 3
Zone Easting Northing Zone Easting Northing

2 4

 See continuation sheet

Verbal Boundary Description and justification (Use a continuation sheet if necessary.)

11. Form Prepared By

name/title Lynn Mandyke, Director

organization Corbin Art Center

date April, 1997

street & number 507 West 7th Avenue

telephone 625-6677

city or town Spokane

state WA zip code 99204

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A city map indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property and streetscape.

At least 8 color slides of the property and streetscape.

Application Fee

\$25.00 for residential property/\$50.00 for commercial property.

12. Signature of Owner (s)

Carol S. Barber
Carol Barber, President, Spokane Park Board

Ange J. Taylor
Ange Taylor, Director, Spokane Parks and Recreation Department

For Official Use Only:

Date Received: _____
Date Heard: _____
Commission Decision: _____
Council/Board Action: _____
Date: _____

Attest: _____
City Clerk

Approved as to Form:

Asst. City Attorney

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

MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

City/County Historic Preservation Officer

City/County Historic Preservation Office
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Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

The Architect:

Kirtland Cutter was briefly married to Corbin's second daughter Mary; they had one son, Kirtland Corbin Cutter. Cutter was born in Cleveland, Ohio. He attended Brooks Military Academy and later entered the Art Student League in New York. He subsequently spent several years traveling in Europe and continued his study of drawing, painting and sculpture in Dresden, Paris and Florence. Cutter came to Spokane Falls in 1886, and worked at the First National Bank for his uncle, Horace Cutter. Soon after arriving Kirtland began to practice architecture. By the turn of the century, Cutter was designing elaborate mansions for local merchants, bankers, and mine owners who were prospering from the mines of British Columbia, northeastern Washington and northern Idaho in which Corbin performed a prominent role. With his partner, Karl Malmgren, Cutter designed most of the homes lining Seventh Avenue, including that of Corbin's son, Austin, which was also built in 1898. As Spokane's age of elegance slowly declined and with the advent of WWI Cutter's practice declined. In late autumn of 1923, he moved his architectural practice to Southern California.

The original owner, Daniel Chase Corbin, was born in Newport, New Hampshire. In 1860 he married Louisa Jackson; they had three children - Austin, Louise and Mary. Corbin was actively involved in many phases of the growth and settlement of the West, from survey work and land transactions in Nebraska to government freighting in Utah and Colorado and banking in Montana before settling in Spokane, where he quickly became a financial success. In 1886, after the discovery of the Bunker Hill and Sullivan mines, Corbin became associated with a group of men who erected the first concentrator at the mine site. He realized the need for transportation and built the region's first feeder railroad. Corbin built the Spokane Falls & Idaho and the Coeur d'Alene Railway & Navigation Company which with a line of steamboats on Lake Coeur d'Alene, connected the jump off point of Spokane with the large-scale lead and silver mining in the Coeur d'Alene Mountains of northern Idaho. In 1888 he sold the line to the Northern Pacific. He built the Spokane Falls & Northern from Spokane to British Columbia and later extended the line sixty miles to Nelson and Rossland, B.C. to gain access to the Kootenay and Rossland copper-gold mines and the Fernie coal fields. Corbin's Spokane International Railway, begun in 1905, gave Spokane merchants access to lower Canadian freight charges and opened northern Idaho pine forests to associates of the lumberman Frederick Weyerhaeuser. (Corbin's railroads were pivotal in establishing Spokane's position as a railroad center in the Inland Northwest). In 1908 he formed the Corbin Coal and Coke Company to exploit soft coal deposits in Crow's Nest Pass about fifteen miles east of Fernie, British Columbia.

City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

In 1899 he promoted development of the Spokane Valley Land and Water Company, which gave the Valley its first irrigation project. Mr. Corbin first constructed a canal twenty feet wide at the top that ran west from Liberty Lake a distance of six and a half miles to an area the company named Greenacres. The initial project included 6,000 acres and a water supply sufficient for irrigation of 18,000 acres. Under Corbin's presidency, the Spokane Canal Company purchased more land and constructed a canal from the Spokane River to serve the area north of the river. The canal became known locally as the "Corbin Ditch."

Through a sheriff's auction, Corbin acquired the Washington and Idaho Fairgrounds on Spokane's northside in 1893. He later razed the park's stands and platted 16 blocks as Corbin Park Addition, focusing lots around the old race track center oval which was landscaped as a park. He then deeded the 11 1/2 acres of the oval to the City to form Corbin Park.

