

United States Department of Interior
National Park Service

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FILE COPY

National Register of Historic Places Registration Form

DT 18

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1 Name of Property

historic name CORBIN PARK HISTORIC DISTRICT

other names/site number N/A

2 Location

street & number Waverly Pl (W205-733) · Park Pl. (W203-738) W Oval ☐ not for publicationcity, town Spokane and E. Oval ☐ vicinity

state Washington code WA county Spokane code 063 zip code 99205

3 Classification

Ownership of Property

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
78	5	buildings
1	—	sites
2	1	structures
81	6	objects
		Total

Name of related multiple property listing
N/A

Number of contributing resources previously
listed in the National Register 0

4 State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In
my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet

Signature of certifying official

Washington State Office of Archaeology and Historic Preservation

State or Federal agency and bureau

9/29/92
Date

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet

Signature of commenting or other official

Date

State or Federal agency and bureau

5 National Park Service Certification

I hereby certify that this property is

- ☐ entered in the National Register
☐ See continuation sheet
☐ determined eligible for the National
Register ☐ See continuation sheet
☐ determined not eligible for the
National Register

- ☐ removed from the National Register
☐ other, (explain) _____

Signature of the keeper

Date of Action

6- Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC single dwelling
RECREATION outdoor recreation

Current Functions (enter categories from instructions)

DOMESTIC single dwelling/multiple dwelling
RECREATION outdoor recreation

7 Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman
Tudor Revival
Other. American Foursquare

Materials (enter categories from instructions)

foundation stone, brick
walls wood weatherboard, shingle
brick
roof wood shingle, composition
other other river rock

Describe present and historic 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.

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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 "bungalowoid" 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.

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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 bungalow 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.

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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

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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.

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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 polyganol 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.

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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, most 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; most 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.

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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.

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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.

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Contributing and Noncontributing Resources

For the purposes of the nomination, Corbin Park is considered a single contributing site, which contains two contributing structures (the historic basalt rest facilities) and one noncontributing structure (a nonhistoric restroom facility)

The remainder of the district includes 83 residences, of which 78 are contributing buildings and 5 are noncontributing buildings. Contributing buildings are those built during the period of significance that maintain basic integrity of form, fenestration, and general character. Noncontributing buildings are those built outside the period of significance or which have been so altered as to have lost their basic form, fenestration and general character.

The following inventory of buildings within the district identifies the properties by street address, year built (if known), style (if appropriate), evaluation (contributing or noncontributing and any ancillary information), and past owners (if known)

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ADDRESS: 203 Waverly Place

YEAR BUILT. 1904

STYLE.

EVALUATION: Non-Contributing
-Altered Historic

PAST OWNERS.

ADDRESS 205 Waverly Place

YEAR BUILT 1904

STYLE

EVALUATION: Contributing
-Altered Historic
-Siding/Porch Enclosure

PAST OWNERS:

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ADDRESS: 206 Waverly Place

YEAR BUILT: 1904

STYLE: Bungaloid

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:
-Judge Charles W. Greenough (Vivian)
(Resident at least 1925 to 1940.)

ADDRESS: 208 Waverly Place

YEAR BUILT: 1909

STYLE: Bungaloid

EVALUATION: Contributing

PAST OWNERS:
-F. B. Wright, Wild Rose Orchard Co

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ADDRESS: 211 Waverly Place

YEAR BUILT: 1904

STYLE: Dutch Colonial

EVALUATION: Contributing

PAST OWNERS:

-Albert B. Freeman, cigar wholesaler. (1904.)

ADDRESS: 215 Waverly Place

YEAR BUILT: 1909

STYLE: Bungaloid

EVALUATION: Contributing

PAST OWNERS:

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ADDRESS: 221 Waverly Place

YEAR BUILT: 1909

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

PAST OWNERS:

-Carl Uhden, electrical engineer, designed Long Lake Dam and power plant for Washington Water Power.

-Home reputed to be first home in Spokane heated entirely by electricity.

ADDRESS: 231 Waverly Place

YEAR BUILT: 1908

STYLE: Arts & Crafts
Bungaloid

EVALUATION: Contributing

PAST OWNERS:

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ADDRESS: 237 Waverly Place

YEAR BUILT: 1940

STYLE: Tudor Cottage

EVALUATION: Contributing

PAST OWNERS.

- Property was originally a "truck garden" for Charles Uhden at 243 Waverly Place.
 - Doctor Ray A. Pellow. (1945)
 - Knox Presbyterian Church
-

ADDRESS: 243 Waverly Place

YEAR BUILT: 1909

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

- Charles Uhden (Helene), President/Manager-Charles Uhden, Inc. (1909).
- Hannie Uhden Yeomans, daughter of Charles Uhden, married Jay A. Yeomans, see 720 Park Place

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ADDRESS: 303 Waverly Place
YEAR BUILT: 1955
STYLE: Late Colonial Revival
EVALUATION: Non-Contributing
-Siding

PAST OWNERS:

-George Johnson, son of John Johnson, see 319 and 327 Waverly Place.

ADDRESS. 305 Waverly Place
YEAR BUILT: 1914
STYLE: Craftsman
EVALUATION: Contributing

PAST OWNERS:

-John H. Mower, Mower & Flynn Dry Goods

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ADDRESS: 311 Waverly Place
YEAR BUILT: 1912
STYLE: Craftsman Bungaloid
EVALUATION: Contributing

PAST OWNERS:

ADDRESS. 319 Waverly Place
YEAR BUILT: 1905
STYLE: Craftsman
EVALUATION: Contributing

PAST OWNERS:

- Doctor Olaf T. Melde (1905).
- John Johnson, formed Johnson-Bungay Fuel Co with Roy Bungay of 511 Waverly Place. (1916.)

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ADDRESS: 327 Waverly Place

YEAR BUILT: 1907

STYLE: Eclectic

EVALUATION: Contributing

PAST OWNERS:

-Mr. Lantry, Northern Pacific Trainmaster. (1907.)

ADDRESS: 403 Waverly Place

YEAR BUILT: 1901

STYLE: Tudor

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-T. D. Rockwell, Attorney. (1901.)

-Theodore T. Budwin (Leal G.), Manager, Parisienne Cloak & Suit Shop.

(1930).

-Second house built on the park.

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ADDRESS: 409 Waverly Place

YEAR BUILT: 1902

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Fred Kiesling, Manager-Inland Cracker/Tru-Blu Baking Co Fred
Kiesling family resided from 1902 to 1952. Katherine Kiesling
VanMeter and family resided to 1958.

ADDRESS: 425 Waverly Place

YEAR BUILT: 1909

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Judson W Cook, Washington Mill Co. One of the "Lumberman's Row"
homes.

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ADDRESS: 429 Waverly Place

YEAR BUILT. 1909

STYLE: American Foursquare
Colonial Revival
Details

ARCHITECT: C. Ferns White
(not-verified)

EVALUATION: Contributing

PAST OWNERS:

-W. Ward Wooster, President-Springton Lumber Co. One of the
"Lumberman's Row" homes.

ADDRESS: 433 Waverly Place

YEAR BUILT. 1908

STYLE: American Foursquare

ARCHITECT. Hallet and Rawson

EVALUATION: Contributing

PAST OWNERS.

-Abner J Wilson, Fidelity Lumber Co. One of the "Lumberman's Row"
homes

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ADDRESS: 501 Waverly Place

YEAR BUILT: 1906

STYLE: Gable Front Vernacular
Craftsman Details

EVALUATION: Contributing

PAST OWNERS:

-Burton L. Willis, President-Fidelity Lumber Co. One of the
"Lumberman's Row" homes. His widow and their son, Morris Willis,
lived here for many years and were the proprietors of Spokane
Radio. Co. See 2905 W. Oval.

ADDRESS: 511 Waverly Place

YEAR BUILT. 1904

STYLE: American Foursquare
Colonial Revival Details

EVALUATION: Contributing

PAST OWNERS:

-Roy Bungay, Assist. Manager Corbin's Washington State Sugar Co.,
later formed Johnson-Bungay Fuel Co. with John Johnson of 319
Waverly Place

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ADDRESS: 519 Waverly Place

YEAR BUILT: 1907

STYLE:

EVALUATION: Non-Contributing
-Altered Historic

PAST OWNERS:

-Was originally horseless carriage house or servants' building for
525 Waverly Place.

ADDRESS: 525 Waverly Place

YEAR BUILT: 1902

STYLE: Craftsmen Bungalow

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing
-Altered Historic
-Enclosed Back Porch
-Partially Enclosed Front Porch

PAST OWNERS:

-George W. Fox, Proprietor-Los Angeles Wine Co. (1902 to 1906.)
-Doctor W. Owen Wisner (Susie L.). (Resident 1915 to 1942.)
-Third house built on the Park.

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ADDRESS: 603 Waverly Place
YEAR BUILT: 1927
STYLE: Craftsman Bungalow
EVALUATION: Contributing

PAST OWNERS:

- Seymour Birch excavated site for a basement in 1907 to build home.
It was never constructed. See 609 Waverly Place.
 - William P. Ulrich (Belle M.), Durkin & Ulrich Recreation (Cardroom).
(Resident at least 1927 to 1935.)
-

ADDRESS: 609 Waverly Place
YEAR BUILT. 1909
STYLE:
EVALUATION: Contributing
-Altered Historic

PAST OWNERS.

- Built as carriage house for Seymour Birch. Birch lived in the
carriage house 1910 - 1911. See 603 Waverly Place.
- William Ullrich - see 603 Waverly Place.

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ADDRESS: 615 Waverly Place

YEAR BUILT: 1907

STYLE:

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Frank T. Miles, son-in-law of Seymour Birch. (1907.)

-Doctor T. C. Barnhart. (1930.)

ADDRESS: 621 Waverly Place

YEAR BUILT: 1902

STYLE: American Foursquare
Craftsman Details

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-Seymour Birch, real estate business. (1902.) See 603, 609, and
615 Waverly Place.

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ADDRESS: 631 Waverly Place

YEAR BUILT. 1909

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

ADDRESS: 709 Waverly Place

YEAR BUILT: 1902

STYLE: Queen Anne

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Harry J. Skinner (Ella W.), builder & contractor. Associate of D. C.
Corbin - had been Supt. of bridges & building on the Spokane Falls &
Northern Railway for Corbin.

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ADDRESS: 711 Waverly Place

YEAR BUILT: 1910

STYLE: Bungaloid

ARCHITECT: H. J. Skinner/
W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Harry J. Skinner (Ella W.), builder/contractor. Associate of D. C.
Corbin - had been Supt. of bridges & building on the Spokane Falls &
Northern Railway for Corbin. (1910-1925.)

ADDRESS: 717 Waverly Place

YEAR BUILT: 1909

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-J. E. Reisinger, Manager-Fidelity Lumber Co. (1909.)
-Fordyce C. Farr, Manager-Traction Street Car Co., Supt.-Spokane
Traction Co. (1912.)
-Richard T. Hargreaves, Principal, North Central High School, Pres.,
Eastern Washington College of Education. (1917.)

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 27

ADDRESS: 723 Waverly Place

YEAR BUILT: 1909

STYLE: Bungalow

EVALUATION: Contributing

PAST OWNERS:

-F. L. Prescott, real estate. (1915.)

ADDRESS: 727 Waverly Place

YEAR BUILT: 1909

STYLE:

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-Allen H. Flood, President-Broadview Dairy.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 28

ADDRESS: 733 Waverly Place

YEAR BUILT: 1910

STYLE: Craftsman

EVALUATION: Contributing

-Altered Historic

-Windows

-Siding

PAST OWNERS:

ADDRESS: 732 Waverly Place

YEAR BUILT: 1927

STYLE: Craftsman Bungalow

EVALUATION: Contributing

PAST OWNERS:

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Continuation SheetSection number 7 Page 29

ADDRESS. 728 Waverly Place

YEAR BUILT. 1909

STYLE. Gable Front
VernacularEVALUATION: Contributing
-Altered Historic
-Porch

PAST OWNERS:

ADDRESS: 2905 West Oval

YEAR BUILT: 1921

STYLE: Bungalow

EVALUATION: Contributing

PAST OWNERS:

-R. E. Horton, lumber company executive.

-Morris Willis, Spokane Radio Company. See 501 Waverly Place

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 30

ADDRESS: 2913 West Oval

YEAR BUILT: 1904

STYLE: Colonial Revival

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing
-Altered Historic
-Dormer Windows & Verandah

PAST OWNERS:

-W. W. Hyslop, Architect
-Robert B. Hyslop, Structural Engineer, son of W. W. Hyslop, grand-
son of H. J. Skinner. See 709 Waverly Place.

ADDRESS: 2921 West Oval

YEAR BUILT: 1912

STYLE: Bungalowoid

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:

-Arthur E. Peterson, Supt. City Crematory, Owner-C. M. Fassett Co.,
Chemists and Assayers

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 31

ADDRESS: 2925 West Oval

YEAR BUILT: 1923

STYLE: Bungalow

EVALUATION: Contributing
-Altered Historic
-Windows, Porch Enclosure

PAST OWNERS:

ADDRESS: 738 Park Place

YEAR BUILT: 1908

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Fred Slee, daughter Betty. Family possibly related to J. W. Graham
(Betty possibly his grand-daughter). Also possibly related to Rev.
Havermale.

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Continuation SheetSection number 7 Page 32

ADDRESS: 734 Park Place

YEAR BUILT: 1910

STYLE: Dutch Colonial
Revival

EVALUATION: Contributing

PAST OWNERS:

- John T. Wright, Conductor-O. W. R. & N. (1910.)
 - Roderick W. Jones (E. Lucille) Assistant Cashier-Old National Bank.
(1940).
-

ADDRESS: 733 Park Place

YEAR BUILT: 1905

STYLE: Dutch Colonial
Revival

EVALUATION: Contributing

- Altered Historic
- Porch

PAST OWNERS:

- Ulysses F. Hawk, Presiding Elder, Spokane District, M E. Church.
(1905.)

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 33

ADDRESS: 726 Park Place

YEAR BUILT: 1904

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Albert J. Simpich, County Supt. of Schools. (1911.)

ADDRESS: 720 Park Place

YEAR BUILT: 1904

STYLE: Cross-Gabled
Vernacular

EVALUATION: Contributing

PAST OWNERS:

-Jay A. Yeomans, (Hannie Uhden), Assistant Cashier (V.P.)-Old National Bank. (1906.) Jay was teller in 1904, died 1918. Widow Mrs. H. U. Yeomans and daughter, Helen, then moved to the Uhden family home at 243 Waverly Place. She and her widowed sister, Gretchen Nelson, lived alone there until after 1945.

