

SPOKANE REGISTER OF HISTORIC PLACES

Nomination Form

City/County Historic Landmarks Commission
Sixth Floor - City Hall
Spokane, Washington 99201-3333

Type all entries--complete applicable sections

1. Name

historic CORBIN PARK HISTORIC DISTRICT
and/or common

2. Location WAVERLY PLACE W. 205-733 Inclusive, PARK PLACE W. 203-738 Inc
street & number WEST OVAL N. 2905-2925 Inc., EAST OVAL N. 2902-2926 Inc. and
city/town SPOKANE CORBIN PARK itself (which these streets encircle).
state WASHINGTON THIS IS LOCATED IN THE NORTHWEST AREA OF THE CITY OF
county SPOKANE SPOKANE.

3. Classification

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

4. Owner of Property

name CORBIN PARK IS OWNED BY THE CITY OF SPOKANE; RESIDENCES ARE
street & number PRIVATELY OWNED. SEE ITEM 12.
city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc SPOKANE COUNTY COURTHOUSE, ASSESSOR'S OFFICE
street & number 1116 WEST BROADWAY
city, town SPOKANE state WASHINGTON

6. Representation in Existing Surveys

title CITY OF SPOKANE LANDMARKS SURVEY
date 1979 ☐ federal ☐ state ☐ county ☒ local
depository for survey records CITY OF SPOKANE, HISTORIC PRESERVATION OFFICE
city, town SPOKANE state WASHINGTON

2ND REPRESENTATION - SEE 6B ON NEXT PAGE AFTER ITEM 7

7. Description

Check one

~~_X~~original site

__moved date _____

Condition	Check one	Check one
<input type="checkbox"/> excellent <input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good <input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair <input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance SEE CONTINUATION SHEET

6. REPRESENTATION IN EXISTING SURVEYS (Continued from front.)

Item 2: Title: Washington State Register of Historic Places

Date: 1980 STATE

Date: 1980 STATE
Depository: State of Washington, Office of Archaeology
and Historic Preservation,
Olympia, Washington

7. Description of the present and original (if known) physical appearance:
SEE CONTINUATION SHEET

8. Significance

Period

Areas of Significance-Check and justify below

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

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

See Continuation Sheet.

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreage of nominated property 35 ACRES APPROXIMATE.

Verbal boundary description and justification

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

state N/A

county

state N/A

county

11. Form Prepared By

CORBIN PARK HOMEOWNER'S ASSOCIATION

HISTORIC PRESERVATION MEMBERS

name/title MAC MC CANDLESS, COMMITTEE CHAIR,

MICHAEL M. MC GARVEY, & GINA MC KENZIE, CPHA TREASURER

organization CORBIN PARK HOMEOWNER'S ASSOCIATION date JULY 1991

street & number 628 WEST PARK PLACE

telephone 509-327-7664

city/town SPOKANE,

state WASHINGTON 99205

Post Script:

Gina McKenzie and Michael McGarvey co-wrote this nomination book. Gina set the formatting of the pages and processed through her Mac computer (1986 era).

They asked Kevin "Mac" McCandless to do the photographs for the book and serve as Committee Chair. Mac produced the frontspiece and binder graphics and map inserts.

Mrs. McKenzie and Mr. McGarvey researched home ownership history on the properties.

12. Signature of Owner(s)

SEE ATTACHMENTS

For Office Use Only:

Date Received: _____

Attest: _____
City Clerk

Date Heard: _____

Commission Decision: _____

Approved as to Form: _____

Council/Board Action: _____

Date: _____

Ass't City Attorney

We hereby certify that this property has been listed on 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 Landmarks Commission
Sixth Floor - City Hall, Spokane, Wa.

Spokane Register of Historic Places Nomination Form

Continuation sheet

Item number

Page

DESCRIPTION OF THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The proposed Corbin Park Historic District is two miles directly north of downtown Spokane and one-fourth of a mile south of a terminal moraine left by glaciers. The site is three blocks west of Division Street which carries U. S. Highways 2 and 395. Post Street, another main north-south street, is the western boundary of the District. The proposed site covers approximately 35 acres and includes 83 residences, four streets, and a park of approximately 12 acres.

Prior to 1886, the site was a flat, relatively treeless area. Trees, native ponderosa pines, were much more numerous to the immediate north and west. To the east there was a natural grade which carried Victoria Street, later named Division Street, up the moraine. To the south, the "prairie", dotted with boulders, continued to the basalt outcroppings closer to the city center. The basalt outcroppings continued to the north bank of the Spokane River.

Within the boundaries of the proposed district, the character of the area as established in the first 25 years of this century is well preserved. There are several historically significant buildings outside the selected boundaries, but most of them are surrounded by non-compatible developments, and some have suffered from significant modifications. The area outside the boundaries shows, very clearly, the effects of encroaching commercial development and the demands of increased traffic flow. Within the proposed boundaries these effects are minimal.

Architects and builders of homes in the area made excellent use of native materials such as basalt and granite field stone in construction and ornamentation. Wood, of course, is the most common exterior finish, usually as bevelled siding or shingles, all locally produced. Brick, locally produced, is also a frequent exterior finish, used sometimes as a veneer, but most commonly as a solid brick wall.

Homes in the proposed District range in style from imposing Queen Anne to modest bungalow, and they typify in this compact - almost cycloramic - setting the homes built in the Northwest during the late nineteenth and early twentieth century.

In the typical home, first floors are elevated well above grade, in general about three and a half feet. Light is provided to cellars by a few rather small windows above grade and under the floor sills.

Foundations are of masonry, usually of random rubble of field stone, or of broken basalt. Exterior facing is of selectively laid faces of these roughly squared stones, frequently coursed.

Brick, very hard burned, appears on some foundation walls, while other foundations are made of the big cast-concrete hollow blocks whose reputation was so difficult to overcome when the modern concrete block industry began in 1928.

The following brief discussion of the common home styles more accurately describes the homes in the District.

The largest group of homes in the District can perhaps be best described as one-and-a-half or two-story residences with gable front facades. Because of their similarity to the bungalow, in form if not scale, these dwellings are sometimes referred to as "bungaloid" in style. These are relatively large houses with high pitched roofs. The second stories are usually developed by means of gables and dormers under a high roof. Chimneys are usually on an outer wall, and exterior treatment varies widely.

The next most common style is the bungalow. These are generally smaller homes than those in the previous group, and have low roofs. Homes in this group may have attic windows in gables or even in small dormers, but they do not have sufficient height, roof pitch or size to develop a second story of useful rooms. Frequently these residences indicate a strong arts and crafts influence in their use of native materials, wide eave overhangs, decorative beams under gables, and porch treatments.

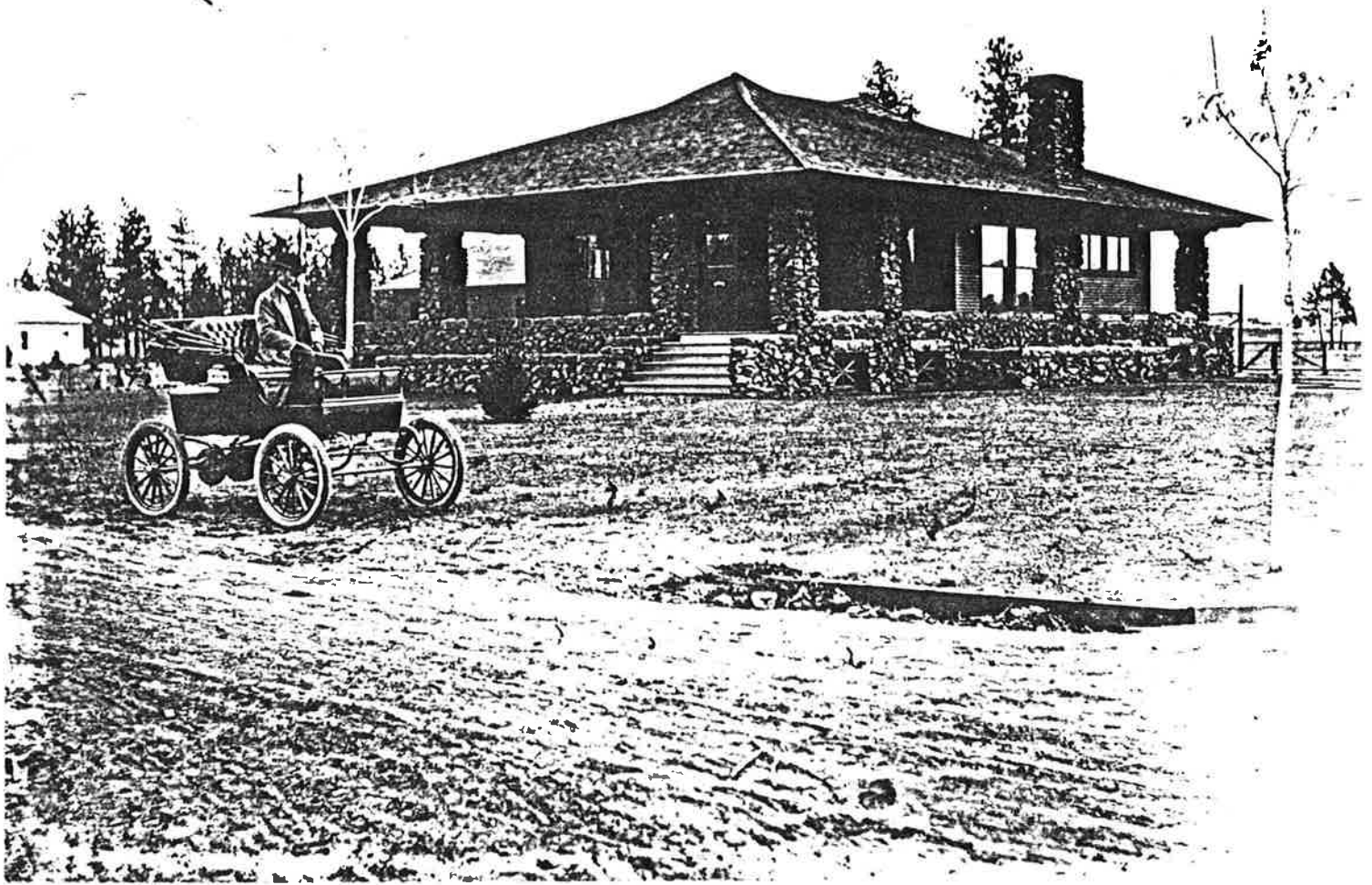
Another well-represented style is the large two or three story American Foursquare. The roof is usually hipped, dormers are common, and the chimney is usually at one side.