Mr. Corbin's first wife, Louisa, and their three children never lived in the house. Unhappy with the unsophisticated life in Spokane, Louisa lived with their son and two daughters in Europe. Austin, his only son, moved to Spokane as a young adult and worked with his father. Corbin's daughter, Louise, became the wife of the Duke of Orford, a member of the Walpole family of Norfolk, England. Corbin's money helped restore parts of the Walpole estates. His second daughter, Mary, after a brief marriage to Kirtland K. Cutter, married Edward Balguy of London, an English nobleman. Louisa died in Paris, France in 1900. Mary was later divorced and moved to California where she died in the late 1930's in California.

For Mr. Corbin's important role in developing Spokane, the Spokane Chamber of Commerce in 1915 elected him its first honorary member. On June 29, 1918, Daniel Chase Corbin died. The D.C. Corbin house was bequeathed to his second wife, Anna L. Corbin, a colorful character in her own right.

On July 12, 1945, Park Board President Hamblen reported acquisition by the Park Board of the Turner Property for park and playground purposes, from Mr. Ben Goldstein and Associates, the funds for which were given by a private donor. President Hamblen also reported agreement had been reached with Mrs. Anna L. Corbin for the purchase of the Corbin estate, for park and playground purposes, the money given by the same donor who presented the city with the Turner property. The Board voted unanimously to adopt a resolution expressing their appreciation to Mrs. Corbin and Mr. Goldstein for "their fine spirit of cooperation and generosity in selling their properties..."

**City/County Historic Preservation Office
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Spokane Register of Historic Places Nomination Form

Continuation Sheet

Item Number

Page

On August 9, 1945, communication from City Council, stating acquisition of the deed to the D.C. Corbin property for the sum of \$15,000 was filed with the Park Board. The premises would be turned over to the City by July 1, 1950. In July Hamblen appointed a Corbin House Committee to plan for the use of this building and in November written requests to the Park Board for the use of the Corbin House in Pioneer Park for a meeting place were read. The Committee perceived a need from the community for arts programming. After reviewing several requests from different groups, the Park Board accepted the bid from Washington State College for the use of a portion of Corbin House as an art center. A building permit was issued on July 17, 1952 for interior alterations to turn the residence to an Art Center. The college used the center until 1963 as a Fine Arts extension program.

In 1963 the house became the Corbin House Arts and Crafts program and offices for the Spokane Parks and Recreation Department. In 1984 the program became officially known as the Corbin Art Center, a program developed by the Spokane Parks and Recreation Department. Today the Park Board recognizes the significance of the historic architectural integrity of the Corbin House. Under the guidance of the director, Lynn Mandyke, efforts are underway to renovate the home, restoring and repairing architectural details of the structure to reflect its original glory including refurbishing the veranda and exterior masonry; revealing and refurbishing the foyer pocket doors; revealing the hardwood floors in the dining room and second floor landing; refurbishing and replacing the ornamental wood carvings on the staircase newel posts; replacing and refurbishing the molding in the dining room; replicating the second floor exterior balcony; refurbishing brass fixturing; and rewiring the building.

Address Entered: 507 W 7TH Address	CC	Owner Name	Id:	Index: Assessors Parcel Number
01h507 W 7TH AVE RAILROAD 2ND-N320FT OF BLK J & 30FT VAC STP N OF & A DJ EXG		SPOKANE, CITY OF		35194.2817
02 508 W 7TH AVE RAILROAD 2ND L7T09B94		DILL, WENDELL		35191.5205
03 508 W 7TH AVE RAILROAD 2ND L7T09B94		LAVIN, J STACEY		35194.5205
04 512 E 7TH AVE MORGANS G H HAMS W38FT OF L3 B2		LANE, WALTER E & JOYCE A		35203.1204
05 517 E 7TH AVE MORGAN'S G H ADD HAM'S SUB OF LT 9 LT 4 BLK 1		NORTON, BRADLEY/NORTON-RIL		35203.0141
06 518 E 7TH AVE MORGANS G H HAMS E12FT OF L3&ALL OF L4 B2		NANPUYA, LILLIAN		35203.1205
07 523 E 7TH AVE MORGAN'S G H ADD HAM'S SUB OF LT 9 LT 5 BLK 1		JAMES, MICHAEL V		35203.0142
08 524 E 7TH AVE MORGANS G H HAMS L5 B2		MINCKLER, LINDA S		35203.1206

Enter Choice: and Keyword:

Railroad Second - N 320 ft of Block J & 30 ft of vacated strip
north of & adjacent to that portion of Block J
exclusion, parcel deeded to Hutton Settlement by
document # 915066B included Feb. 4, 1963,
(201 Assessor's office)