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ADDRESS: 714 Park Place

YEAR BUILT: 1910

STYLE: Craftsman

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-George Chandler, Foreman-Northern Pacific Railway.

-Lowell C. Bradford, Director of Band/Orchestra at North Central
High School. (1930.)

ADDRESS: 708 Park Place

YEAR BUILT: 1910

STYLE: American Foursquare

EVALUATION: Contributing

PAST OWNERS:

-Rev. William Hindley, Pastor-Pilgrim Congregational Church

Spokane Mayor Mar 1911-Nov. 1918, Commissioner Public Affairs
(1910)

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Continuation Sheet**

Section number 7 Page 35

ADDRESS: 704 Park Place

YEAR BUILT: 1909

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

PAST OWNERS:

- Frank C. Pearl (Helen), Deputy County Engineer. (1909.)
 - Charles D. McBean, Dentist, daughter married Harry Lantry, well-known Spokane radio announcer. (1930.)
-

ADDRESS: 628 Park Place

YEAR BUILT: 1908

STYLE: Tudor

ARCHITECT: Ballard Plannery

EVALUATION: Contributing

PAST OWNERS:

- Emmett M. Robinson (Carrie), Manager Moler Barber College (built house). (1908, 1909.)
- Eben E. Palmer (Carrie), Treasurer-Spokane, Portland, & Seattle Railway. (Resident at least 1913 to 1919.)
- Charles T. McDonald (Jennie), Attorney, daughter June was Spokane tennis champion & married Judge Greenough. (Resident at least 1920 to 1939.)

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Continuation Sheet**

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ADDRESS: 620 Park Place

YEAR BUILT: 1922

STYLE: Mediterranean
Eclectic

EVALUATION: Contributing

PAST OWNERS:

ADDRESS: 614 Park Place

YEAR BUILT: 1914

STYLE: Bungalow

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-A. Cleveland Elbert, Dept. Manager-Culbertson's Store. (1914.)

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ADDRESS: 608 Park Place

YEAR BUILT: 1914

STYLE: Craftsman

EVALUATION: Contributing
-Altered Historic

PAST OWNERS:

ADDRESS: 604 Park Place

YEAR BUILT: 1921

STYLE: Craftsman Bungalow

EVALUATION: Contributing
-Altered Historic

PAST OWNERS:

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ADDRESS: 538 Park Place

YEAR BUILT: 1907

STYLE: Gable Front
Vernacular

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:
-Mr. Wurzburg, Bell Furniture Co.

ADDRESS: 534 Park Place

YEAR BUILT: 1909

STYLE:

EVALUATION: Contributing
-Altered Historic
-Porch
-Entry

PAST OWNERS
-T. W. Baird, Dentist. (1930.)

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ADDRESS: 528 Park Place

YEAR BUILT: 1912

STYLE: Bungaloid

EVALUATION: Contributing

PAST OWNERS:

-Harry Gaines, associate of grocery wholesaler, McClintock Trunkey.

ADDRESS: 522 Park Place

YEAR BUILT 1921

STYLE: Bungalow

EVALUATION. Contributing

-Altered Historic

-Siding

-Porch

PAST OWNERS.

-Ed McGoldrick, McGoldrick Lumber Co. (1921)

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Section number 7 Page 40

ADDRESS: 514 Park Place

YEAR BUILT: 1912

STYLE: Tudor

EVALUATION: Contributing

PAST OWNERS:

-Charles A. Fleming (Cora), Mayor of Spokane and Commissioner of Public Utilities, mayoral terms Jan. 1916-Jan. 1918 & Jan. 1920-Jan. 1927.

-George M. Rasque (Blanche), Architect. Firm designed schools throughout Eastern Washington, Oregon, Idaho, and Montana.

ADDRESS: 504 Park Place

YEAR BUILT: 1904

STYLE: Colonial Revival

EVALUATION: Contributing

PAST OWNERS:

-William A. Watson (Lillian H.), Proprietor/Optician-King Optical Co. (1904.)

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Section number 7 Page 4J

ADDRESS. 432 Park Place

YEAR BUILT: 1906

STYLE. Craftsman

EVALUATION. Contributing

PAST OWNERS:

-Ellery R. Fosdick, West Point graduate. Reo-Chalmers Auto Agency
one of the early auto agencies in Spokane), also with Columbia
Garage, Hodgins- Fosdick Motor Co., and Sunset Motors. (Resident at
least 1912 to 1919.)

ADDRESS. 428 Park Place

YEAR BUILT: 1936

STYLE: Bungalow

EVALUATION: Contributing

PAST OWNERS:

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ADDRESS: 424 Park Place

YEAR BUILT: 1909

STYLE: Tudor

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Thomason Family from 1915 until 1988.

ADDRESS: 416 Park Place

YEAR BUILT: 1931

STYLE: Bungalow

EVALUATION: Contributing

-Altered

-Siding

PAST OWNERS:

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ADDRESS: 410 Park Place

YEAR BUILT: 1931

STYLE: Bungaloid

EVALUATION: Contributing

PAST OWNERS:

-One time parsonage for Salem Lutheran Church.

ADDRESS: 404 Park Place

YEAR BUILT: 1909

STYLE: Craftsman

EVALUATION: Contributing

-Altered Historic

-Porch

-Porch Posts

PAST OWNERS.

-James H. Corwin, Conductor-Great Northern Railway (1909)

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ADDRESS: 334 Park Place

YEAR BUILT: 1909

STYLE: Bungaloid

ARCHITECT W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-W. H. Heylman, agent-Goble, Pratt, & Robinson Furniture Co. (1912.)

ADDRESS: 328 Park Place

YEAR BUILT: 1908

STYLE:

EVALUATION: Contributing

-Altered Historic

-Porch Enclosure

PAST OWNERS:

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Section number 7 Page 45

ADDRESS: 322 Park Place

YEAR BUILT: 1912

STYLE: American Foursquare
Craftsman Detail

EVALUATION: Contributing

PAST OWNERS:

- D. W. Leggett, Spokane Ornamental Iron Works. (1912.)
 - Richard D. Flynn, President/Treasurer-Mower & Flynn Dry Goods (1930.)
-

ADDRESS: 314 Park Place

YEAR BUILT: 1903

STYLE: Dutch Colonial
Craftsman Detailing

EVALUATION: Contributing

PAST OWNERS.

- Judge William A. Huneke (Grace). Superior Court Judge.

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Continuation Sheet**

Section number 7 Page 46

ADDRESS: 306 Park Place

YEAR BUILT: 1907

STYLE:

EVALUATION: Contributing

-Altered Historic

-Porch Enclosure

-Additions

PAST OWNERS:

-Doctor E. P. Condon. (1930.)

ADDRESS: 234 Park Place

YEAR BUILT: 1908

STYLE: Shingle Style
Influence

EVALUATION: Contributing

PAST OWNERS:

-Frank D. Allen, Attorney. (1908.)

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ADDRESS: 230 Park Place

YEAR BUILT. 1907

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS.

-C. Loren Cook, Supt.-Washington Mill. (1907.)

ADDRESS. 222 Park Place

YEAR BUILT: 1906

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

-Altered Historic
-Gable

PAST OWNERS.

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ADDRESS: 216 Park Place

YEAR BUILT: 1903

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

PAST OWNERS:

ADDRESS: 212 Park Place

YEAR BUILT: 1904

STYLE: Bungalow

ARCHITECT: C. Ferris White

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-Harry J. Vincent. (1904).

-John Shaw (Ruth), Vice-Principal at North Central High School,
Principal of Havermale Jr. High School, Supt. of Schools-Wenatchee
& Spokane. (1930.)

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Continuation Sheet**

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ADDRESS: 208 Park Place

YEAR BUILT: 1903

STYLE: Gable Front
Bungaloid

EVALUATION: Contributing

PAST OWNERS:

-Ellis L. Bloom (Anna B.), Washington Trust Bank & Farm Mortgage
Security. (Bloom family resided here at least 1903 to 1952.)

ADDRESS: 207 Park Place

YEAR BUILT: 1905

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Green family resided here 1908 until approximately 1952.)

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ADDRESS: 203 Park Place

YEAR BUILT: 1910

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS.

ADDRESS: 2926 East Oval

YEAR BUILT: 1908

STYLE: Shingle Style
Influence

ARCHITECT: Cutter & Malmgren

EVALUATION: Contributing

PAST OWNERS:

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ADDRESS: 2916 East Oval
YEAR BUILT: 1916
STYLE: Tudor Influenced
EVALUATION: Contributing

PAST OWNERS:

ADDRESS: 2910 East Oval
YEAR BUILT: 1946
STYLE: Gable Front
Vernacular
EVALUATION: Non-Contributing

PAST OWNERS:

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ADDRESS: 2902 East Oval

YEAR BUILT: 1946

STYLE: Late Colonial
Revival

EVALUATION: Non-Contributing

PAST OWNERS:

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☒ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Landscape Architecture
Community Planning and Development
Architecture

Period of Significance
1899-1942

Significant Dates
N.A.

Cultural Affiliation

N/A

Significant Person

Corbin, D C.

Architect/Builder

Hyslop, Henry, Ballard, William, Cutter,
Kirtland, White, Ferris, Olmsted Brothers

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above

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

☒ See continuation sheet

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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."

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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 for owner occupancy 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.

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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.

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.

9. Major Bibliographical Reference

See Continuation Sheet

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings
- Survey # _____
- ☐ recorded by Historic American Engineering
- Record # _____

☐ See continuation sheet

Primary location of additional data

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Specify repository _____

10. Geographical Data

Acreage of property 35

UTM References

A	11	468300	5281220
	Zone	Easting	Northing
C	11	469050	5281100
	Zone	Easting	Northing

B	11	469050	5281220
	Zone	Easting	Northing
D	11	468300	5281100
	Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

See continuation sheet

☒ See continuation sheet

Boundary Justification

See continuation sheet

☒ See continuation sheet

11 Form Prepared By

Name/Title	Mac McCandless, Chairman, Historic District Nominating Committee
organization	Corbin Park Homeowners Association
street & number	243 Waverly Place
city or town	Spokane
date	July, 1991
telephone	
state	WA
zip code	99205

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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

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VERBAL BOUNDARY DESCRIPTION AND JUSTIFICATION

Description.

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.

Justification:

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

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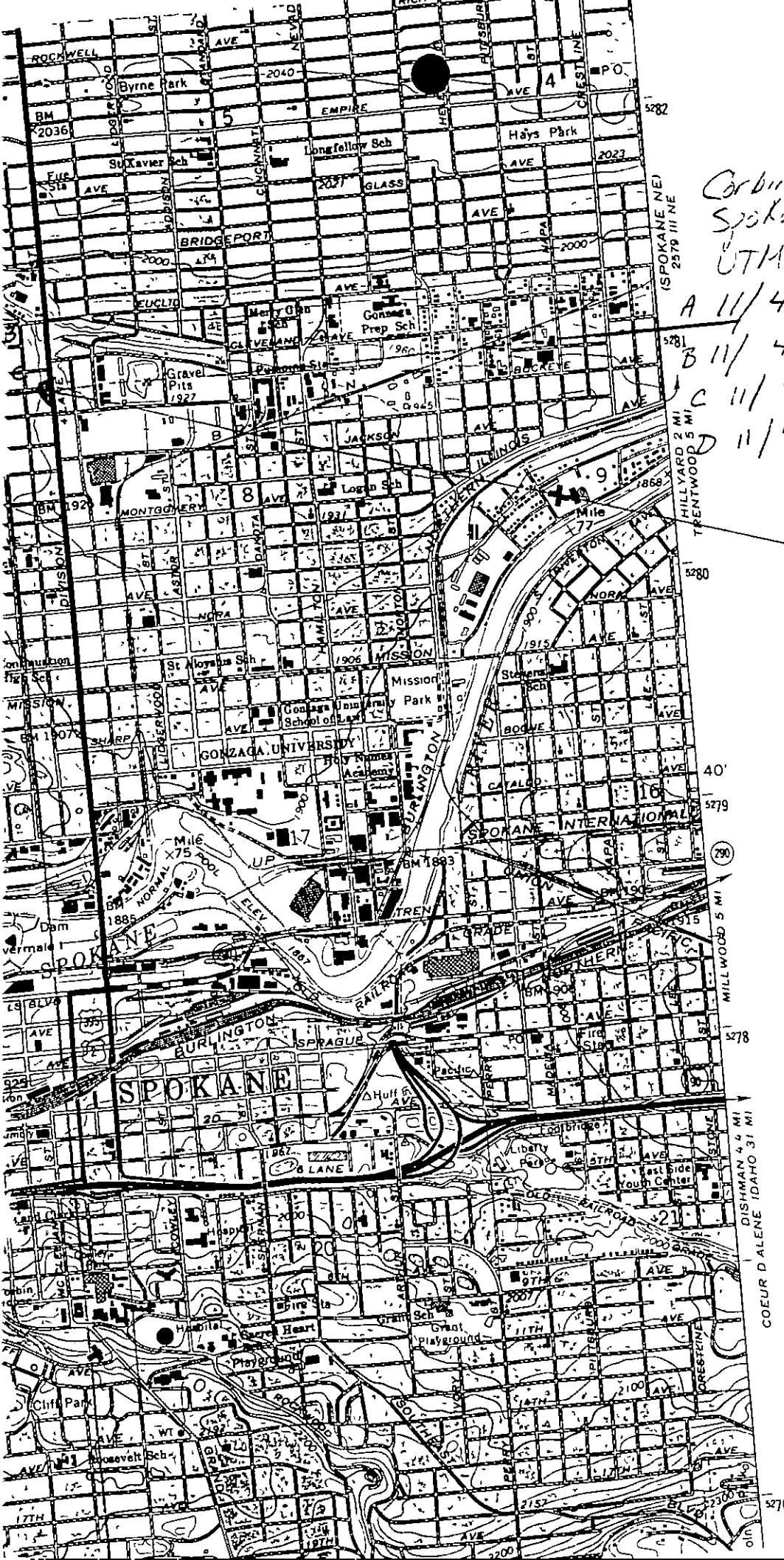
National Register of Historic Places Registration Form

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BOUNDARY JUSTIFICATION CONTINUED:

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.