There is also a group of homes which can be characterized as Tudor Revival due to their steeply-pitched roofs, multiple window groupings, and the striking use of stick work to create the impression of half-timbering. This style was quite popular for early Twentieth Century suburban residences.

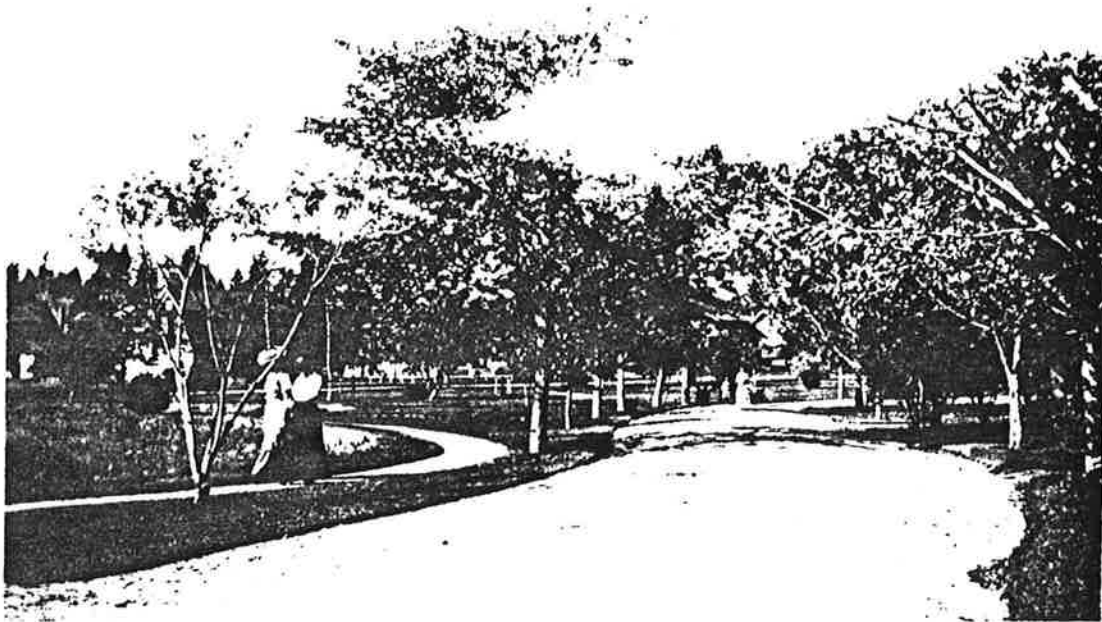
The relatively unadorned home built in 1904 at 720 Park Place is perhaps the least complicated rendition of the one-and-a-half or two-story bungaloid residence with a cross-gabled roofline. The roof has a gable at the front and at the rear and intersecting roofs have gables at each side. The front porch roof is a low-pitched hipped shed interrupted in the center by a small deck with balustrade. Porch columns are thin square wood boxes with routed faces. Window and door trim is stock woodwork, and cornices are closed, with stock crown and bed moulds.

The two homes at 319 and 327 Waverly Place, built in 1905 and 1907, display the slightly extravagant use of stylized exterior ornamentation. Both homes have a pair of round or oval windows tucked under the lower corners of the large front gables. While 319 Waverly reflects a strong Craftsman influence in its detailing, 327 Waverly is a more eclectic dwelling. Situated at the corner, 327 Waverly Place has a first story of brick on a foundation of squared black basalt, broken faced, laid in precise equal courses.

A fine example of the Craftsman Bungalow, the home at 525 Waverly Place, designed by W. W. Hyslop, architect, was built in 1902. The interestingly-shaped lookout rafters and brackets, and other wood trim are still in the original dark green. The foundation area and large stone porch piers, are constructed of sharp, rough basalt rubblework. A large portion of the low-pitched, hipped rectangular roof spans open porches across the front, the first third of the west side, and over a glassed-in area of porch on the east.



525 Waverly Place c. 1904
Courtesy of R.B. Hyslop



Looking northeast from the south side of the Park near Washington Street. The home to the left of and beyond the two women in the foreground is 314 Park Place.

A small half-octagonal bay window at the center rear is continued, above the roof, by a full octagonal stub tower with its own low pyramidal roof. At both ends of the center ridge are uplift curves, at the tops of the hips.

The small brick bungalow at 614 Park Place, built in 1914, was also designed by Hyslop. It already shows the deviations from design concepts which would appear after World War I. A semi-circular brick arch frames the entrance to the small, covered porch. This porch has an exterior extension to the west with another matching arch. The roof is low-pitched and hipped, with extremely wide eaves boxed level underneath. Fine detail reflects the delicate post Art Nouveau linear period of design just prior to World War I.

Examples of the American Foursquare style include the home at 433 Waverly Place, was built in 1908. This residence was pictured in a Spokane feature issue of The Western Architect, September 1908. It was designed by Hallet and Rawson, architects, of Des Moines, Iowa. This home has a brick front porch and piers, supporting the porch shed roof. The home is a big two and one-half story wood framed cube with a four-hipped roof, and large gabled third-story dormers on each side and front.

Another home in this group, 501 Waverly Place, was built in 1906. It is a simple two-story rectangle with a low-pitched unadorned gable at the front. A porch across the front has a very low-pitched hipped shed roof, on four rather large, smooth, round Roman Tuscan wood columns. The wide eaves and exposed rafter tails also indicate an arts and crafts influence.

The large home at 511 Waverly Place, another American Foursquare, has always appeared as one of the largest on the park. Its two story cube of white wood siding is capped by the wide overhanging cornice of a two-pitched "bellcast", hipped roof. A gable-roofed dormer projects to create a front pavillion into the third story. The home is copiously adorned with wood balustrades, and Colonial Revival detailing. The first story has a full-width porch with four classic columns and entablature, and a balustrade in the end and both side panels ;the entrance stair is located in the center. Above, a balustrade extends the full length of the porch roof.

A balustrade also extends across the front of the third story dormer, and originally there was a rectangular balustrade enclosure around the little deck roof at the top center.

Yet another interpretation of the American Foursquare style is evident at 322 Park Place. Built in 1922, this large cubical residence reflects Craftman detailing. It has two stories under a hipped roof, with two clip-hipped dormers in the front, for the third story. Surface treatments, below the characteristic hip roof include wood shingles, clapboard, and stone. Exposed rafter tails dominate the overhanging eaves.

Tudor Revival was also a popular style of choice around Corbin Park. At 424 Park Place is a half-timbered, two-and-one-half story, "Tudoresque" home designed by Hyslop. Its high-pitched main roof has great half-timbered gables at the east and west sides, and an interesting bracketed timber separates the upper (attic) story gable from the second story below. The slope extends forward over the front porch, and a shallow timbered gable shelters the front steps. Above is a very large dormer; its upper portion overhangs a complex recessed treatment of second story walls and windows.

A second half-timbered two and one-half story Tudor Revival home located at 628 Park Place reflects great elaboration of detail. Built in 1908, the design was a product of the Ballard Plannery, which dealt in established home designs of the era. The first story of the home is of purple brick, with its many corners accented with white brick laid in alternate courses. It has an elaborate wrap-around verandah crossing most of the front of the home, wrapping around the circular front-east corner and extending well back along the east side. The verandah is reminiscent of the Victorian influence with Ionic pillars in interesting design intervals between railings. The first story brick work includes numerous angled bay windows, each accentuated by the white brick trim. Half-timbering has been used in the second story gables. A small secondary belt cornice divides each gable above the second story windows, with smaller square windows near the top of each triangle.

Another Tudor example, at 514 Park Place, is a red brick and half-timbered white stucco home built in 1912. Two staggered gables dominate the primary facade, both intersecting a main east-west roof with large gables on either end. A deep shed-roofed porch is at the right front.