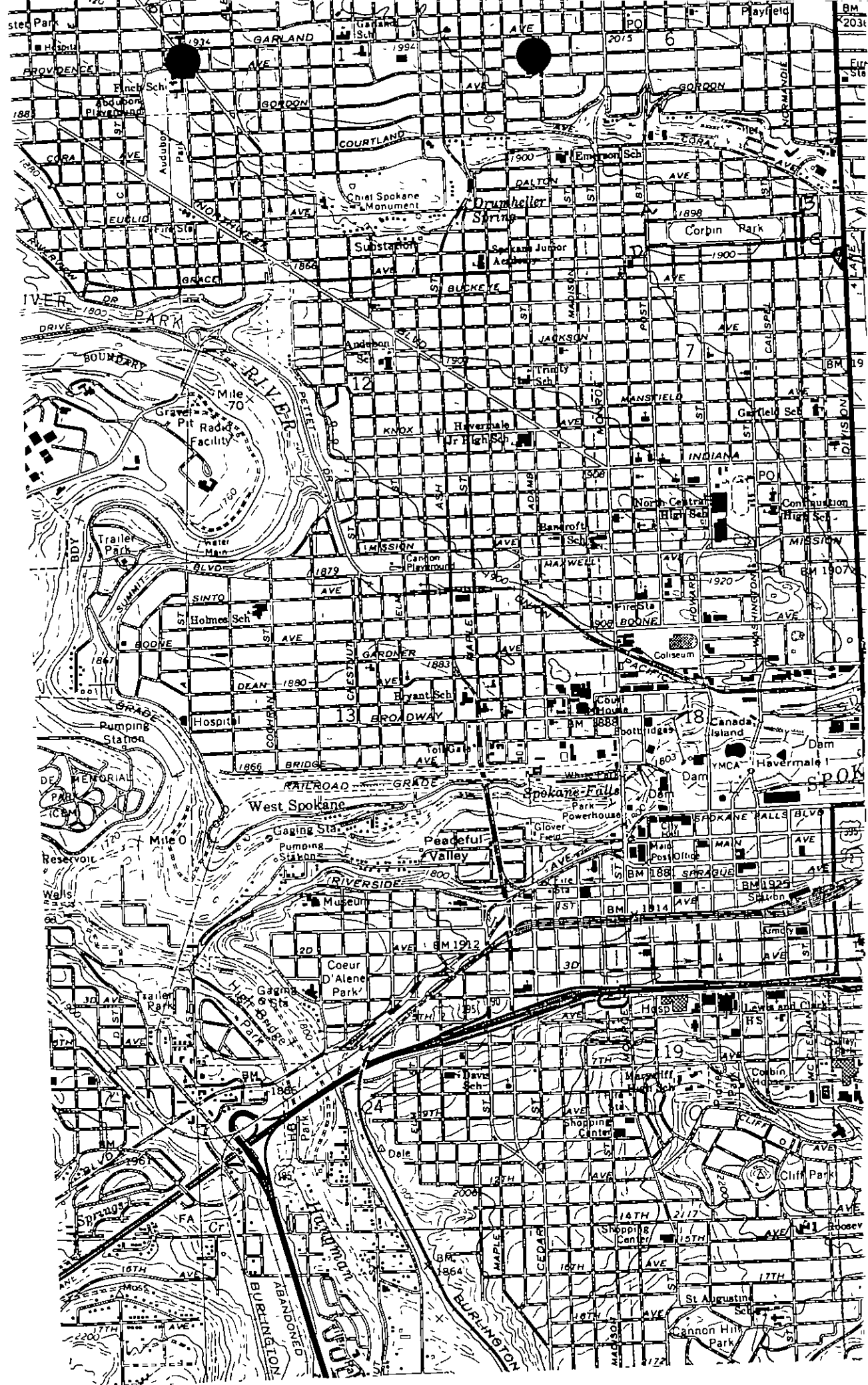
The properties at 2912, 2914, 2916, and 2920 Post, while reflecting era development are not included in the District since they are judged as "Post Street Oriented" rather than "Corbin Park Oriented"

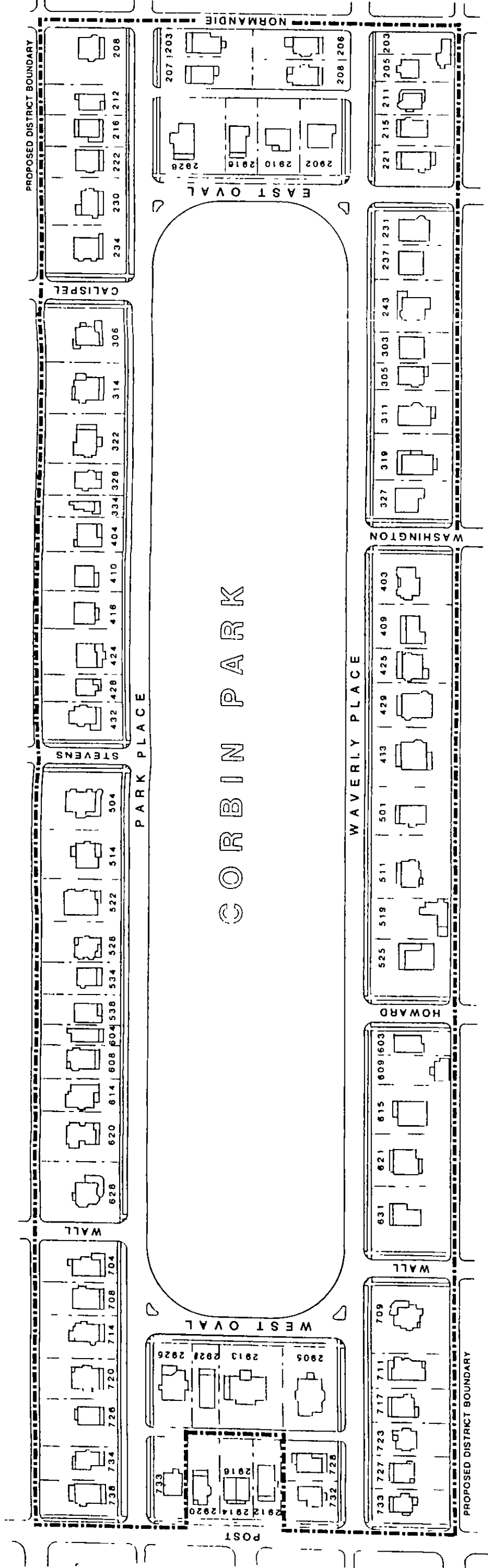


Corbin Park High - Dist. T
Spokane, Sp. Land Co., ID
UTM References

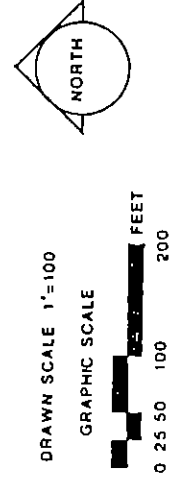
- A 11/468300/5281220
- B 11/469050/5281220
- C 11/469050/5281100
- D 11/468300/5281100

COEUR D'ALENE IDAHO 31 MI

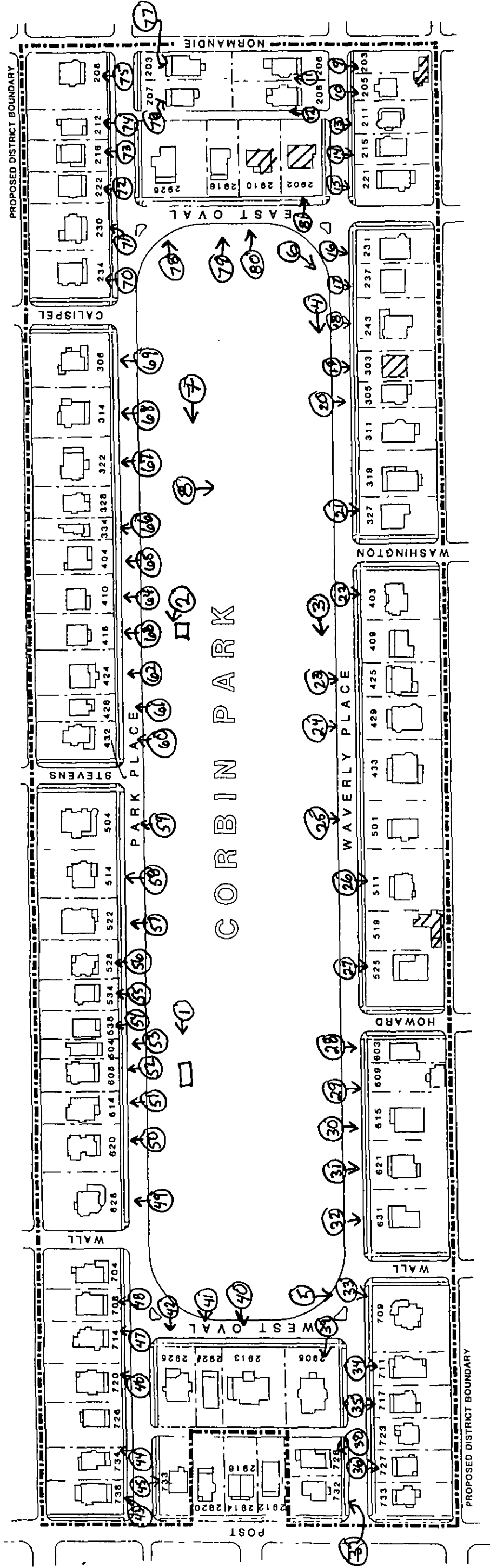




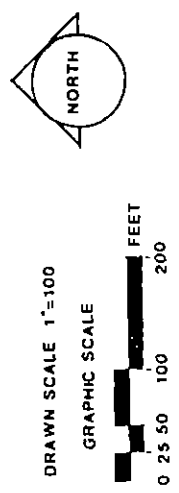
PROPOSED
CORBIN PARK HISTORIC DISTRICT
CORBIN PARK HOMEOWNERS ASSOCIATION



© 1979 R B Hyslop P E - Redrawn May 1991 Mac McCandless AIA



PROPOSED
CORBIN PARK HISTORIC DISTRICT
CORBIN PARK HOMEOWNERS ASSOCIATION



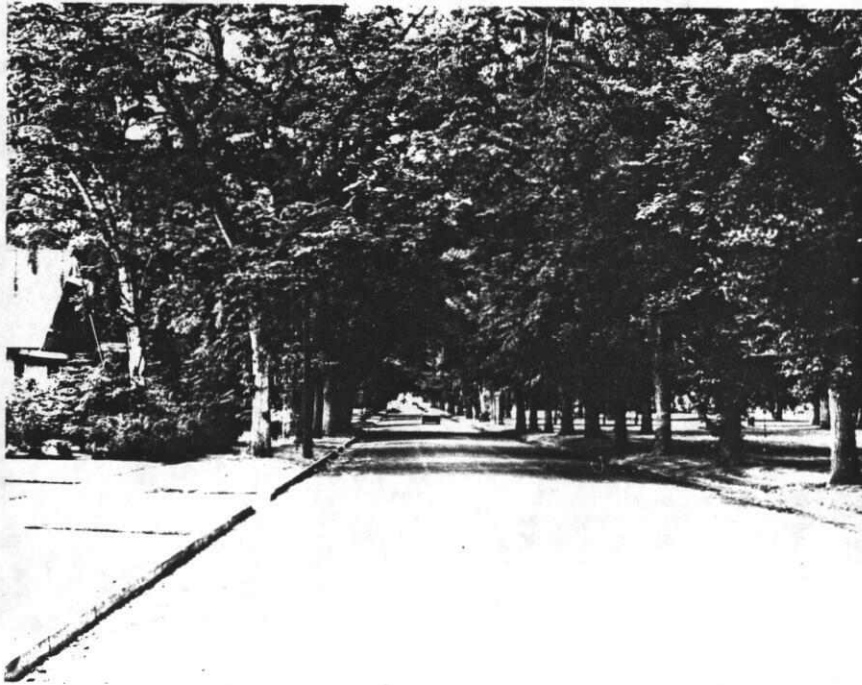
© 1979 RB Hyslop PE - Redrawn May 1991 Mac McGinness A LA

- ① = photo view
- = contributing
- ▨ = non-contributing

SELECTED AREA PHOTOS

SECTION 14

"Lumberman's Row" - 425
thru 501 Waverly Place

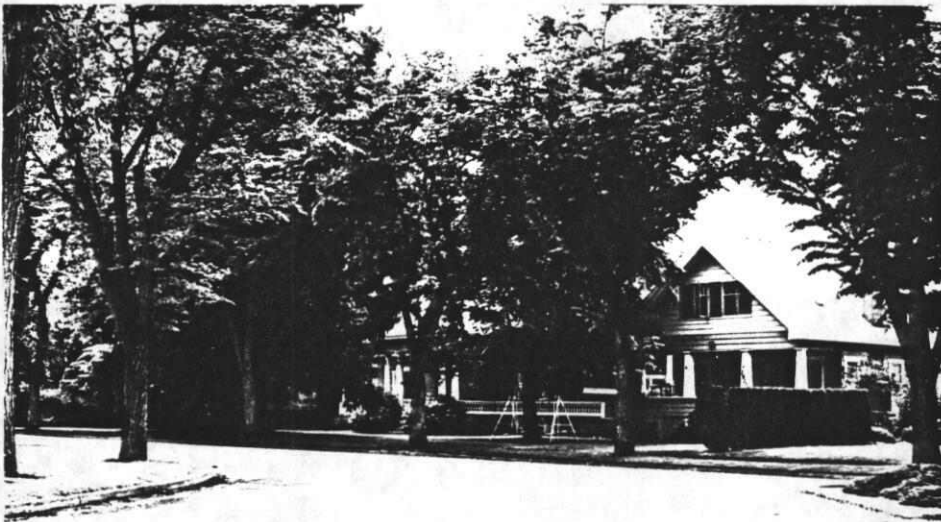


Looking west down Waverly
Place from 243 Waverly Place

Perimeter foot path - Corbin Park
looking west down Waverly Place

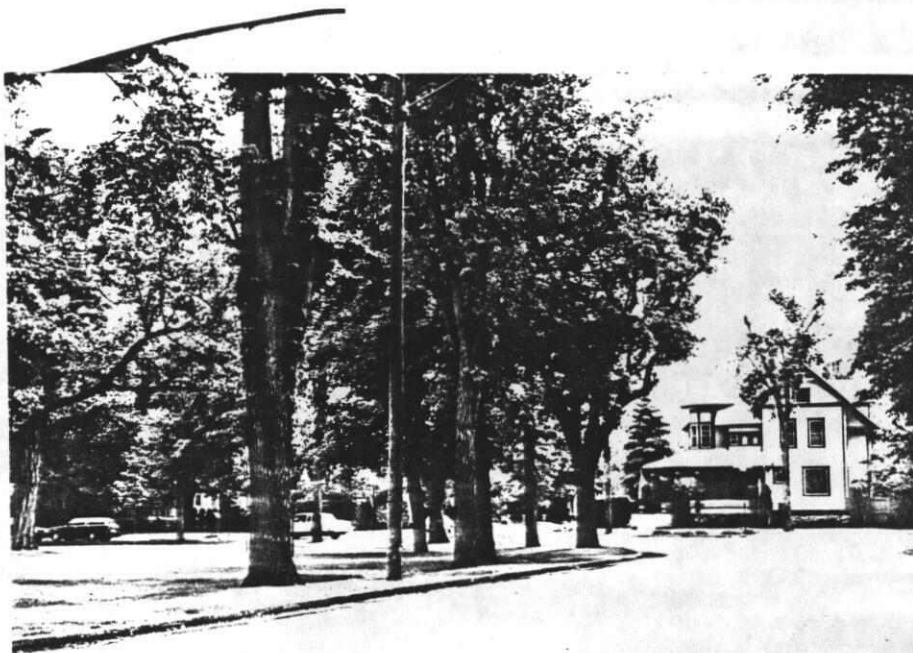


Looking west down Park
Place from 314 Park Place



Looking southwest at 2913 &
2921 West Oval from Park Place

Looking south down West Oval
at 709 Waverly Place



Looking southwest at 231, 237
& 243 Waverly Place from East
Oval



Looking southeast at Washington
St./Waverly Place intersection.
327 Waverly Place on corner

Looking north from Washington
St. approach





Looking west through Corbin Park's
longitudinal axis from East Oval



Looking south at 319 Waverly Place
through Corbin Park from Park Place

In addition to...