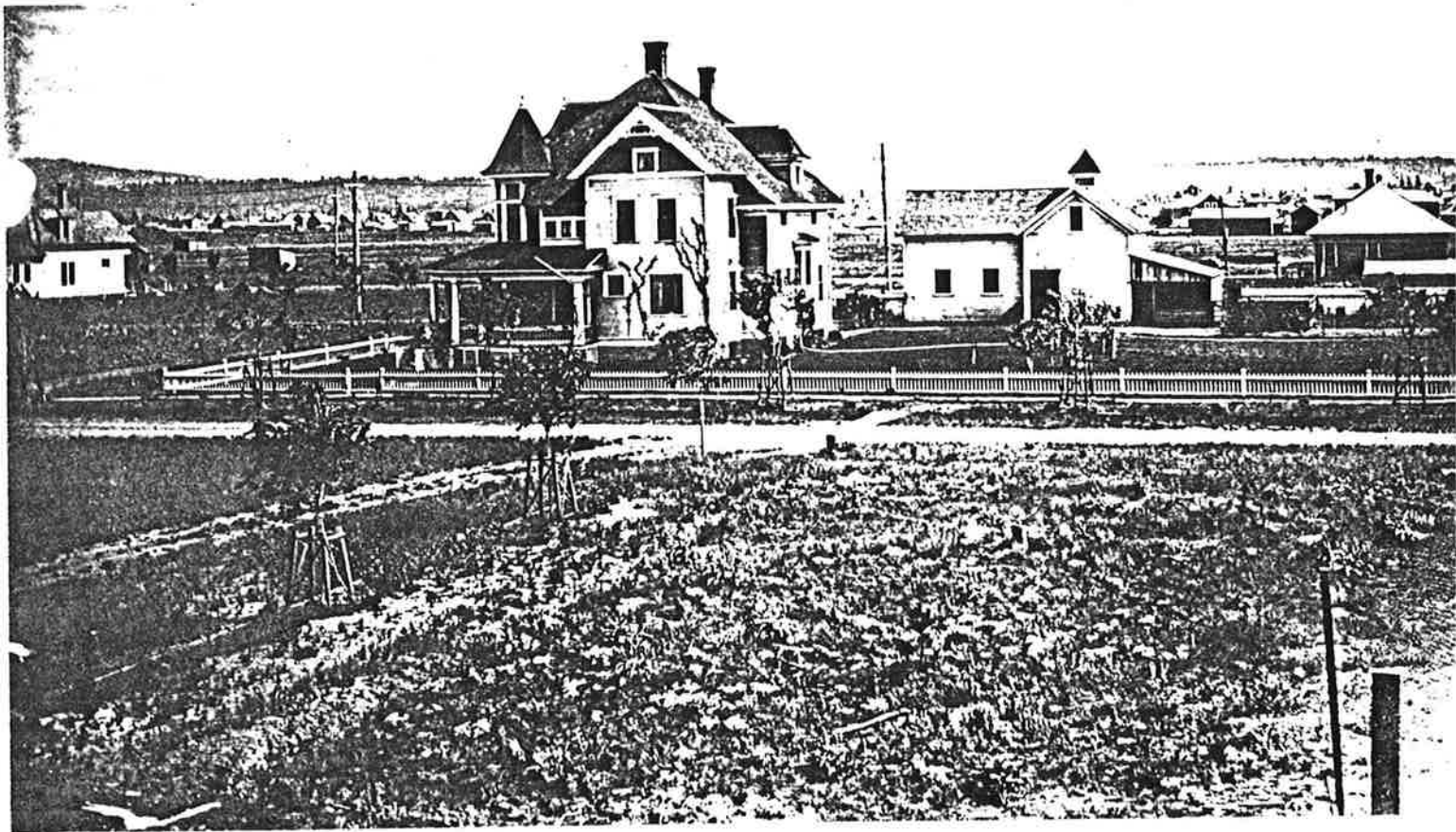
At 403 Waverly Place, W. W. Hyslop again utilized the Tudor Revival style. This example was completed in 1902, the second house built on the Park. Characteristic of Tudor styling, 403 Waverly Place exhibits a profusion of interesting window details in the dark wood siding, and half-timbered gables and gablets in the second and attic stories.

Several other styles can also be found on the streets facing Corbin Park. The first home in the district, for example, was started before the turn-of-the-century and is, fittingly, Queen Anne in style, one of the few intact Queen Anne homes remaining in Spokane. Located at 709 Waverly Place, this residence possesses steeply-pitched gables, a central chimney, and various dormers. It also has some small oval windows, a bay window, and a very characteristic polygonal corner turret. The front verandah wraps around the northeast corner of the home and extends halfway down each side with a door located at each end. The verandah steps are located at the northeast corner and are oriented toward the street corner.

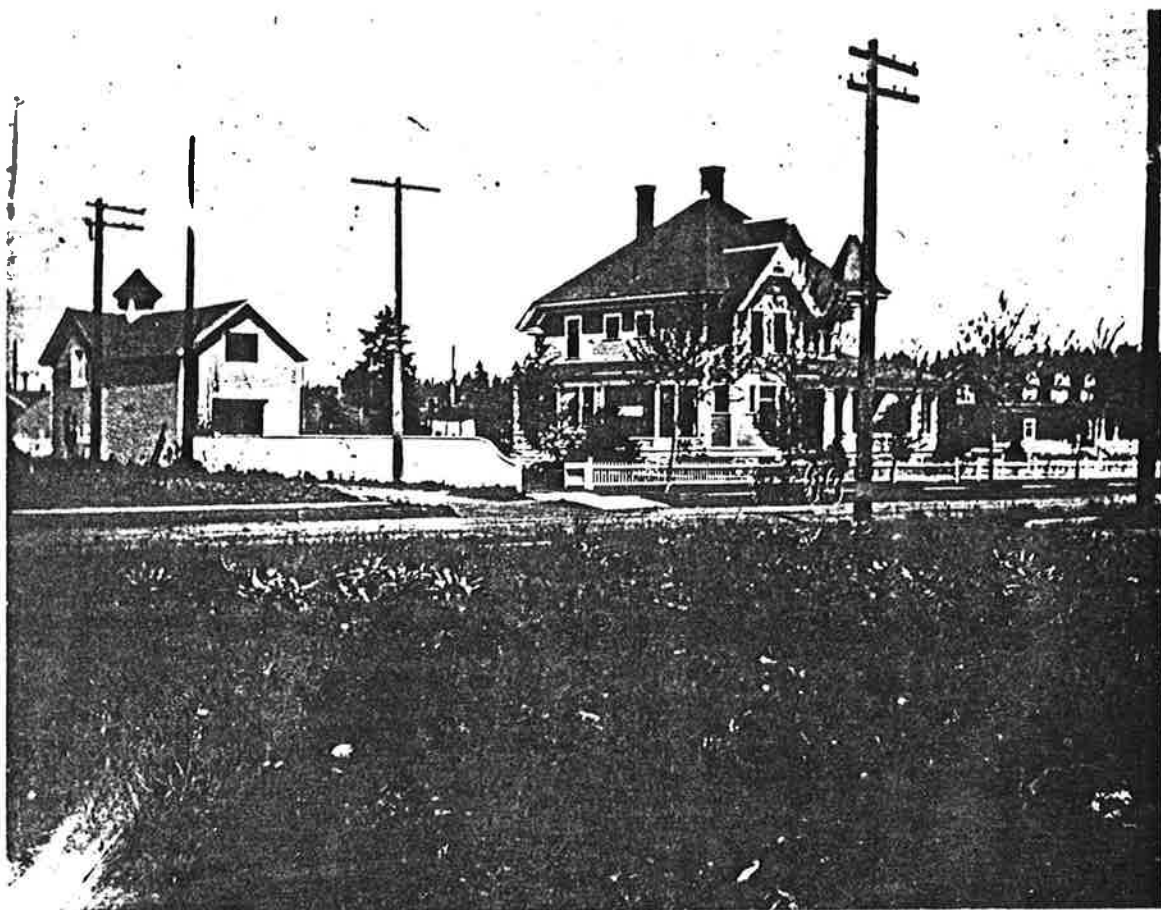
At 2926 East Oval and 234 Park Place the influence of the shingle style is seen. Here, the architects have clad the homes with shingles throughout.

Examples of Dutch Colonial styling are located at 211 Waverly Place, 314, 733, and 734 Park Place. Colonial Revival styling is evident at 2913 West Oval and 504 Park Place. To this time, no home erected in the District has been razed or lost to fire.

As evinced by an analysis of the dwellings surrounding Corbin Park, the primary period of architectural and historical significance for the District is the first quarter of the Twentieth Century.



Looking southeast at 709 Waverly Place from 2913 West Oval. 1904
 Courtesy of R.B. Hyslop



Looking northwest at 709 Waverly Place. 1908
 Courtesy of R.B. Hyslop

Although seven homes in the District were built after 1927, most are compatible in both design and scale, and can be considered contributing elements in the District. These include 410, 416, and 428 Park Place, and 237 Waverly Place. Only three buildings, 303 Waverly Place and 2902 and 2910 East Oval fail to meet the 50 year age criterion for historic designation.

A number of homes have been altered through the addition of more contemporary siding materials and by porch alterations, however, all remain an integral part of the neighborhood street scape, exhibiting the architectural styles, massing and details indicative of the era. These buildings are identified in section 14 as altered historic; all are considered contributing elements in the District.

The location of these homes with almost all of them visible from the Park, the excellent representation of popular turn-of-the-century residential building styles, and the high degree of architectural integrity retained in this area contributes to the uniqueness of the Corbin Park District, depicting both the character and homogeneity of the area as well as the development of building materials and styles during the first quarter of the Twentieth Century. This District remains a highly diverse, yet cohesive, Spokane neighborhood.

THE PARK

As originally developed under D.C. Corbin's supervision, a double row of elm trees circled the park, one row on each side of the street. Presumably these trees were planted with the knowledge that they would arch across the roadways in a manner reminiscent of the elm-covered lanes Corbin knew as a boy in New England. Within the park there was a small creek and a pond, carriage roads, paths, lawn, trees, shrubs, and flower gardens. In 1902, Corbin deeded the park to the City of Spokane, and about 1909 a more formal design was adopted and carried out. This design was prepared by the Olmsted Brothers, Landscape Architects, of Brookline, Massachusetts.

In 1858, the "Father" of the Olmsted Brothers, Frederick Law Olmsted, won a design competition with his plan for Central Park of New York City. From this achievement began his rise to fame in his field. He gave the name "landscape architecture" to the profession he founded. The Olmsted firm specialized in designing parks, but they also did design work on private estates, campuses, expositions, and public grounds. By the 1890's, their works were famous nationwide. The Olmsteds had a significant impact on the development of the park systems in the Seattle and Spokane areas. The time period during which these two cities were developing special areas as parks coincided with the active design period for the Olmsted Brothers.

The formal Olmsted design for Corbin Park included a symmetrical pattern of gravel paths (4-5 feet in width) based on a large circle at each end and one in the center with connecting pathways. (Please see attached diagram of the Olmsted Park Plan.) A gravelled carriage road half encircled the center round area, entering from Howard Street and Washington Street at the south, and with a single exit to Stevens Street on the north. The route of this carriageway can still be found between its bordering trees. Shrubs were planted along the paths and eventually grew to almost enclose these paths.

The Olmsted Plan called for a central "Mirror Basin" and lily pond. The area was dug and several inches of clay placed. It was then discovered that due to the gravelly nature of the soil, it would not hold the water. A central flower garden was substituted for the "Mirror Basin" (in a reminiscent pattern) and an "Old Fashioned Garden" for the lily pond area.