CORBIN PARK HISTORIC DISTRICT HOME SURVEY

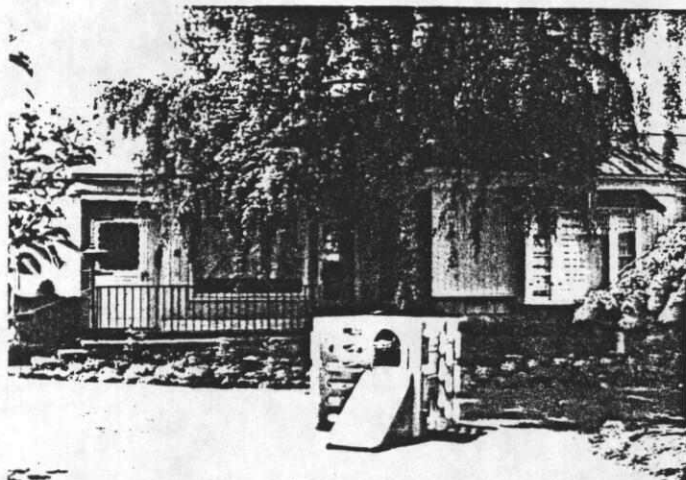
ADDRESS: 203 Waverly Place

YEAR BUILT: 1904

STYLE:

EVALUATION: Non-Contributing
-Altered Historic

PAST OWNERS:



ADDRESS: 205 Waverly Place

YEAR BUILT: 1904

STYLE:

EVALUATION: Contributing
-Altered Historic
-Siding/Porch Enclosure

PAST OWNERS:



ADDRESS: 206 Waverly Place

YEAR BUILT: 1904

STYLE: Bungaloid

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-Judge Charles W. Greenough (Vivian)
(Resident at least 1925 to 1940.)



ADDRESS: 208 Waverly Place

YEAR BUILT: 1909

STYLE: Bungaloid

EVALUATION: Contributing

PAST OWNERS:

-F. B. Wright, Wild Rose Orchard Co.



ADDRESS: 211 Waverly Place

YEAR BUILT: 1904

STYLE: Dutch Colonial

EVALUATION: Contributing

PAST OWNERS:

-Albert B. Freeman, cigar wholesaler. (1904.)



ADDRESS: 215 Waverly Place

YEAR BUILT: 1909

STYLE: Bungaloid

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 221 Waverly Place

YEAR BUILT: 1909

STYLE: Gable Front
Vernacular

EVALUATION: Contributing



PAST OWNERS:

-Carl Uhden, electrical engineer, designed Long Lake Dam and power plant for Washington Water Power.

-Home reputed to be first home in Spokane heated entirely by electricity.

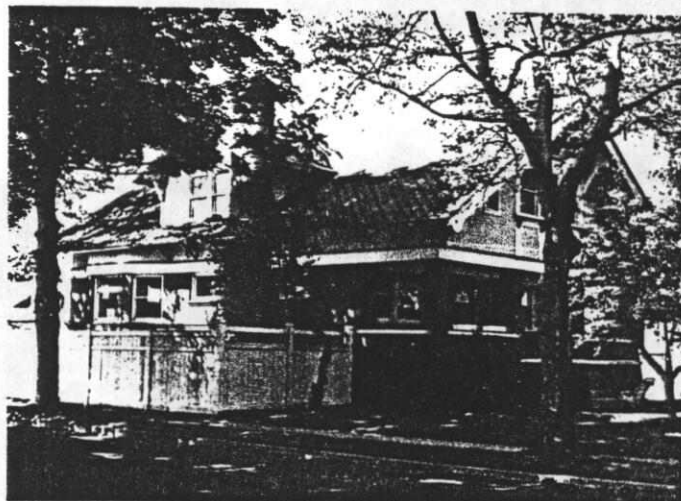
ADDRESS: 231 Waverly Place

YEAR BUILT: 1908

STYLE: Arts & Crafts
Bungaloid

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 237 Waverly Place
YEAR BUILT: 1940
STYLE: Tudor Cottage
EVALUATION: Recent Compatible



PAST OWNERS:

- Property was originally a "truck garden" for Charles Uhden at 243 Waverly Place.
- Doctor Ray A. Pellow. (1945.)
- Knox Presbyterian Church.

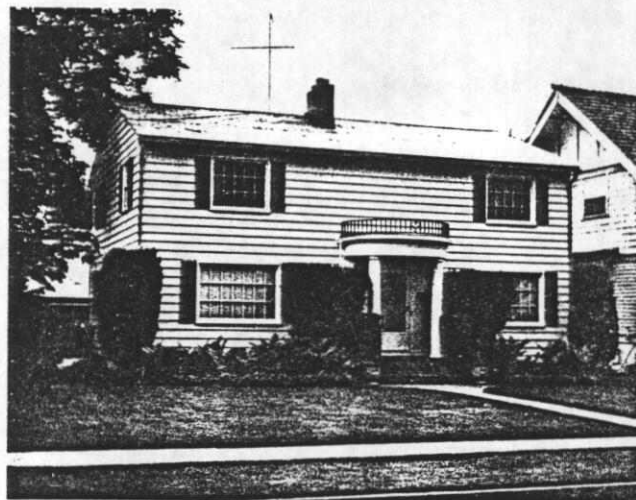
ADDRESS: 243 Waverly Place
YEAR BUILT: 1909
STYLE: Craftsman
EVALUATION: Contributing



PAST OWNERS:

- Charles Uhden (Helene), President/Manager-Charles Uhden, Inc. (1909).
- Hannie Uhden Yeomans, daughter of Charles Uhden, married Jay A. Yeomans, see 720 Park Place.

ADDRESS: 303 Waverly Place
YEAR BUILT: 1955
STYLE: Late Colonial Revival
EVALUATION: Non-Contributing
-Siding



PAST OWNERS:
-George Johnson, son of John Johnson, see 319 and 327 Waverly Place.

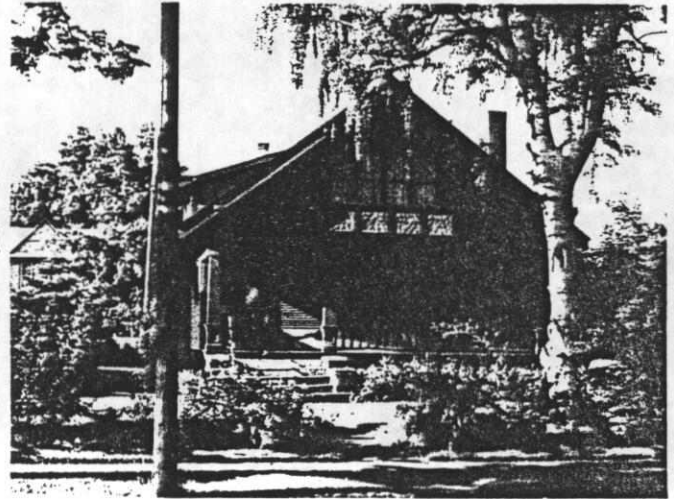
ADDRESS: 305 Waverly Place
YEAR BUILT: 1914
STYLE: Craftsman
EVALUATION: Contributing



PAST OWNERS:
-John H. Mower, Mower & Flynn Dry Goods

ADDRESS: 311 Waverly Place
YEAR BUILT: 1912
STYLE: Craftsman Bungaloid
EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 319 Waverly Place
YEAR BUILT: 1905
STYLE: Craftsman
EVALUATION: Contributing



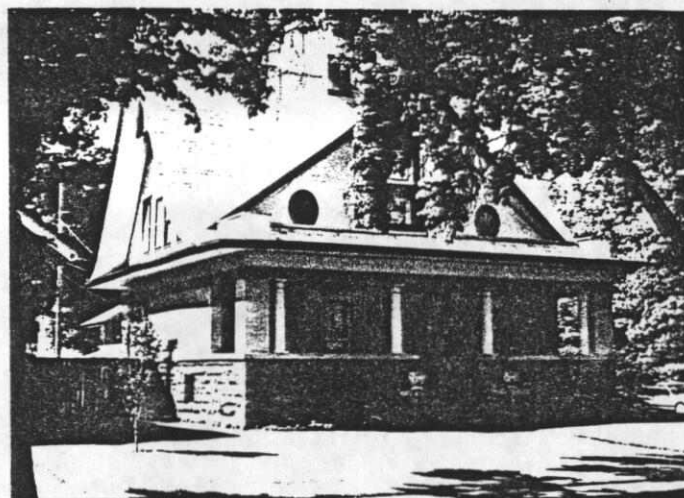
PAST OWNERS:
-Doctor Olaf T. Melde (1905).
-John Johnson, formed Johnson-Bungay Fuel Co. with Roy Bungay of
511 Waverly Place. (1916.)

ADDRESS: 327 Waverly Place

YEAR BUILT: 1907

STYLE: Eclectic

EVALUATION: Contributing



PAST OWNERS:

-Mr. Lantry, Northern Pacific Trainmaster. (1907.)

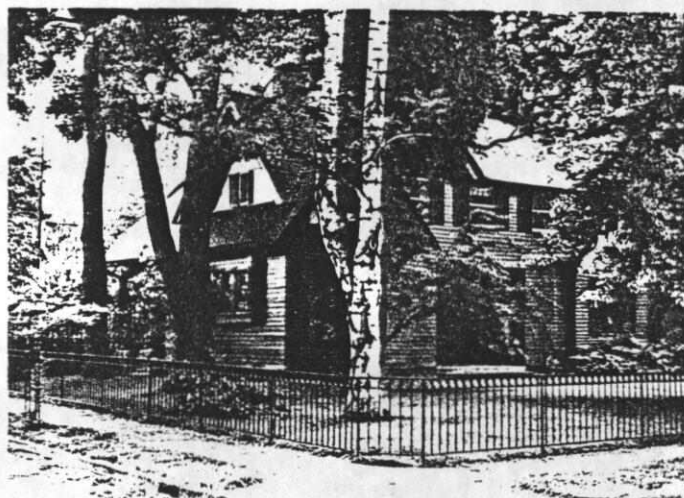
ADDRESS: 403 Waverly Place

YEAR BUILT: 1901

STYLE: Tudor

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing



PAST OWNERS:

-T. D. Rockwell, Attorney. (1901.)

-Theodore T. Budwin (Leal G.), Manager, Parisienne Cloak & Suit Shop.
(1930).

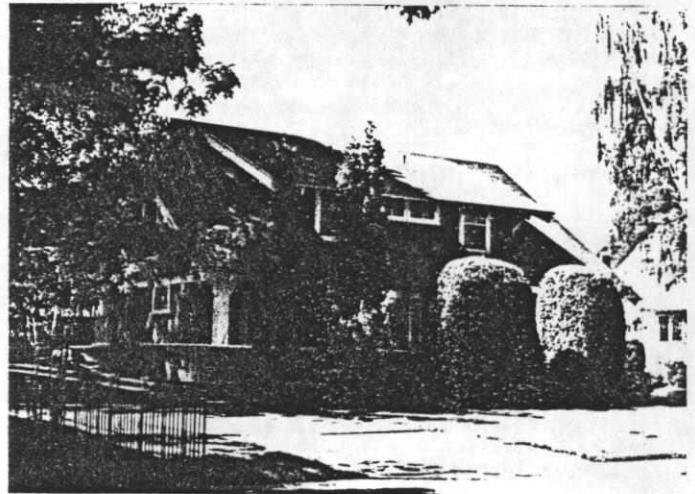
-Second house built on the park.

ADDRESS: 409 Waverly Place

YEAR BUILT: 1902

STYLE: Craftsman

EVALUATION: Contributing



PAST OWNERS:

-Fred Kiesling, Manager-Inland Cracker/Tru-Blu Baking Co. Fred Kiesling family resided from 1902 to 1952. Katherine Kiesling VanMeter and family resided to 1958.