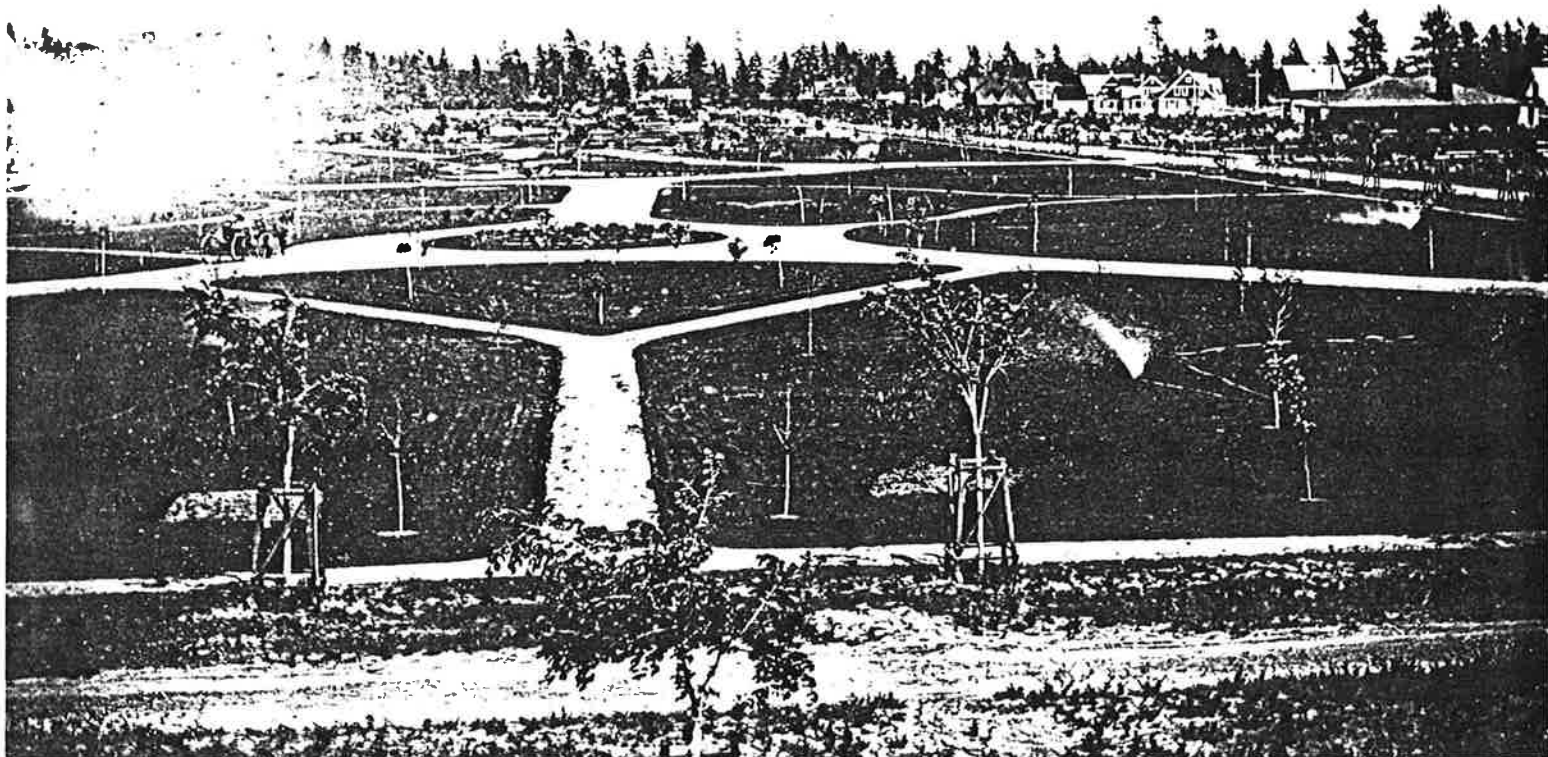
The central circular area contained a large round flower bed surrounded by four small round and four diamond-shaped beds. Along the north side of the path opposite the end of Howard Street, there was a formal rose garden bordered by lawn and enclosed by shrubbery. The "Old Fashioned Garden" was placed in a similar location opposite the end of Washington Street. Near each of these gardens was a rest house built of local basalt rock, each screened by plantings of bushes. These basalt structures still stand.

Concrete curbs and gutters were added to the streets around the park about 1915, and the triangular corner islands were installed to help channel traffic through the large intersections. In the early 1920's, the streets entering the park were cut off with concrete curbing.

Over the years the flower gardens were removed. Sometime between 1928 and 1933 the shrubbery was stripped out, the paths were no longer maintained, and became overgrown with grass.

The park today is primarily an expanse of lawn with a large assortment of tree species ranging from a native pine and other conifers to ginkos to the old elms. The assortment of trees is excellent for a park of this size. A silviculture plan is being implemented and many new trees are being planted to restructure the double ring of elm trees located originally on the outer perimeter of the park.

Scattered through the park now, in addition to the two original basalt buildings, are a park storage/bathroom facility, a wooden dumpster shelter, stationary barbeque braziers and park picnic tables, a baseball diamond, a basketball court, tennis court, and a wide assortment of playground equipment.



Looking east from roof of 2913 West Oval. c. 1904
 Courtesy of R.B. Hyslop



Looking northeast from 2913 West Oval. Large home beyond right
 group of children is 628 Park Place.
 Courtesy of R.B. Hyslop

STATEMENT OF SIGNIFICANCE (In One Paragraph)

The proposed Corbin Park Historic District is on the site of the first Washington-Idaho Fairgrounds, and as such is a reminder of the efforts of the many prominent Spokaneites* who worked and contributed to put together the land and the organization of the Washington-Idaho Fair Association. Corbin Park was the second park in the Spokane Park System. and was later developed according to a plan submitted by the Olmsted Brothers landscape architecture firm of New York. The property for the park was donated to the City of Spokane by D.C. Corbin, as part of his development of the Corbin Park Addition. As Browne's Addition around Coeur d'Alene Park became filled with homes, Corbin Park Addition became the "fashionable" area in which to build, and Corbin Park served as the magnet for people wanting to build "substantial" homes of the era. The area immediately around the park has been home to many prominent citizens. The majority of the homes were constructed between 1900 and 1918 and represent a wide variety of architectural styles, including the work of such architects and firms as W. W. Hyslop, C. Ferris White, the Ballard Plannery, and Hallet and Rawson of Des Moines, Iowa. The work of skilled local craftsmen/designers is also evident. The integrity of most of the homes today is indicative of the effectiveness of the community planning effort to which Corbin Park was central. In addition, the prestige and lasting values of a park designed by the Olmsted firm have contributed not only to the neighborhood but to the entire City of Spokane.

Between 1887 and 1897 the site which was to become the Corbin Park Addition was used as a fairgrounds by the Washington and Idaho Fair Association. The Fair Association was organized in 1886 and purchased the property from pioneer attorney, John J. Browne in 1887. Even when no fair was in progress, the fairgrounds race track was used frequently for formal and informal racing. It was the site

*J.J. Browne, Daniel M. Drumheller, A. M. Cannon, G.K. Reed, C. S. Penfield, E. J. Webster, John A. Todd, W. H. Taylor, James Glover, L. H. Whitehouse, A. A. Newberry, L. B. Nash, Matt Laib, Peter Deuber, John McGrane, and Henry Stimmell.

Times Have Changed—

Colbert Man Describes 1st Fair at Corbin Park

Corbin park area residents may not be aware of it but the first fair held at Spokane Falls, Washington Territory, in September of 1886, was held in their neighborhood.

That's the word from C. H. Austin of Colbert, who attended the first fair.

"The building for exhibits and the stables were where Washington street enters Corbin park; the oval street was the race track," he said.

Austin said the exhibits were canned fruit, fresh fruit from Wenatchee, Okanogan, Orchard and Pleasant Prairie and some vegetables and grain from Peone Prairie.

Dust was ankle deep "all

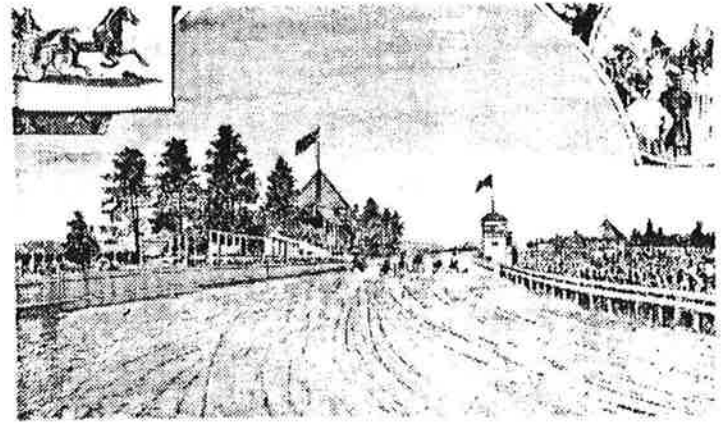
over the place," Austin said. "But before the fair was over dust was no problem as it rained like the water was poured out of a barrel."

Fairgoers in 1886 really roughed it, says Austin. He said he and his family camped near a spring just north of the Howard street bridge and near the King sash and door factory.

"We spent two days at the fair, driving home the night it rained," he said.

"There was some good racing stock there, and about as many Indians as whites in attendance," Austin said, adding: "How times have changed!"

JULY 26, 1964 SPOKESMAN REVIEW
75TH ANNIVERSARY EDITION



1889

RACETRACK then, where
Corbin Park is today.

of the first Spokane Derby on 30 June 1891. Races are reported to have been run at the track as early as 1889, with purses of as much as \$9,000. Sulkies and harnessed teams raced on the track, which was described as "one of the fastest half-mile tracks west of the Mississippi."

Spokane's Gentleman's Riding Club was established near the track, which was considered by the locals at that time to be located in the "north suburbs." Racing was considered a major social event and the track and club were patronized by many of the city's prominent citizens.

The fairgrounds buildings included stables, a building for exhibits and a grandstand for the one-mile racetrack. The Fair Association mortgaged the grounds in 1890 to D.C. Corbin, a railroad magnate, for a \$15,000. loan. The loan was not repaid and Corbin foreclosed on the property in 1893. Fairs were discontinued at the site after 1897 and in the fall of 1899 a plat of the proposed Corbin Park Addition was presented to the city by Mr. Corbin.

Corbin built the Spokane Falls and Idaho Railway and the Coeur d'Alene Railway and Navigation Company in 1887 bringing the mineral wealth of the Coeur d'Alene Mining District through Spokane rather than to Montana. Corbin's Spokane Falls and Northern Railway also connected the Colville-Chewelah area to Spokane, and as the SF &N was extended into Canada, it brought the commerce of the entire Kootenay mining district through Spokane rather than to Edmonton or Vancouver. The farming, mining, and lumber-rich Northern Idaho Panhandle was eventually encompassed in this Spokane-centered network when the Spokane International Railway was founded.

Corbin Park Addition included the former racetrack and fairgrounds; a portion of the former infield was designated as Corbin Park. Corbin formally gave the property to the City of Spokane on the 9th of August 1902 for the purpose of making a public park which the City was already "engaged in beautifying and ornamenting". The track itself is represented by Park Place on the north of the park, Waverly Place on the south, with East Oval and West Oval at the respective ends. Following the razing of all the fairgrounds buildings, construction of homes

Racing Thrived in Early Days

Corbin Park Oval Was Once Track of Gentlemen's Riding Club—Another Course Started at Riverside and Monroe—Ran to Fourth and Walnut.

Enactment of a horse racing bill by the state legislature, permitting pari-mutuel betting on the results, the fact that Governor C. D. Martin has signed the bill and the added fact that a group of Spokane men are seriously considering the revival of horse racing in the city, brings to mind the fact that Spokane has always had a friendly feeling for the ponies since the earliest days. Spokane has never been short of lovers of good horse-flesh.

More than 50 years ago, the pioneers had their horse races every Fourth of July. The track was not much more than a trail. It ran diagonally across lots from Riverside and Monroe, the site of the present Review building, to a point near Fourth and Walnut, at that time the home of J. J. Browne, one of the city's earliest builders.

Those horse races were primitive affairs, but they lacked nothing in enthusiasm and excitement. There were no circuits in those days. Instead, any cowboy with a fast horse, any Indian with a speedy cayuse was eligible to enter. In the July 4 races in the village of Spokane Falls, riders and horses had their followings and there was a lot of betting on the results.

CORBIN PARK ONCE TRACK.

That was around 1883 and 1884 when the village was clustered mostly around the falls at Howard and Front and the entire population did not number more than 1500 people. Horse racing took on some social distinction and eclat about 1887 when the Washington and Idaho Fair association was organized with John Todd, horse enthusiast, as secretary.

As the name implies, it operated a fair in the fall as well as summer and fall race meets. And where do you think the track was? On the ground that today is known as Corbin park, between Wall and Division streets.

Bicycle races were also held there and some records were hung up by scorchers that kept their places in the record books for years. Finally the grounds were sold to D. C. Corbin, who platted what is now known as Corbin Park addition. He acquired 15 acres extending east from Monroe almost to Division. In 1890 he deduced the present Corbin park to the city, an area five and a half blocks long. The east and west ovals are the east

and west ends of the old track. The north straightaway is now Waverly place and the south straightaway is Park place.

Residents built their homes almost completely around the old race track. The infield has been developed into a cool, shady park with trees, shrubs and flowers and the grandstand and judges' stand long ago faded from the scene.

GENTLEMEN'S RIDING CLUB

Yet that was the scene of what was then called the Gentlemen's Riding club. It was described by early historians as located in the "north suburbs."

As early as 1883, A. A. Newbery, hotel proprietor and club man, was president, Lane C. Gilliam, noted early horseman, was vice president and R. C. Van Houten was secretary. The grounds were known as the fair grounds and driving park.

Summer meetings were held in July and fall races in September. In 1889, \$8000 was posted as premiums and purses for the fair and the races. It was a seriously contested event in those days—trotting and pacing, for the most part. Early prints show trotters and pacers in action, some pulling four-wheeled sulkeys and others racing as spans.

TRACK WAS FAST ONE.

The mile track was rated one of the fastest in the west. As a matter of fact, some records were broken there. An historian of 1889 sets it down as a fact that Lot Slocum, a California horse, broke his own record there by

going the mile in 2:17, fast enough time to indicate that he was a pacer. Chawawa, a Washington horse, made the circuit in 2:19, probably trotting. Those were the days when a 2:21 trot was a real race and many good horses could maintain a 2:40 gait without breaking.

The races at the old Gentlemen's Riding club were well patronized by the best people. They brought out the best horses in the country and were given social events, colorful and dignified. They inspired breeders to improve their horses and played a real part in developing that important phase of the agricultural industry.

EPOKANE WON AT LOUISVILLE.

Spokane horsemen were thrilled in 1889 when a Montana colt named Spokane won the Kentucky derby at Louisville, Ky., in May and repeated at Chicago in June. The horse was owned by Noah Armstrong, once a resident of Spokane Falls. So elated were local horse fanciers with its achievements that they took up a collection, bought the finest blanket available and sent it to the horse that carried the name of the city to such brilliant victories.

Horse racing went on a reasonably permanent basis in Spokane in 1901 when the Interstate Fair association was organized with a capital of \$35,000. It built the present fairgrounds track and grandstand and conducted an annual fall race meet for nearly 30 years in connection with the annual fair. For many years the trotters and pacers shared honors with the running horses, but subsequently gave way to the latter.

The Interstate fair revived the Spokane derby and made it an annual feature race for the biggest purse of the week. This was a renewal of an event that had been started years before. The first Spokane derby was

run on June 30, 1891. For nearly 40 years, therefore, the Spokane derby was the great race of the year, and always drew the largest crowds. Earl Sande and Albert Johnson, who won national reputations as jockeys, formerly rode at the Interstate fair.

ALAN TRACK IN 1911.

Spokane had a taste of big-time circuit racing in 1911, and for several succeeding years, when the Alan track was constructed along the Apple way, 20 miles from Spokane, just east of Post Falls, Idaho. Its 60-day meet each year centered on Spokane, although the racing was done in Idaho. Paris mutuels were not used in the betting there, but booking was permitted. The bookmakers did a thriving business until a revulsion of public opinion in Idaho, fostered by Spokane business interests, brought about a new Idaho law prohibiting horse racing and betting.

The big Alan plant went into the discard, although its earnings in a few seasons were said to have amply repaid the promoters for their original investment. Remains of the Alan track, the paddocks and part of the grandstand are still in evidence, but the place has largely fallen to ruin. Since its end as a race track it has been used occasionally for boxing exhibitions. Most of the stands were destroyed by fire.

Sentiment, history and tradition, therefore, combine in Spokane in any movement to resume horse racing. The present promoters, headed by Frank (Dope) Smith, hope to use the fairgrounds track and grandstand. While the track is only one-half mile, it could probably be extended to one mile at a cost not prohibitive. The park board holds the property for the city after its purchase two years ago when the Interstate fair went out of business.

W. W. H.

began in 1899 and went on at a rapid pace until 1914.

Many of the homes around Corbin Park were built for attorneys, physicians, real estate developers, architects, two of Spokane's mayors, four officers or owners of lumber companies (who built four homes in a row between 425 and 501 Waverly Place known as "Lumberman's Row"), and proprietors or owners of several of the prosperous businesses of the time. These included a baking company, a wine distributor, a commission merchant, a dry goods store, a dress shop, an optical company and one of the first automobile dealerships.

Sixty-eight of the 83 homes included in the proposed historic district were built before the United States entered World War I. Five more homes were completed in the years immediately following World War I. By the end of 1925 all but ten of the present 83 homes had been built. Nine of the remaining ten homes were built in the late twenties, the thirties, and the forties, with the final home being completed in 1955.

To this time, no home erected in the proposed historic district has been razed or lost to fire. However; relatively minor changes have been made in some.

Many of the homes in the proposed District were designed by W. W. Hyslop, an architect who practiced in Spokane c.1910-1918. His work is comparable to Kirtland K. Cutter's in style, quality, and durability. In addition, it reflects an architectural range which includes the bungalow, Tudor Revival, and an obvious rapport with the arts and crafts movement.

At least one home design on the park was chosen from the Ballard Plannery. The architect, William J. Ballard, lived in Spokane between 1910 and 1925 and the company provided many designs from which potential homeowners could choose. Many homes in Spokane were built from Ballard designs during this period. Mr. Ballard later moved to the Los Angeles area and designed more than 400 homes which were constructed there.

Island of Tranquility

Park's Gentility Remains

Second article of a series on the Neighborhoods of Spokane. The first — which appeared a few weeks ago — dealt with Hillyard.

By STEPHANIE MITCHELL.

Spring once again is coming to Corbin Park.

With the season of rebirth, residents whose homes front on the little near-North Side park reaffirm their satisfaction with Corbin—its quietude, its beauty, its heritage. Visitors, too, are struck with the tranquility the small oval affords. A few blocks to the east, a few to the west and both north and south are some of Spokane's busiest thoroughfares: Division, Monroe, Garland and Indiana.

Yet here, nestled in the midst of some of the city's finest old homes, is a breath of still, fresh country air. By the time temperatures swelter and breezes blow hot, Corbin will have assumed its traditional refreshing role, shaded and cool.

The development of Corbin Park is a story with its roots deep in Spokane's beginnings.

In 1887, the Washington-Idaho Fair Association established its first fairgrounds in the city. The grounds included a race track which was to become eventually the park that is there today — hence, its distinctive oval shape.

(The straight-aways are Waverly Place on the south, Park Place on the north; East Oval and West Oval are at either end.) The association bought the property from John J. Brown, early Spokane speculator.

Races are reported to have been run at the track as early as 1889, with purses of as much as \$9,000. Sulkies and harnessed teams raced on the track — acknowledged as "one of the fastest half-mile tracks west of the Mississippi."

Spokane's Gentleman's Riding Club was established near the track, described in newspaper accounts as lying in the "north suburbs." The club and the track were patronized by "the best people." Racing was considered a gala social event, both colorful and dignified.

Many horse racing records were set and broken at the



Corbin Park—"quietude, beauty, heritage."

track. Perhaps the most famous was Lot Stocum's mile time of 2 minutes, 17 seconds. He was a trotter from California. (The current trotter record time for a mile is 1 minute, 54 and four-fifths seconds.)

Not only horses but bicycles raced around what was to become Corbin Park. A sport that is currently enjoying renewed interest, cycling in those days was a favorite avocation of both men who raced, and who usually limited their activity to more sedate jaunts.