ADDRESS: 425 Waverly Place

YEAR BUILT: 1909

STYLE: Craftsman

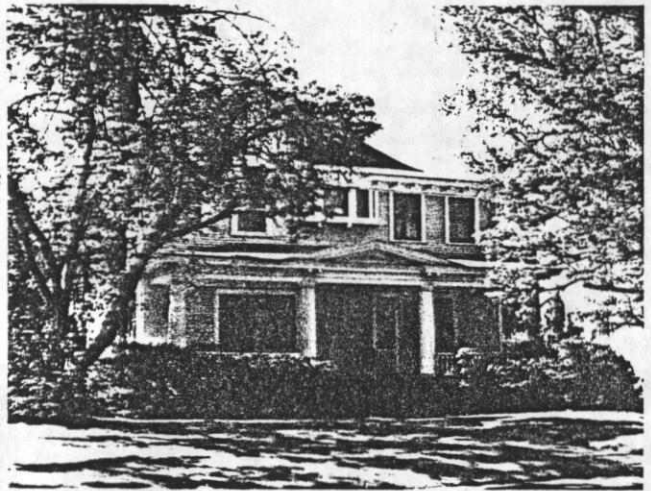
EVALUATION: Contributing



PAST OWNERS:

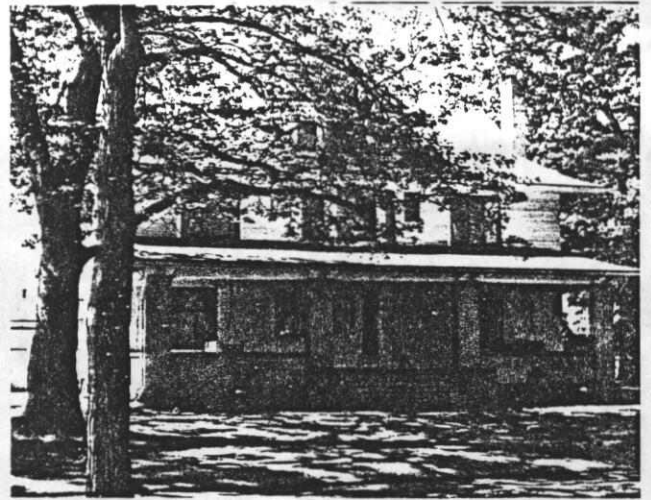
-Judson W. Cook, Washington Mill Co. One of the "Lumberman's Row" homes.

ADDRESS: 429 Waverly Place
YEAR BUILT: 1909
STYLE: American Foursquare
Colonial Revival
Details
ARCHITECT: C. Ferris White
(not-verified)
EVALUATION: Contributing



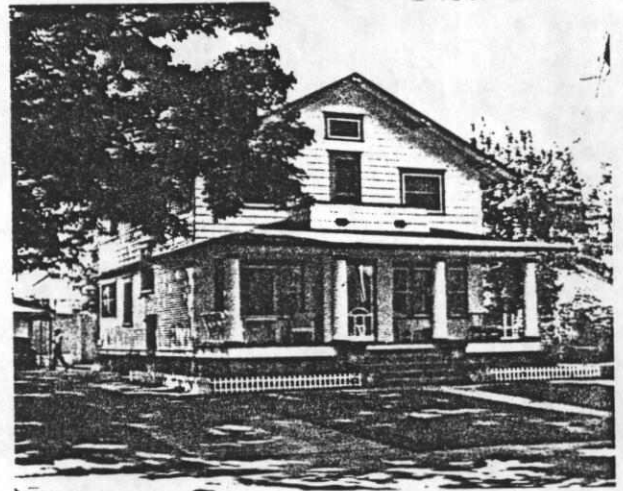
PAST OWNERS:
-W. Ward Wooster, President-Springton Lumber Co. One of the
"Lumberman's Row" homes.

ADDRESS: 433 Waverly Place
YEAR BUILT: 1908
STYLE: American Foursquare
ARCHITECT: Hallet and Rawson
EVALUATION: Contributing



PAST OWNERS:
-Abner J. Wilson, Fidelity Lumber Co. One of the "Lumberman's Row"
homes.

ADDRESS: 501 Waverly Place
YEAR BUILT: 1906
STYLE: Gable Front Vernacular
Craftsman Details
EVALUATION: Contributing



PAST OWNERS:

-Burton L. Willis, President-Fidelity Lumber Co. One of the "Lumberman's Row" homes. His widow and their son, Morris Willis, lived here for many years and were the proprietors of Spokane Radio. Co. See 2905 W. Oval.

ADDRESS: 511 Waverly Place
YEAR BUILT: 1904
STYLE: American Foursquare
Colonial Revival Details
EVALUATION: Contributing



PAST OWNERS:

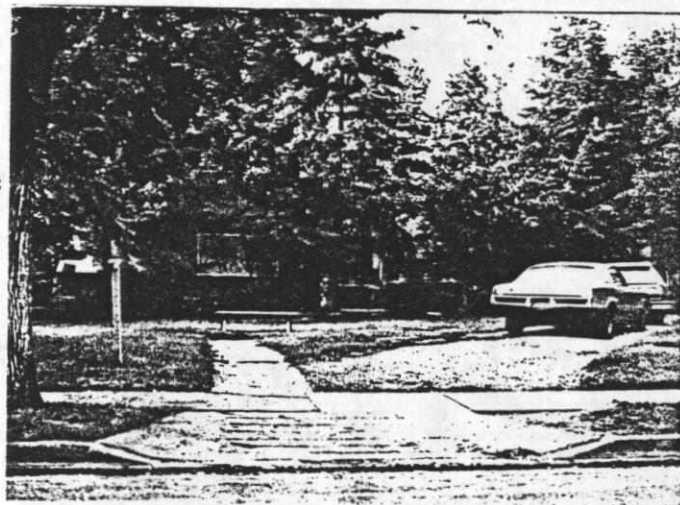
-Roy Bungay, Assist. Manager Corbin's Washington State Sugar Co., later formed Johnson-Bungay Fuel Co. with John Johnson of 319 Waverly Place

ADDRESS: 519 Waverly Place

YEAR BUILT: 1907

STYLE:

EVALUATION: Non-Contributing
-Altered Historic



PAST OWNERS:

-Was originally horseless carriage house or servants' building for
525. Waverly Place.

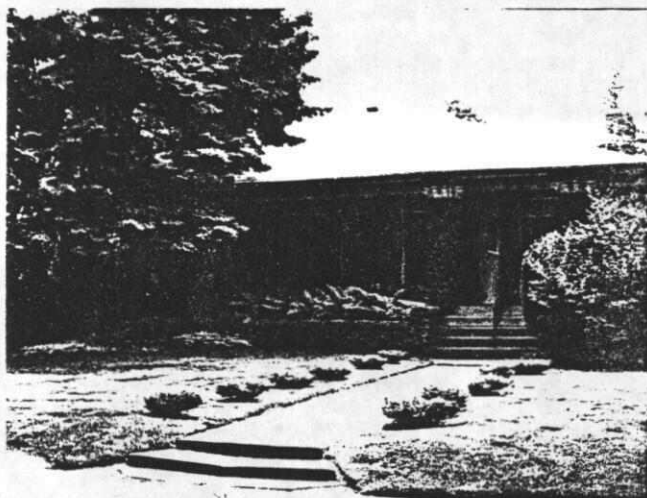
ADDRESS: 525 Waverly Place

YEAR BUILT: 1902

STYLE: Craftsman Bungalow

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing
-Altered Historic
-Enclosed Back Porch
-Partially Enclosed Front Porch



PAST OWNERS:

-George W. Fox, Proprietor-Los Angeles Wine Co. (1902 to 1906.)
-Doctor W. Owen Wisner (Susie L.). (Resident 1915 to 1942.)
-Third house built on the Park.

ADDRESS: 603 Waverly Place
YEAR BUILT: 1927
STYLE: Craftsman Bungalow
EVALUATION: Contributing



PAST OWNERS:

- Seymour Birch excavated site for a basement in 1907 to build home. It was never constructed. See 609 Waverly Place.
- William P. Ulrich (Belle M.), Durkin & Ulrich Recreation (Cardroom). (Resident at least 1927 to 1935.)

ADDRESS: 609 Waverly Place
YEAR BUILT: 1909
STYLE:
EVALUATION: Contributing
-Altered Historic



PAST OWNERS:

- Built as carriage house for Seymour Birch. Birch lived in the carriage house 1910 - 1911. See 603 Waverly Place.
- William Ullrich - see 603 Waverly Place.

ADDRESS: 615 Waverly Place

YEAR BUILT: 1907

STYLE:

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Frank T. Miles, son-in-law of Seymour Birch. (1907.)

-Doctor T. C. Barnhart. (1930.)



ADDRESS: 621 Waverly Place

YEAR BUILT: 1902

STYLE: American Foursquare
Craftsman Details

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-Seymour Birch, real estate business. (1902.) See 603, 609, and
615 Waverly Place.



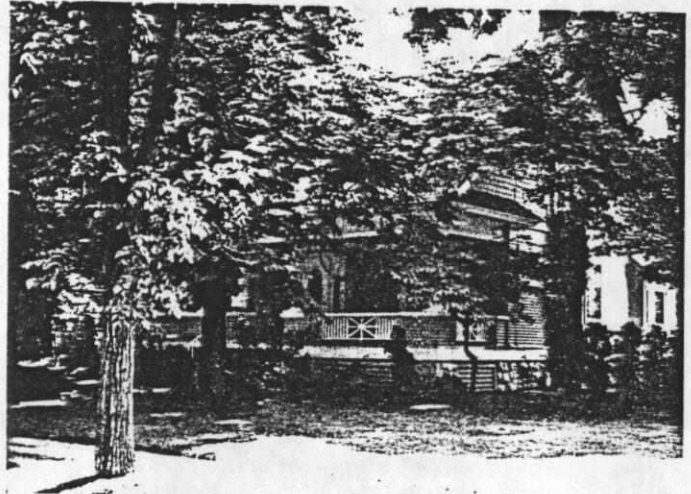
ADDRESS: 631 Waverly Place

YEAR BUILT: 1909

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 709 Waverly Place

YEAR BUILT: 1902

STYLE: Queen Anne

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Harry J. Skinner (Ella W.), builder & contractor. Associate of D. C. Corbin - had been Supt. of bridges & building on the Spokane Falls & Northern Railway for Corbin.



ADDRESS: 711 Waverly Place

YEAR BUILT: 1910

STYLE: Bungaloid

ARCHITECT: H. J. Skinner/
W. W. Hyslop

EVALUATION: Contributing



PAST OWNERS:

-Harry J. Skinner (Ella W.), builder/contractor. Associate of D. C. Corbin - had been Supt. of bridges & building on the Spokane Falls & Northern Railway for Corbin. (1910-1925.)

ADDRESS: 717 Waverly Place

YEAR BUILT: 1909

STYLE: Craftsman

EVALUATION: Contributing



PAST OWNERS:

-J. E. Reisinger, Manager-Fidelity Lumber Co. (1909.)
-Fordyce C. Farr, Manager-Traction Street Car Co., Supt.-Spokane Traction Co. (1912.)
-Richard T. Hargreaves, Principal, North Central High School, Pres., Eastern Washington College of Education. (1917.)

ADDRESS: 723 Waverly Place

YEAR BUILT: 1909

STYLE: Bungalow

EVALUATION: Contributing

PAST OWNERS:

-F. L. Prescott, real estate. (1915.)



ADDRESS: 727 Waverly Place

YEAR BUILT: 1909

STYLE:

EVALUATION: Contributing

-Altered Historic

-Siding

PAST OWNERS:

-Allen H. Flood, President-Broadview Dairy.



ADDRESS: 733 Waverly Place

YEAR BUILT: 1910

STYLE: Craftsman

EVALUATION: Contributing

-Altered Historic

-Windows

-Siding

PAST OWNERS:



ADDRESS: 732 Waverly Place

YEAR BUILT: 1927

STYLE: Craftsman Bungalow

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 728 Waverly Place

YEAR BUILT: 1909

STYLE: Gable Front
Vernacular

EVALUATION: Contributing
-Altered Historic
-Porch

PAST OWNERS:



ADDRESS: 2905 West Oval

YEAR BUILT: 1921

STYLE: Bungalow

EVALUATION: Contributing

PAST OWNERS:

-R. E. Horton, lumber company executive.

-Morris Willis, Spokane Radio Company. See 501 Waverly Place.



ADDRESS: 2913 West Oval

YEAR BUILT: 1904

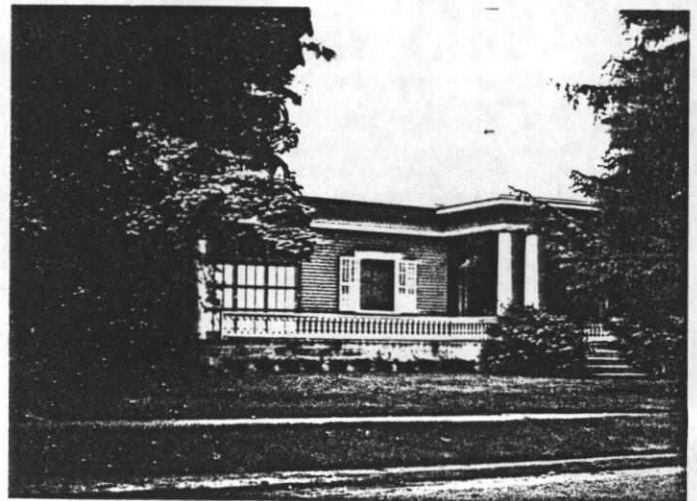
STYLE: Colonial Revival

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing
-Altered Historic
-Dormer Windows & Verandah

PAST OWNERS:

-W. W. Hyslop, Architect
-Robert B. Hyslop, Structural Engineer, son of W. W. Hyslop, grandson of H. J. Skinner. See 709 Waverly Place.



ADDRESS: 2921 West Oval

YEAR BUILT: 1912

STYLE: Bungaloid

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:

-Arthur E. Peterson, Supt. City Crematory, Owner-C. M. Fassett Co.,
Chemists and Assayers



ADDRESS: 2925 West Oval

YEAR BUILT: 1923

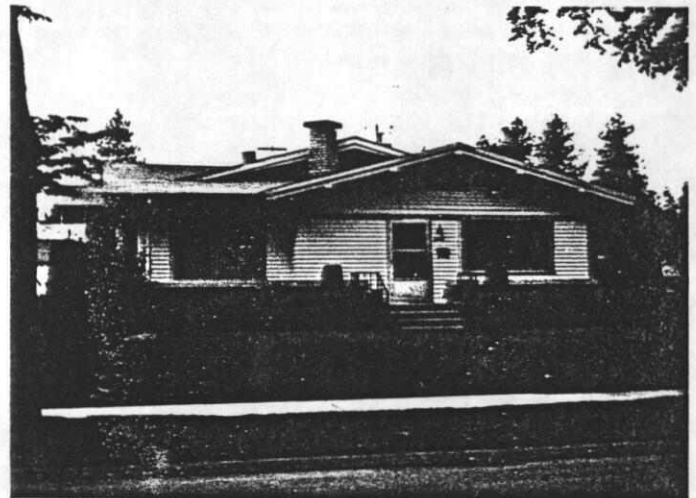
STYLE: Bungalow

EVALUATION: Contributing

-Altered Historic

-Windows, Porch Enclosure

PAST OWNERS:



ADDRESS: 738 Park Place

YEAR BUILT: 1908

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Fred Slee, daughter Betty. Family possibly related to J. W. Graham (Betty possibly his grand-daughter). Also possibly related to Rev. Havermale.