Children who lived around Corbin Park later continued the cycling tradition by organizing a club. Mrs. W. Alf Brown, who still resides at 2231 Waverly, the home her father, Nick Norman, built in 1908, recalls her 10-year-old playmates who were members: Dorothy Farr, Gladys

Milde, Dorothy McMillan, Lillian Johnson, Carl Sharp and Laura Rullivant. Of course, a chaperone always accompanied the girls. Mrs. Brown, then Sybil Norman, recalled.

The association operated a fair in the fall and races both summer and fall from 1887 until 1890, when the property was mortgaged to D.C. Corbin, early day railroad man. The \$15,000 mortgage was for one year.

It was still unpaid three years later, accounts indicate, and a sheriff's sale of the land was held to redeem the mortgage. Corbin bought the property himself, for \$16,895. The court paid him \$15,166, premium and interest due, from the sale proceeds. Thus, the 40 acre tract cost Corbin \$1,729, or about \$43.23 an acre.

Fairs were discontinued at the site, but racing continued

until 1898. At that time, Corbin razed the grandstand and platted 16 city blocks. Lots "sold briskly," accounts of the time relate, at \$200 and up. In May 1899, Corbin offered the 15 acres that was surrounded by the track to the city for a park. On Sept. 3 that year, Mayor Comstock, after a token payment of \$1, accepted Corbin's donation.

On April 4, 1900, a landscape gardener, by some accounts named Lloyd and others, the Ohlmstead Bros. of Massachusetts, began planning the idyllic setting. Whoever it was who actually did the work, the stories allude to the "fabulous" salary the developer commanded.

But, then, perhaps it was earned. Originally, Corbin Park was to have a man-made "lagoon," actually a stream and lake. The waterway was constructed, a creek running eight to 10 feet wide and five to six feet deep, ending with

the lagoon, or pond. Swans were introduced.

Extensive plantings were accomplished. Corbin today maintains its posture as an arbor showplace, even though many of the shrubs are gone and there are no flower beds anymore.

According to city and county building permit records, the first houses were constructed around Corbin Park in 1901. One of the first, if not the first, is at 2403 Waverly Place, a dark brown English style cottage occupied by Mrs. Theodora B. Frisbie, whose father purchased the home when she was 5.

A majority of the homes fronting on Corbin was built between 1907 and 1912. Original valuations for the structures, which sell quickly today for tens of thousands of dollars, ranged on the average from \$3,000 to \$4,500, the price of a good garage today.

Some of the fine old build-

ings have been converted to duplexes or apartments. Those alterations were done primarily during the housing shortage about the time of World War II, some as recently as the 1950s.

Most of the homes are still single-family residences, however, many receiving dedicated care from new families, some still in the hands of original families.

Of particular interest is the renovation of 2700 Waverly Place, currently the home of Mr. and Mrs. Larry R. Vandervort.

Almost tumbling down six years ago, the home is today one of the most striking on the park. Its turrets and turrel recall a calmer time, a more leisurely domestic pace.

The owners at the time of the renovation restored much of the home to its former glory and added some modern conveniences. What once was the butler's pantry was converted to a powder room.

The lovely tamarack woodwork was restored and the chandeliers, with outlets for both gas and electricity, were maintained. (When the lighting was originally installed, electricity was not dependable. Mrs. Vandervort explained, so the builder added the gas for good measure.)

Mrs. Woodrow W. Pfeffer, 22902 East Oval, who with her husband lives in one of the park's newer homes, which they built in 1946, tells about other interesting features of some of the homes.

The couple owns one home that they converted to a duplex, keeping the old fashioned "water closets" which, are housed in small rooms separate from the main bathroom. Built-in drawers in that home, Mrs. Pfeffer said, are about eight feet deep.

"People just didn't believe in wasting any space at all," she commented.

Another of the homes in that block was built by a man who worked for the Washington Water Power Co. He installed the first electric heat, Mrs. Pfeffer said, which was subsequently removed because of the cost.

"It must have been a beautiful time to live," Mrs. Pfeffer said as she recalled some of the band concerts that were held regularly in the park.

"I've been told of how people entertained on their porches while the music played — lemonade and garden hats," she said.

Lemonade and garden hats — the legacy of Corbin Park.

Two of the homes were designed by C. Ferris White, who, in association with C.B. Seaton designed the Review Building, the Exposition Building, and other significant structures in Spokane



Looking northeast from Park flower gardens, September 15, 1929; 514 Park Place in right background. Photo courtesy of Mick & Ruby McGarvey

MAJOR BIBLIOGRAPHICAL REFERENCES

Hyslop, R. B. Corbin Park. An unpublished work. Mr. R. Hyslop is the son of W. W. Hyslop. He has achieved distinction as a structural engineer for which he is noted throughout the Inland Empire. While he is an authority on current engineering practices in architecture, he is also noted for his engineering knowledge of stone and brick structures. Much of the material relative to the homes surrounding Corbin Park, and to Corbin Park and its environs, has been drawn from this book.

The Western Architect. Western Architect, Inc., Minneapolis, Minnesota, Vol. 12, No. 3, September 1908. This issue was devoted to the architecture of Spokane, Washington.

National Register of Historic Places Nomination Form, Corbin Park State Historic District, 1979-1980.

Hyslop Collection. Collected photographs and drawings of W.W. Hyslop and R. B. Hyslop.

City of Spokane Landmarks Survey, 1979.

Johnson, Mrs. George E. H. History of Corbin Park. An unpublished short history. c. 1964.

Corbin, D.C., Deed of Corbin Park to City of Spokane. 9 August 1902.

Spokane Public Library, The Northwest Room, Records on Corbin Park.

Polk, R. L. City of Spokane, City Directories 1897 - 1945.

VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

Commencing at the intersection of the centerline of Post St. and the centerline of the alley between Park Place and Euclid Ave., proceed east along the centerline of said alley to the intersection with the centerline of Normandie Ave., thence South along the said centerline to its intersection with the centerline of the alley between Waverly Place and Cleveland Ave., thence Westerly along said centerline to the intersection with the centerline of Post St..

Thence north to an extension of the northern property line of the property at 732 and 728 West Waverly Place, thence east along that extension and the North property lines to the centerline of the alley between Post St. and West Oval, thence North along the alley centerline to an extension of the South property line of 722 West Park Place (Lot 12, Block 5, Corbin Park Addn.), thence West along extensions of said South property line to the centerline of Post St., thence North to the point of origin.

All homes and property facing Corbin Park to the North, South, East, and West are included as collectively establishing the primary perimeter and orientation.

Homes and property East of Post, and homes West of Normandie, fronting Park Place, and Waverly Place are included as "Park Influenced". These four locations also serve as major entrances or introductions to the Park.

The properties at 2912, 2914, 2916, and 2920 Post, while reflecting era development are not included in the District since they are judged as "Post Street Oriented" rather than "Corbin Park Oriented".

WE, THE UNDERSIGNED LEGAL PROPERTY OWNERS OF PROPERTIES FACING
ON THE CORBIN PARK "RECTANGLE", WISH TO GO ON THE RECORD AS BEING
IN FAVOR OF THE CORBIN PARK HISTORIC DISTRICT NOMINATION TO THE
SPOKANE REGISTER OF HISTORIC PLACES.

NAME	ADDRESS	PHONE	STATUS
1. Lina McKenzie	W 628 Park Place	327-7664	co-homeowner
2. Ronald L. McKenzie	W 628 Park Place	327-7664	co-homeowner
3. Jeannette Corwin	W 714 Park Pl.	326-3938	owner
4. Linda Procopio	N 2925 West Oval	326 5745	OWNER
5. Shirley H. Donigan	W 704 Park Place	327-1239	Owner
6. William D. Bryan	W 708 Park Place	328-8046	owner
7. Kenneth N. McIndless	W 243 Waverly Pl.	325-0519	OWNER
8. Kenneth Reed Johnson	W 303 Waverly Pl	326-0159	owner
9. Stewart	W 404 Park Pl	328-0320	✓
10. Stewart	W 404 Park Pl	328-0320	✓
1. Ruby R. McFarley	W 514 Park Place	327-6411	✓
2. Faye C. McFarley	W 205 Waverly Pl.	326-0242	owner
3. Faye McFarley	W 203 Waverly Pl.	326-0242	owner
4. Stephen H. Mumm	W 231 Waverly Pl.	326-5469	owner
5. Mary K. Howe	W 221 Waverly Pl.	327-4854	owner
6. George B. Chubb	W 311 Waverly Pl.	325-9748	owner
7. James J. Fann	W 206 Waverly Pl.	325-0620	owner
8. Charles J. Koster	W 327 Waverly Pl.	328-4471	owner
9. Joel C. Cress	W 424 Park Pl	328-4421	owner
0.			
1.			
2.			
3.			
4.			

WE, THE UNDERSIGNED LEGAL PROPERTY OWNERS OF PROPERTIES FACING ON THE CORBIN PARK "RECTANGLE", WISH TO GO ON THE RECORD AS BEING IN FAVOR OF THE CORBIN PARK HISTORIC DISTRICT NOMINATION TO THE SPOKANE REGISTER OF HISTORIC PLACES.

[illegible]

WE, THE UNDERSIGNED LEGAL PROPERTY OWNERS OF PROPERTIES FACING
ON THE CORBIN PARK "RECTANGLE", WISH TO GO ON THE RECORD AS BEING
IN FAVOR OF THE CORBIN PARK HISTORIC DISTRICT NOMINATION TO THE
SPOKANE REGISTER OF HISTORIC PLACES.