ADDRESS: 734 Park Place

YEAR BUILT: 1910

STYLE: Dutch Colonial
Revival

EVALUATION: Contributing



PAST OWNERS:

-John T. Wright, Conductor-O. W. R. & N. (1910.)

-Roderick W. Jones (E. Lucille) Assistant Cashier-Old National Bank.
(1940).

ADDRESS: 733 Park Place

YEAR BUILT: 1905

STYLE: Dutch Colonial
Revival

EVALUATION: Contributing
-Altered Historic
-Porch



PAST OWNERS:

-Ulysses F. Hawk, Presiding Elder, Spokane District, M. E. Church.
(1905.)

ADDRESS: 726 Park Place
YEAR BUILT: 1904
STYLE: Craftsman
EVALUATION: Contributing



PAST OWNERS:
-Albert J. Simpich, County Supt. of Schools. (1911.)

ADDRESS: 720 Park Place
YEAR BUILT: 1904
STYLE: Cross-Gabled
Vernacular
EVALUATION: Contributing



PAST OWNERS:
-Jay A. Yeomans (Hannie Uhden), Assistant Cashier (V.P.)-Old National Bank. (1906.) Jay was teller in 1904, died 1918. Widow Mrs. H. U. Yeomans and daughter, Helen, then moved to the Uhden family home at 243 Waverly Place. She and her widowed sister, Gretchen Nelson, lived alone there until after 1945.

ADDRESS: 714 Park Place

YEAR BUILT: 1910

STYLE: Craftsman

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:

-George Chandler, Foreman-Northern Pacific Railway.
-Lowell C. Bradford, Director of Band/Orchestra at North Central
High School. (1930.)



ADDRESS: 708 Park Place

YEAR BUILT: 1910

STYLE: American Foursquare

EVALUATION: Contributing

PAST OWNERS:

-Rev. William Hindley, Pastor-Pilgrim Congregational Church
Spokane Mayor Mar. 1911-Nov. 1918, Commissioner Public Affairs.
(1910.)



ADDRESS: 704 Park Place

YEAR BUILT: 1909

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

PAST OWNERS:

- Frank C. Pearl (Helen), Deputy County Engineer. (1909.)
- Charles D. McBean, Dentist, daughter married Harry Lantry, well-known Spokane radio announcer. (1930.)



ADDRESS: 628 Park Place

YEAR BUILT: 1908

STYLE: Tudor

ARCHITECT: Ballard Plannery

EVALUATION: Contributing

PAST OWNERS:

- Emmett M. Robinson (Carrie), Manager Moler Barber College (built house). (1908, 1909.)
- Eben E. Palmer (Carrie), Treasurer-Spokane, Portland, & Seattle Railway. (Resident at least 1913 to 1919.)
- Charles T. McDonald (Jennie), Attorney, daughter June was Spokane tennis champion & married Judge Greenough. (Resident at least 1920 to 1939.)



ADDRESS: 620 Park Place

YEAR BUILT: 1922

STYLE: Mediterranean
Eclectic

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 614 Park Place

YEAR BUILT: 1914

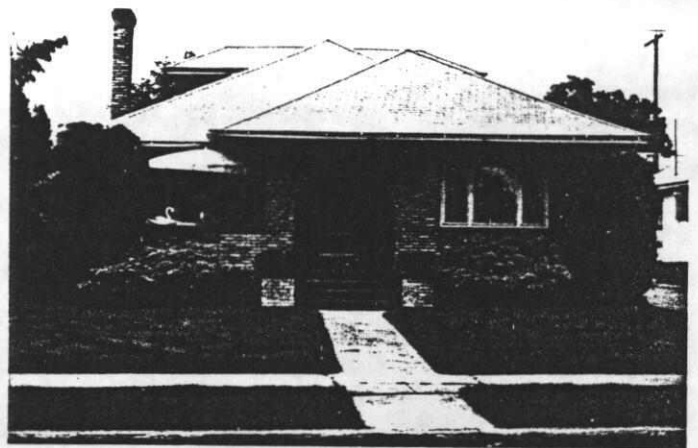
STYLE: Bungalow

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-A. Cleveland Elbert, Dept. Manager-Culbertson's Store. (1914.)



ADDRESS: 608 Park Place

YEAR BUILT: 1914

STYLE: Craftsman

EVALUATION: Contributing
-Altered Historic

PAST OWNERS:



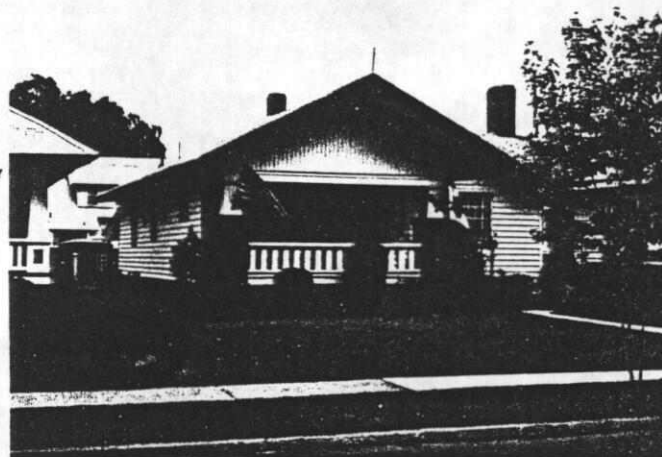
ADDRESS: 604 Park Place

YEAR BUILT: 1921

STYLE: Craftsman Bungalow

EVALUATION: Contributing
-Altered Historic

PAST OWNERS:



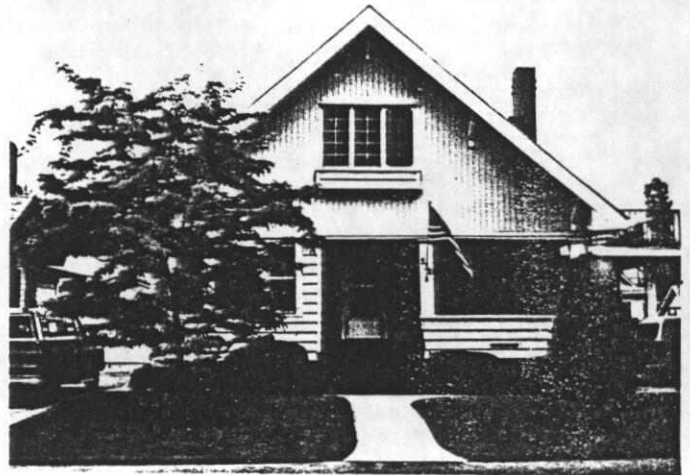
ADDRESS: 538 Park Place

YEAR BUILT: 1907

STYLE: Gable Front
Vernacular

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:
-Mr. Wurzburg, Bell Furniture Co.



ADDRESS: 534 Park Place

YEAR BUILT: 1909

STYLE:

EVALUATION: Contributing
-Altered Historic
-Porch
-Entry

PAST OWNERS:
-T. W. Baird, Dentist. (1930.)



ADDRESS: 528 Park Place

YEAR BUILT: 1912

STYLE: Bungaloid

EVALUATION: Contributing



PAST OWNERS:

-Harry Gaines, associate of grocery wholesaler, McClintock Trunkey.

ADDRESS: 522 Park Place

YEAR BUILT: 1921

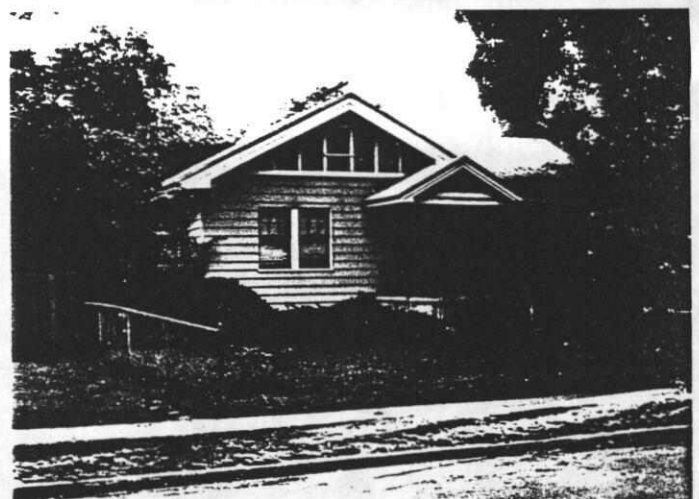
STYLE: Bungalow

EVALUATION: Contributing

-Altered Historic

-Siding

-Porch



PAST OWNERS:

-Ed McGoldrick, McGoldrick Lumber Co. (1921.)

ADDRESS: 514 Park Place

YEAR BUILT: 1912

STYLE: Tudor

EVALUATION: Contributing



PAST OWNERS:

-Charles A. Fleming (Cora), Mayor of Spokane and Commissioner of Public Utilities, mayoral terms Jan. 1916-Jan. 1918 & Jan. 1920-Jan. 1927.

-George M. Rasque (Blanche), Architect. Firm designed schools throughout Eastern Washington, Oregon, Idaho, and Montana.

ADDRESS: 504 Park Place

YEAR BUILT: 1904

STYLE: Colonial Revival

EVALUATION: Contributing



PAST OWNERS:

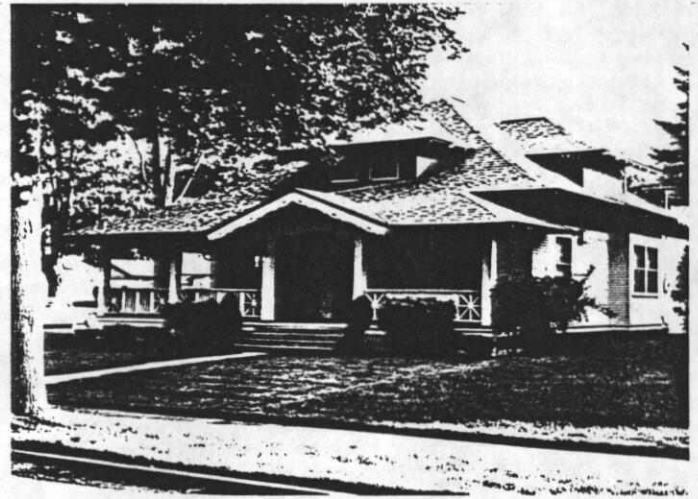
-William A. Watson (Lillian H.), Proprietor/Optician-King Optical Co. (1904.)

ADDRESS: 432 Park Place

YEAR BUILT: 1906

STYLE: Craftsman

EVALUATION: Contributing



PAST OWNERS:

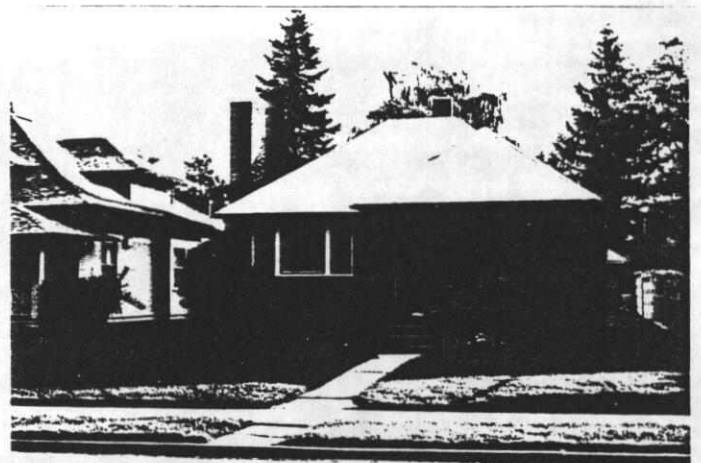
-Ellery R. Fosdick, West Point graduate, Reo-Chalmers Auto Agency (one of the early auto agencies in Spokane), also with Columbia Garage, Hodgins- Fosdick Motor Co., and Sunset Motors. (Resident at least 1912 to 1919.)

ADDRESS: 428 Park Place

YEAR BUILT: 1936

STYLE: Bungalow

EVALUATION: Recent Compatible



PAST OWNERS:

ADDRESS: 424 Park Place

YEAR BUILT: 1909

STYLE: Tudor

ARCHITECT: W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-Thomason Family from 1915 until 1988.



ADDRESS: 416 Park Place

YEAR BUILT: 1931

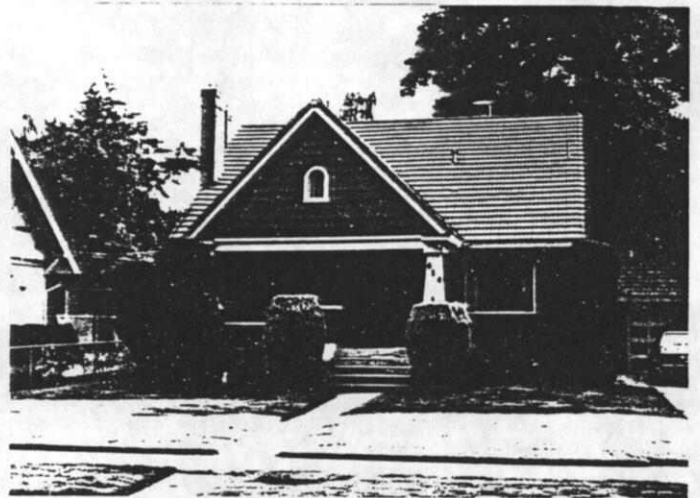
STYLE: Bungaloid

EVALUATION: Recent Compatible

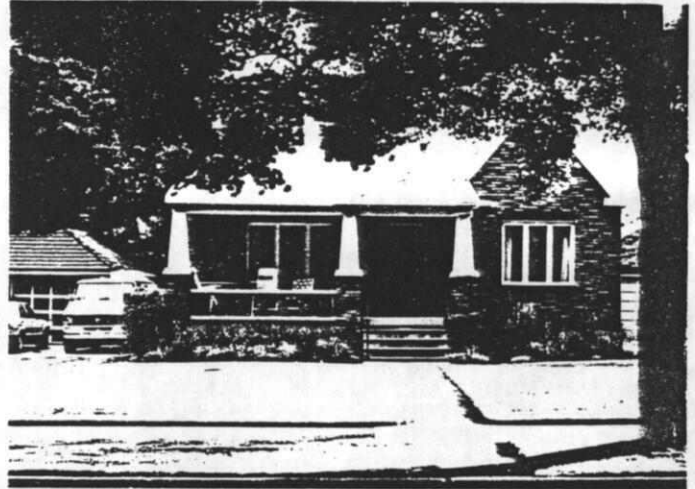
-Altered

-Siding

PAST OWNERS:



ADDRESS: 410 Park Place
YEAR BUILT: 1931
STYLE: Bungaloid
EVALUATION: Recent Compatible



PAST OWNERS:
-One time parsonage for Salem Lutheran Church.