NAME	ADDRESS	PHONE	STATUS
1. Eaulinea Brashoar	W. 603 Waverly Pl.	328-0356	Homeowner
2. Eaulinea Brashoar	W. 609 Waverly Pl.	328-0356	'
3. Robert B. Hyslop	N 2913 West Oval	327-1987	Owner
4. Ralph L. Jesick	N 2921 West Oval	325-0054	Homeowner
5. Jerry Schwab	W 230 Park Place	327-3057	OWNER
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

CPHD LIST OF HOMEOWNERS 1991

CORBIN PARK

Corbin Park

City of Spokane, 808 W. Spokane Falls
Blvd., Spokane, WA 99256-0001

WAVERLY PLACE

203 Waverly Place	McGee, Tye/Teresa
205 Waverly Place	McGee, Tye/Teresa
206 Waverly Place	LeFavour, Shawn D.
208 Waverly Place	Hastings, J. T.
211 Waverly Place	Sutherlin, Douglas M. (306 W. Park Pl., Spokane, WA 99205)
215 Waverly Place	Conlon, H. J.
221 Waverly Place	Korver, Mary C./James R.
231 Waverly Place	Mumm, Stephen/Debra
237 Waverly Place	Spitzer, Leslie N./Donna L.
243 Waverly Place	McCandless, Kenneth/Terry
303 Waverly Place	Johnson, Kenneth R. /Judith M.
305 Waverly Place	Jones, Barbara
311 Waverly Place	Chatterton, J.B.
319 Waverly Place	Nelson, Paul A.

327 Waverly Place	Preston, C. J./Sharon
403 Waverly Place	Norby, Lynn C./Janet R.
409 Waverly Pace	Becker, J. A.
425 Waverly Place	Lamanna, Gregory J./Margaret
429 Waverly Place	Krauss, Lora /Rhodes (Krauss, S. 12323 Sherman Rd., Spokane, WA 99204-9623)
433 Waverly Place	Reid, Edward M. & Sara
501 Waverly Place	Meissner, Rick A.
511 Waverly Place	Minzel, Claudia/Edwin
519 Waverly Place	Minzel, Claudia/Edwin
525 Waverly Place	Brock, J. C./S.J.
603 Waverly Place	Brashear, Lee M./Earlinia
609 Waverly Place	Brashear, Lee M. Earlinia
615 Waverly Place	Gaston, Wesley C. (N. 6516 Winston Dr. Spokane, WA 99208-4853)
621 Waverly Place	Horobiowski, Ted/Rhonda
631 Waverly Place	Equal Conc Handcp Oppor
709 Waverly Place	Arndt, Marge A./Tammy A.
711 Waverly Place	May, W. J.
717 Waverly Place	Bryant, W.W./S.D.
723 Waverly Place	Gorder, Reginald/J.A.

727 Waverly Place	Vandervert, H.E.(Jerome A. Bjordahl, N. 12849 61st Pl., Scottsdale, AZ 85254)
728 Waverly Place	Baldwin, B.L./W.(Robert H. Cooke, P. O. Box 05097,Spokane, WA 99205-0097)
732 Waverly Place	
733 Waverly Place	Noder, M.J./Helen M., 1821 6th St., Cheney, WA 99004-1933

PARK PLACE

203 Park Place	Koller, Richard
207 Park Place	Robideaux, M. J.
208 Park Place	Carpenter, Clyde W.
212 Park Place	Alfonso, Victor R.
216 Park Place	Boldt, Karl H.
222 Park Place	Johns, Chas. F.
230 Park Place	Schwab, JerryK./J.A.
234 Park Place	Simmons, John H.
306 Park Place	Sutherlin, Douglas M.
314 Park Place	Gallaher, S.R.
322 Park Place	Barclay, Pamela K.
328 Park Place	Wilson, Fred J./Sutherlin, D.M.
334 Park Place	Walter, Donald A.

404 Park Place	Slorah, Roger/Victoria
410 Park Place	Spicker, Fred A./Monica
416 Park Place	Wickwire, Frank W.
424 Park Place	Crosby, Joel R./K A.
428 Park Place	Husby, Lydia
432 Park Place	Russell, R. S.
504 Park Place	Cooney, Joseph M./Charlene
514 Park Place	McGarvey, Ruby et al.
522 Park Place	Alden, Daniel J./L.A.
528 Park Place	Davis, H., Earl
534 Park Place	Marston, Frederick Jr./Margot
538 Park Place	Walker, George E.
604 Park Place	Delange, Jeanne M.
608 Park Place	Duer, William J.
614 Park Place	Morrison, George A./Barbara
620 Park Place	Decker, Barbara
628 Park Place	McKenzie, Ronald L./Gina
704 Park Place	Donoian, Shirley H.
708 Park Place	Bryan, William D./Carolyn
714 Park Place	Corwin, Joseph/Jean

720 Park Place

Cameron, John

*Steve Simons (tenant)
mail info to Steve*

726 Park Place

Baergen, D./K.

733 Park Place

Bjorklund, Ione V.

734 Park Place

Demello, Kenneth/K

738 Park Place

Malean, Starr W./Irene

EAST OVAL

N. 2902 East Oval

Hildahl, Byron T. (N. 1919 Division,
Spokane, WA 99207-2283)

N. 2910 East Oval

Goodwin, Deborah A. Etux

N. 2916 East Oval

Rabel, Ken

N. 2926 East Oval

Tesarik, Douglas

WEST OVAL

N. 2905 West Oval

Treffrey, Robert C./Helen

N. 2913 West Oval

Hyslop, Robert B./Mattie

N. 2921 West Oval

Jessick, Ralph/Pat

N. 2925 West Oval

Procopio, Linda

CPHD LIST OF SURROUNDING PROPERTY OWNERS

NORTH ATLANTIC

2717	Atlantic	Beck, Charlotte/Dean
2721	Atlantic	Russell, Jay V. E., Etal.
2803	Atlantic	Storey, W.S. (214 E. 13th, Spokane, WA 99202-1115)
2804	Atlantic	
2807	Atlantic	McCollum, Bert
2808	Atlantic	Louie, Jack
2904	Atlantic	Cooke, Robert H./Steve V.
2910	Atlantic	Austin, Sr., Robert P.
2911	Atlantic	Townshend, D. G.
2918	Atlantic	Bambino, Glen A.
2928	Atlantic	Koerner, Lonnia A.
3004	Atlantic	Stone, David/Barbara
3010	Atlantic	Foundation For Handicapped (McDuffie M.), 829 W. Broadway Ave., Spokane, WA 99201-2186
3016	Atlantic	Overfield, William R.
3024	Atlantic	Buckley, Mary M.

WEST CLEVELAND

110 W. Cleveland	Neely, Lyle/Linda
111 W. Cleveland	Steidl, R. K.
114 W. Cleveland	Oakley, Mark R./Catherine L.
118 W. Cleveland	Galiano, James N.
122 W. Cleveland	Nichols, Merle E.
203 W. Cleveland	Hoover, Frank R./Nancy
204 W. Cleveland	Mousseau, Paul/Merrie
211 W. Cleveland	Mumm, Stephen M./Debra J.
212 W. Cleveland	Hanna, Ethel Maye
215 W. Cleveland	Hopkins, Charles/Bonita
218 W. Cleveland	McCallum, J., Etux
219 W. Cleveland	Urness, Steven A.
220 W. Cleveland	Parks, William T.
225 W. Cleveland	Turner, Clarice L.
229 W. Cleveland	McNew, Jim/Jane
232 W. Cleveland	Guerrero, R., Etal.
235 W. Cleveland	Brennick, B., Etux.
236 W. Cleveland	Maloy, Nancy J.

239 W. Cleveland	Ring, Joyce C.
240 W. Cleveland	West, Michael W.
246 W. Cleveland	Augustine, B., Etal
303 W. Cleveland	LaBelle, Richard R./Margaret
304 W. Cleveland	Morphis, Jr., R. W.
307 W. Cleveland	Higgins, F. E.
308 W. Cleveland	Cunningham, Florence J. (261 Kinderkamack Rd., Emerson, NJ 07630)
311 W. Cleveland	Bynum, Harold A.
312 W. Cleveland	Lucas, Donna J.
317 W. Cleveland	Mullen, Larry A.
318 W. Cleveland	Snyder, Jr., J. H.
323 W. Cleveland	Bickford, Ralph E.
324 W. Cleveland	Postelwait, Levi E./Erickson, M. L. (C/O Postelwait Construction Co., E. 11508 Montgomery Ave., Spokane, WA 99206)
328 W. Cleveland	Santos, Donaciano/Tiffany L./Koleen M.
402 W. Cleveland	Roy, Marvin L.
403 W. Cleveland	Conley, Michael, (N. 10503 Division, Spokane, WA 99218-1507)
407 W. Cleveland	Russell, John J., (N. 1725 Belt, Spokane, WA 99205-4039)
408 W. Cleveland	Caldwell, Carol

411 W. Cleveland	Ellingson, Laurence G. (219 E. 23rd, Spokane, WA 99203-2337)
414 W. Cleveland	Brooks, Arell
417 W. Cleveland	Huytler, John J. (P. O. Box 4451, Spokane, WA 99202-0451)
418 W. Cleveland	Clausen, Patricia
422 W. Cleveland	Williamson, Robert/B.
423 W. Cleveland	Komarek, Albert, (P. O. Box 30681, Portland, OR 97230-0681)
424 W. Cleveland	Tollefsen, Charles G.
428 W. Cleveland	Crawford, Agnes
433 W. Cleveland	Carlson, John J.
434 W. Cleveland	Silver, M. C.
438 W. Cleveland	Chandler, Tom P.
439 W. Cleveland	Sims, Robert L.
503 W. Cleveland	Coon, Steven D.
507 W. Cleveland	Polich, Dorothy
508 W. Cleveland	Dueweke, Elizabeth
511 W. Cleveland	Yenney, P./D.
514 W. Cleveland	Bierig, Arthur H., (N. 3323 Indian Bluff Rd., Spokane, WA 99204-9569)
518 W. Cleveland	Baxter, John R.

521 W. Cleveland	Curran, Alicia J. (C/O Jim Curran, 1104 W. 10th Ave., Spokane, WA 99204-3961)
522 W. Cleveland	Hitt, Kennie B., Etux
528 W. Cleveland	Farrell, J. M.
529 W. Cleveland	Crosby, Joel R./K.A.
603 W. Cleveland	Penna, Richard C.
604 W. Cleveland	Hauritz, Kim R./Jean A.
607 W. Cleveland	Van Donge, Jerry
610 W. Cleveland	Child, James R.
611 W. Cleveland	Rafferty, Roxanne
616 W. Cleveland	Murphy, John J./Mary E.
617 W. Cleveland	Morehouse, T./D.
621 W. Cleveland	Roberts, Basil A.
624 W. Cleveland	Wheeler, Willard L./B. M.
627 W. Cleveland	Grisham, Kathleen, (c/o Trust Dept., P. O. Box 01446, Spokane, WA 99210-1446)
628 W. Cleveland	Tsuchiya, Tom
633 W. Cleveland	Rothwell, Robert L.
634 W. Cleveland	Riggle, Anna
703 W. Cleveland	Flynn, G. Michael
704 W. Cleveland	Dearman, Carlton R.

707 W. Cleveland	Carlson/McDonald
708 W. Cleveland	Poole, Orville J.
711 W. Cleveland	Juel, Don N. (732 W. Montgomery, Spokane, WA 99205-4637)
714 W. Cleveland	Strong, R.A.
717 W. Cleveland	Haslam, Hubert
720 W. Cleveland	McLellan, G.A.
723 W. Cleveland	Henry, Pauline
724 W. Cleveland	Betow, Michael T., (W. 3009 Mark Ct., Spokane, WA 99208-8822)
727 W. Cleveland	Masters, Debra L.
728 W. Cleveland	Nevin, James A. (N. 5215 Greenwood Blvd., Spokane, WA 99205-6039)
729 W. Cleveland	Haga, Mark
732 W. Cleveland	Weisz, D.K./D.R.
804 W. Cleveland	Zemler, Edwin J., (Rte 2, Box 080, Medical Lake, WA 99022-9404)
813 W. Cleveland	Americas Mtg., E. 500 Monroe St., Springfield, IL 62701, also - Rupp, D./Leinweber
814 W. Cleveland	Noble, Mildred
816 W. Cleveland	Clausen, Patricia
819 W. Cleveland	Corbin Community Center, W. 827 Cleveland, Spokane, WA 99205-3316

823 W. Cleveland	Corbin Community Center, W. 827 Cleveland, Spokane, WA 99205-3316
827 W. Cleveland	Corbin Community Center
828 W. Cleveland	Nevin, Susan R., (E. 708 Bridgeport Ave., Spokane, WA 99207-2803)

WEST EUCLID

103 West Euclid	Bergland, Greg J./Kristy L.
105 West Euclid	Slorah, Roger L., (404 West Park Place, Spokane, WA 99205)
109 West Euclid	McCandless, Kenneth/Terri, (243 West Waverly Place, Spokane, Wa 99205)
110 West Euclid	McCall, Harold
115 West Euclid	Coffman, T.
116 West Euclid	Albright, M. C., (321 E. 28th Ave., Spokane, WA 99203-2503)
117 West Euclid	Holm, R. D./D. P.
121 West Euclid	Martin, Jr., Richard L.
122 West Euclid	Read & Lombardi
128 West Euclid	Maggart, Lorraine H.
134 West Euclid	Rockstrom, Steven D.
203 West Euclid	Miller, Gregory G., (N. 8028 Panorama Dr., Spokane, WA 992087-9630)
204 West Euclid	Franklund Etal.

207 West Euclid	Clary, Donald R.
208 West Euclid	Adams, Janine M.
211 West Euclid	Byrum, Jolene M.
214 West Euclid	Passmore, Lanita
217 West Euclid	Arquilla, Sam
218 West Euclid	Gould, Michael W.
221 West Euclid	Patten, Kenneth, (Route 2, Box 106H, La Feria, Tx 78559)
224 West Euclid	Seidel, Arthur, (4003 E. 13th, Spokane, WA 99202-5416)
227 West Euclid	Lundeen, Clifford
231 West Euclid	Kuhn, Carolyn J. Nutter (P.O. Box 05421, Spokane, WA 99205-0421)
237 West Euclid	Janke, David W.
303 West Euclid	Slater, S. J.
307 West Euclid	National Life Ins. Co.
313 West Euclid	Le Bret, George
323 West Euclid	Binford, Bernard
327 West Euclid	Davis, NaomiB.
333 West Euclid	Gotch, R. G./K. R.
337 West Euclid	Latham, Karolyn K.
402 West Euclid	Radcliffe, Ann

408 West Euclid	Davis, Marilyn K.
409 West Euclid	Jones, K. E./N.
411 West Euclid	Kacalek, James R.
414 West Euclid	Wilson, Dennis P.
417 West Euclid	Mauro, Diane M.
423 West Euclid	Nokes, Galen L. (W. 209 Wildrose Rd., Colbert, WA 99005)
427 West Euclid	Farlow, Kenneth
433 West Euclid	Sofio, Thomas J.
504 West Euclidi	Dewey, Alice Y.
507 West Euclid	Stein, Henry J./Betty Jo, (N. 3017 Stevens, Spokane, WA 99205-3235)
510 West Euclid	Wilson, Lynette
514 West Euclid	Stewart, Richard
515 West Euclid	Eugene, Robert
517 West Euclid	Savage, Renee L.
520 West Euclid	Maguire, Thomas S.
521 West Euclid	Irwin, Robert E.
524 West Euclid	Marlin, Kenneth L./Darbie J.
527 West Euclid	Shaw, David M.
528 West Euclid	Guthrie, Lester N.

533 West Euclid	Fredenberg, G. M.
537 West Euclid	Colliton, D. Robert, (NE 11302-36th PL. F220, Bellevue, WA 98004)
603 West Euclid	Allen, S. G./P.
604 West Euclid	Havens & Hollowell
607 West Euclid	Rumberg, Doris G.
612 West Euclid	Fox, Fred J.
613 West Euclid	Craner, D. L./M. I.
616 West Euclid	Plumb, Marjorie M.
617 West Euclid	Lahmeyer, Van, Etux
623 West Euclid	Stripes, Richard K.
624 West Euclid	Washington Trust Bank, 717 W. Sprague, Spokane, WA 99204-0419 - also - Peterson, Erik T.
627 West Euclid	McLeod, Donnalee C.
628 West Euclid	Novinsky, J., Etux.
703 West Euclid	Hulquist, Albert J./P.
706 West Euclid	Kennedy, Michael
709 West Euclid	Lamb, D. S./M. M.
713 West Euclid	Jones, Esther M.
714 West Euclid	Barnes, C. S./T. J.
717 West Euclid	Ramsey, E. W.

720 West Euclid	Roberts, R.D./D
723 West Euclid	Allen, M. M./W.M.
728 West Euclid	Stinson, Juanita
729 West Euclid	Green, J.B./M.J.
732 West Euclid	Hunt, Robert J.
733 West Euclid	VanCamp, W. Russell (1115 W. Glass, Spokane, WA 99205)
736 West Euclid	Russell, Volo E., (2721 N. Atlantic, Spokane, WA 99205-3109)
737 West Euclid	Parker, Leslie A.
814 West Euclid	Louie, Andy, (E. 162 Fairview, Spokane, WA 99207-2035)
817 West Euclid	Kounkel, Eric
820 West Euclid	Estate of Gale G. Hookum, 503 W. 13th, Spokane, WA 99204-3713
824 West Euclid	Wylie, William M., (W. 421 Shasta Way, Spokane, WA 99208-5922)

WEST FAIRVIEW

804 Fairview	Miller, Wunderlick Ilse, (E. 150 Glenn Ave., Colville, WA 99114)
808 Fairview	Held, Nancy, (SW 19176 Benfield, Portland, OR 97035)
811 Fairview	Benshoof, Robert R.

814	Fairview	Houser, James G., (Route 1, Box 281, Medical Lake, WA 99022-9538)
817	Fairview	Hester, Robert L.
818	Fairview	Rogers, Frank
823	Fairview	Trainor, Michael R./K., (SW 2330 Augusta Pl, Aloha, OR 97006)
824	Fairview	Bowman, Kevin
829	Fairview	Williams, Roy E./Regina

WEST FREDERICK

803	Frederick	McGowan, Dale R. (10602 N. College Place Dr.Spokane, WA 99218-1544)
807	Frederick	Gallagher, William J./Nadine
812	Frederick`	Anderson, Kermit E.
813	Frederick	Miller, David A.
817	Frederick	Potts, Timothy B..
827	Frederick	Halverson, Carl E.

WEST GRACE

812	W. Grace	Davis, Charles W.
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NORTH LINCOLN

3004 Lincoln	Bowman, Kevin L./J. L., (824 W. Fairview, Spokane, WA 99205
3032 Lincoln	Gaines, Tedd L.
3036 Lincoln	Pitts, Betty J., (14829 W. Burnett Rd., Nine Mile Falls, WA 99026-9712)
3040 Lincoln	Cerra, Anthony

WEST PARK PLACE

103 Park Place	Brown, A.M.
104 Park Place	Bruner, Fred D.
108 Park Place	Haas, Margarete
109 Park Place	Arnold, William Lee
114 Park Place	Ramsey, Paul, Etux.
115 Park Place	Scollard, A. J.
118 Park Place	Norton, Judith/Betty S.
121 Park Place	Rolando, Donald
124 Park Place	Lehn, J. A.

NORTH POST

2803 North Post	Freeman, P./P.
2811 North Post	Chapman, Ruth M., (700 W. 7th Ave., Spokane, WA 99204-2829)
2819 North Post	Costello, Joseph L.
3015 North Post	Miller, Wunderlick Ilse, (E. 150 Glenn Ave., Colville, WA 99114)
3103 North Post	Harper, Margaret A.
3109 North Post	Komm, K. Judd/C.
3116 North Post	Gardner, G.G. & Briggs, R.L., (N. 3120 Post, Spokane, WA 99205-2854)
3120 North Post	Prihar, Mitchell S., (718 W. Dalton, Spokane, WA 99205-4930)

NORTH STEVENS

3123 Stevens	Vaughn, Dale F.
3017 STEVENS	STEIN, HENRY J

WEST WAVERLY PLACE

101 Waverly Place	Schmid, Dr. Hellmut
104 Waverly Place	Richards, George E.
107 Waverly Place	Mosso, Emily
108 Waverly Place	Kytonen, James Albert/Alice

111 Waverly Place	Cram, Mark/Kay
115 Waverly Place	Russell, Edith M.
116 Waverly Place	Jensen, Christina
120 Waverly Place	Doree, John, S. 8521 Sagewood Ave., Spokane, WA 99223
121 Waverly Place	Petty, M. K., Etux.