ADDRESS: 404 Park Place
YEAR BUILT: 1909
STYLE: Craftsman
EVALUATION: Contributing
-Altered Historic
-Porch
-Porch Posts



PAST OWNERS:
-James H. Corwin, Conductor-Great Northern Railway. (1909.)

ADDRESS: 334 Park Place

YEAR BUILT: 1909

STYLE: Bungaloid

ARCHITECT W. W. Hyslop

EVALUATION: Contributing

PAST OWNERS:

-W. H. Heylman, agent-Goble, Pratt, & Robinson Furniture Co. (1912.)



ADDRESS: 328 Park Place

YEAR BUILT: 1908

STYLE:

EVALUATION: Contributing

-Altered Historic
-Porch Enclosure

PAST OWNERS:



ADDRESS: 322 Park Place
YEAR BUILT: 1912
STYLE: American Foursquare
Craftsman Detail
EVALUATION: Contributing



PAST OWNERS:
-D. W. Leggett, Spokane Ornamental Iron Works. (1912.)
-Richard D. Flynn, President/Treasurer-Mower & Flynn Dry Goods
(1930.)

ADDRESS: 314 Park Place
YEAR BUILT: 1903
STYLE: Dutch Colonial
Craftsman Detailing
EVALUATION: Contributing



PAST OWNERS:
-Judge William A. Huneke (Grace), Superior Court Judge.

ADDRESS: 306 Park Place

YEAR BUILT: 1907

STYLE:

EVALUATION: Contributing

-Altered Historic

-Porch Enclosure

-Additions

PAST OWNERS:

-Doctor E. P. Condon. (1930.)



ADDRESS: 234 Park Place

YEAR BUILT: 1908

STYLE: Shingle Style
Influence

EVALUATION: Contributing

PAST OWNERS:

-Frank D. Allen, Attorney. (1908.)



ADDRESS: 230 Park Place

YEAR BUILT: 1907

STYLE: Craftsman

EVALUATION: Contributing



PAST OWNERS:

-C. Loren Cook, Supt.-Washington Mill. (1907.)

ADDRESS: 222 Park Place

YEAR BUILT: 1906

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

-Altered Historic
-Gable

PAST OWNERS:



ADDRESS: 216 Park Place

YEAR BUILT: 1903

STYLE: Gable Front
Vernacular

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 212 Park Place

YEAR BUILT: 1904

STYLE: Bungalow

ARCHITECT: C. Ferris White

EVALUATION: Contributing
-Altered Historic
-Siding

PAST OWNERS:

-Harry J. Vincent. (1904).

-John Shaw (Ruth), Vice-Principal at North Central High School,
Principal of Havermale Jr. High School, Supt. of Schools-Wenatchee
& Spokane. (1930.)



ADDRESS: 208 Park Place

YEAR BUILT: 1903

STYLE: Gable Front
Bungaloid

EVALUATION: Contributing

PAST OWNERS:

-Ellis L. Bloom (Anna B.), Washington Trust Bank & Farm Mortgage
Security. (Bloom family resided here at least 1903 to 1952.)



ADDRESS: 207 Park Place

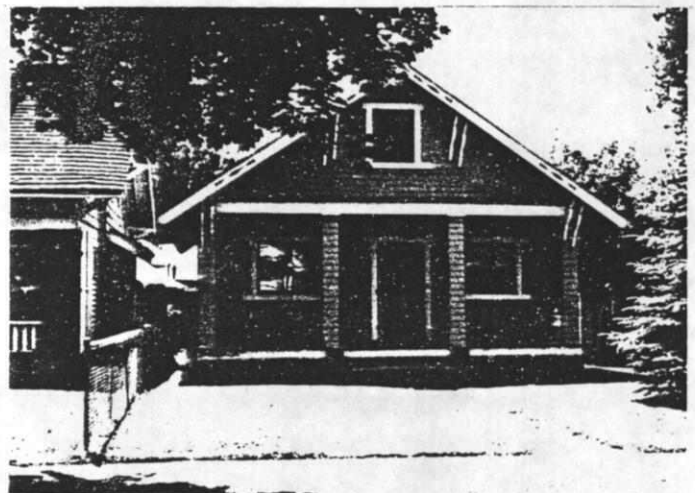
YEAR BUILT: 1905

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:

-Green family resided here 1908 until approximately 1952.)



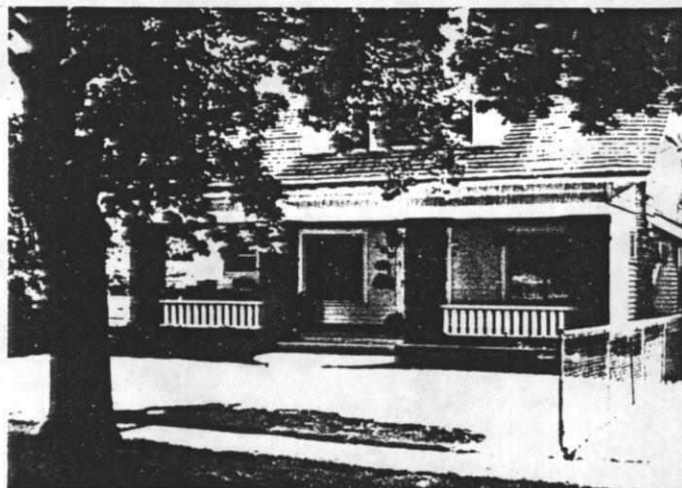
ADDRESS: 203 Park Place

YEAR BUILT: 1910

STYLE: Craftsman

EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 2926 East Oval

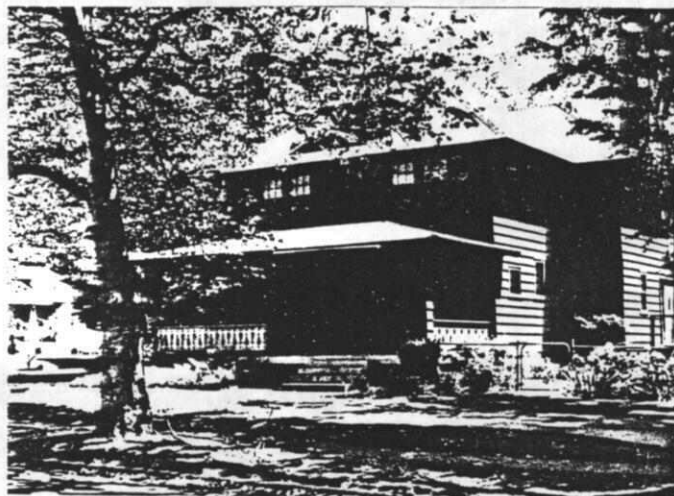
YEAR BUILT: 1908

STYLE: Shingle Style
Influence

ARCHITECT: Cutter & Malmgren

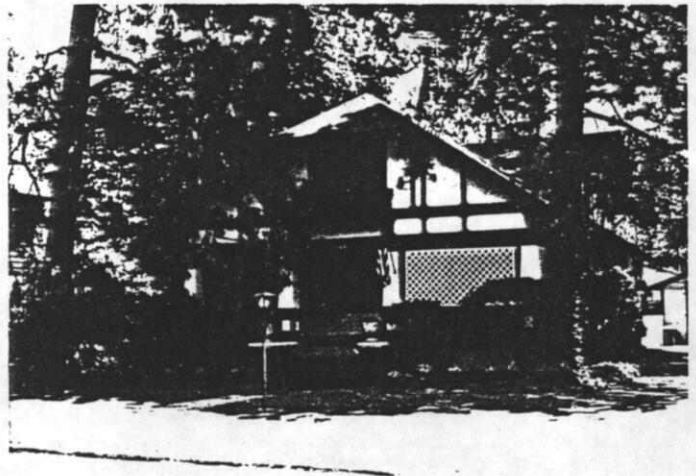
EVALUATION: Contributing

PAST OWNERS:



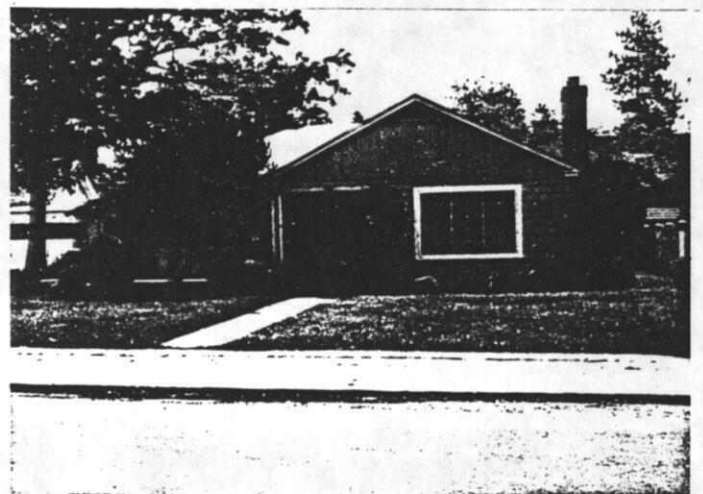
ADDRESS: 2916 East Oval
YEAR BUILT: 1916
STYLE: Tudor Influenced
EVALUATION: Contributing

PAST OWNERS:



ADDRESS: 2910 East Oval
YEAR BUILT: 1946
STYLE: Gable Front
Vernacular
EVALUATION: Non-Contributing

PAST OWNERS:



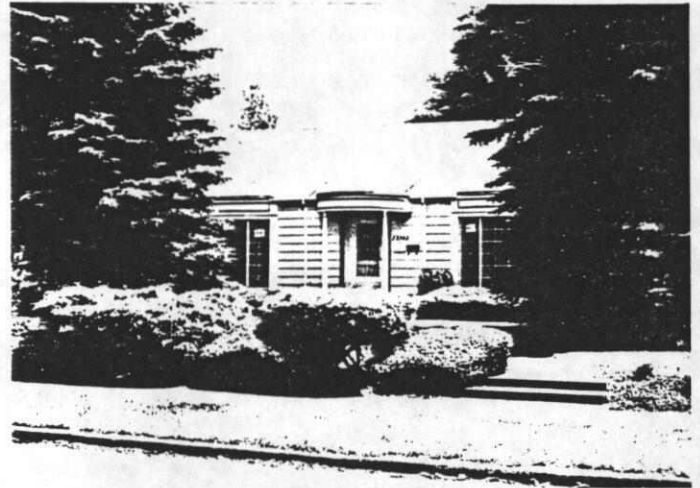
ADDRESS: 2902 East Oval

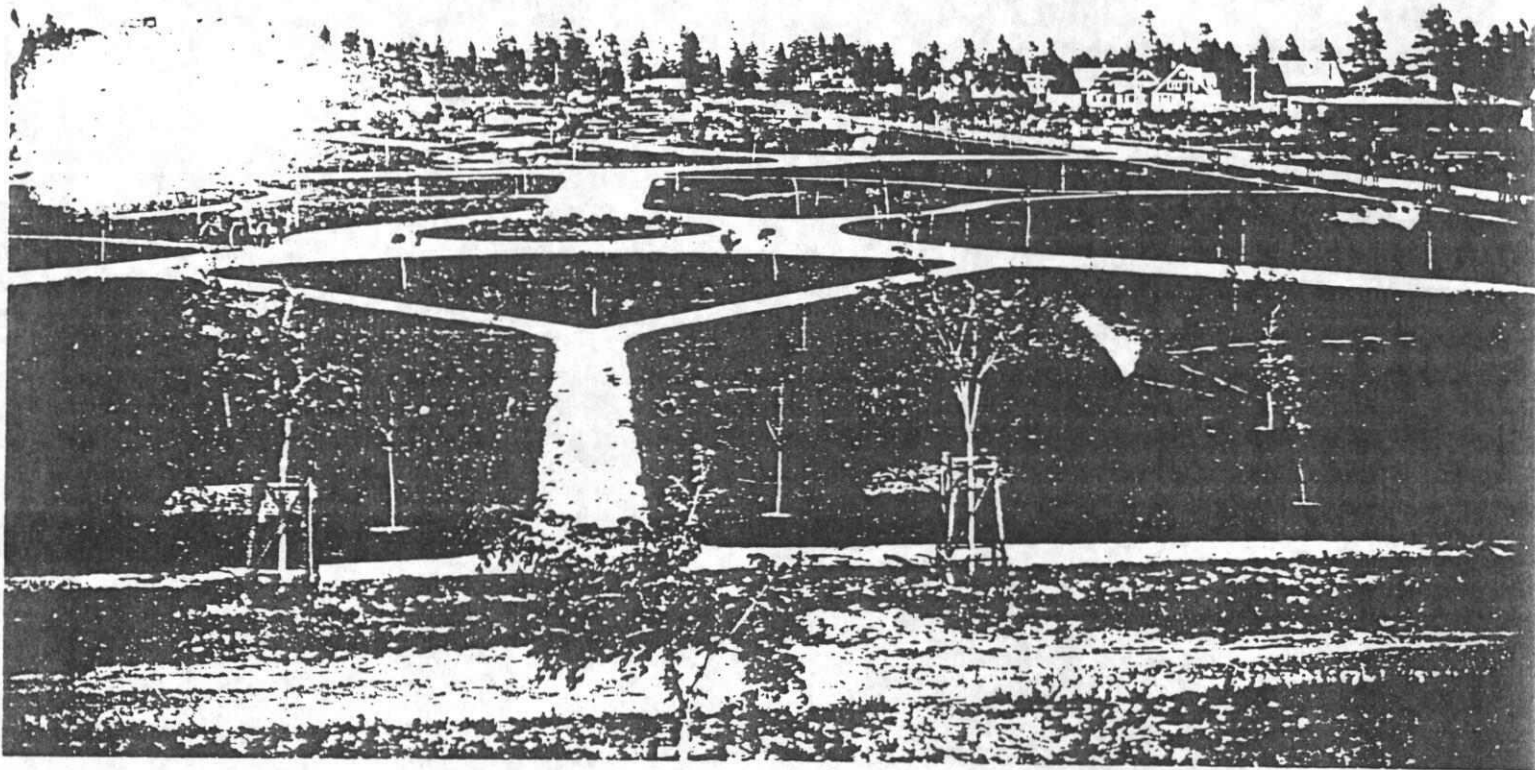
YEAR BUILT: 1946

STYLE: Late Colonial
Revival

EVALUATION: Non-Contributing

PAST OWNERS:

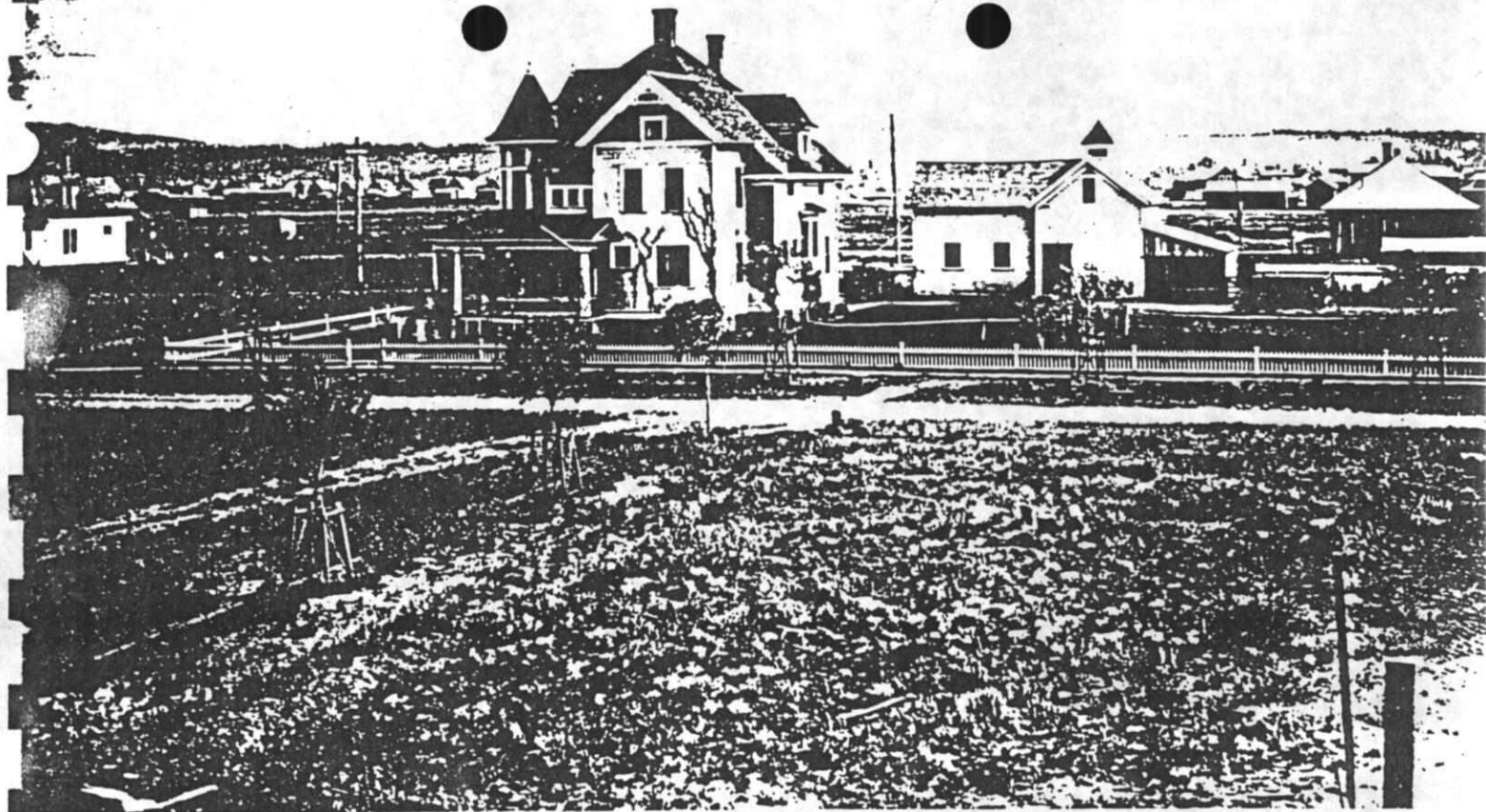




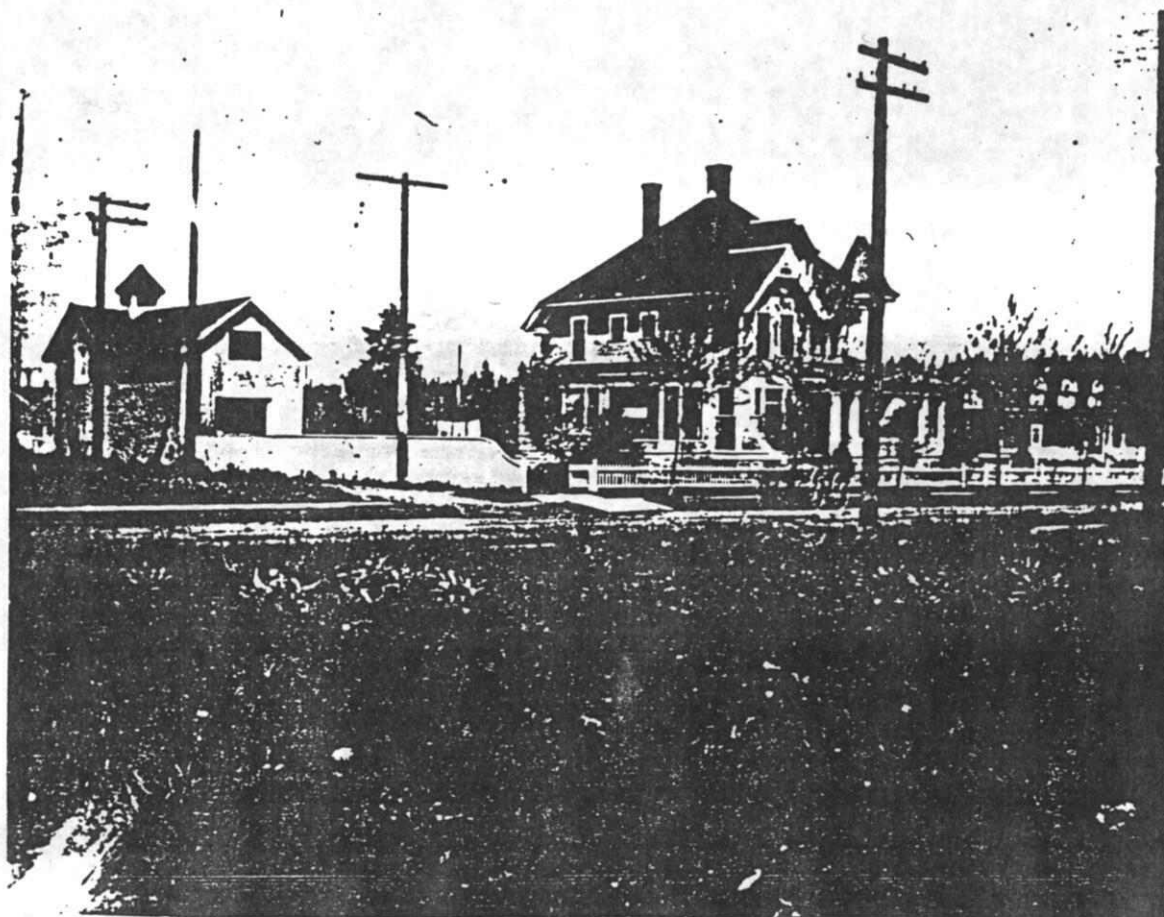
Looking east from roof of 2913 West Oval. c. 1904
 Courtesy of R.B. Hyslop



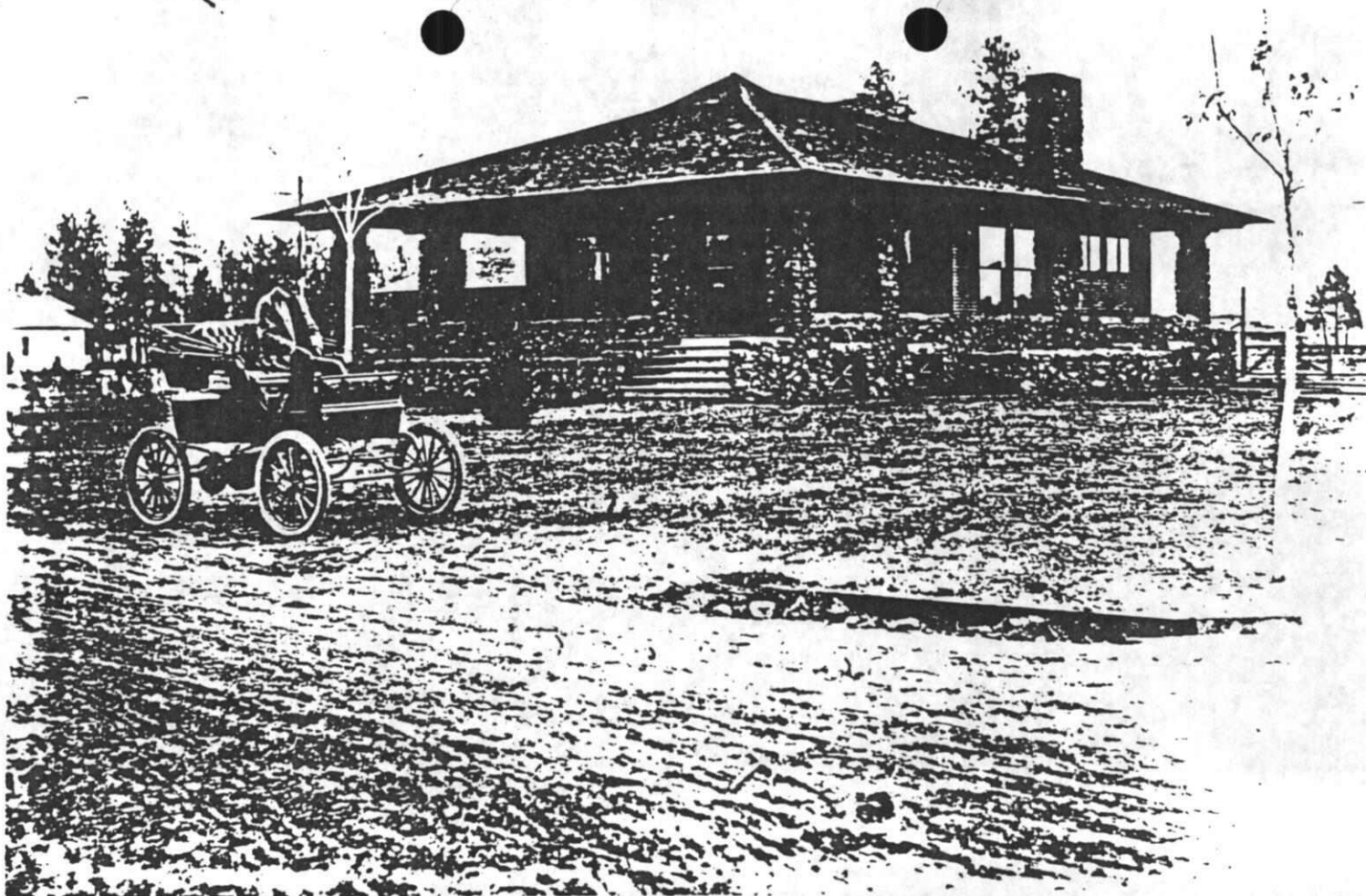
Looking northeast from 2913 West Oval. Large home beyond right
 group of children is 628 Park Place.
 Courtesy of R.B. Hyslop



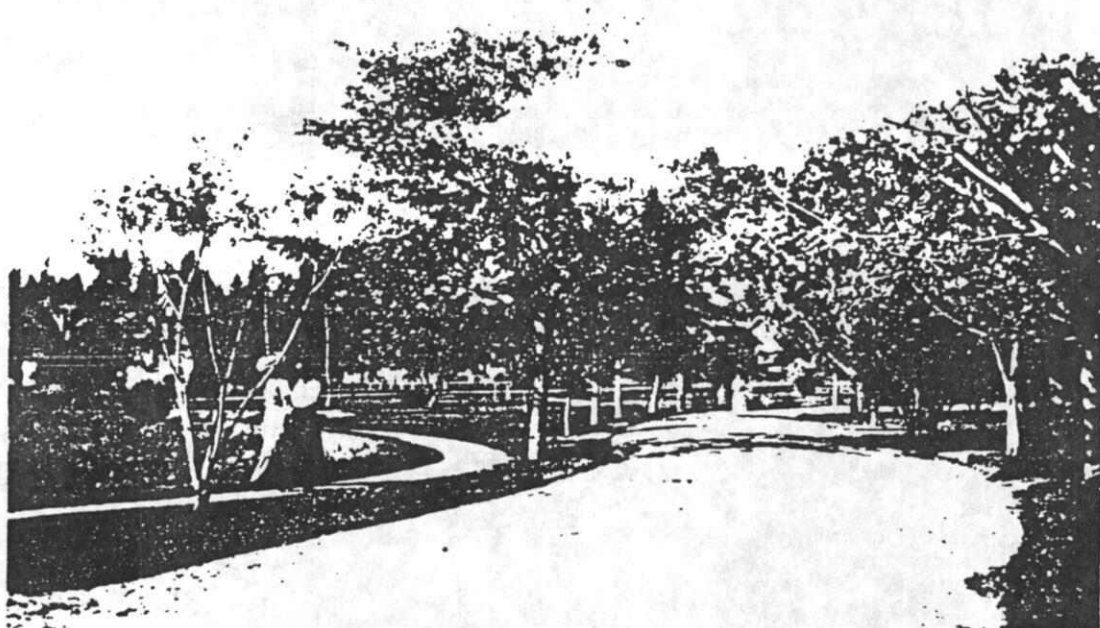
Looking southeast at 709 Waverly Place from 2913 West Oval. 1904
 Courtesy of R.B. Hyslop



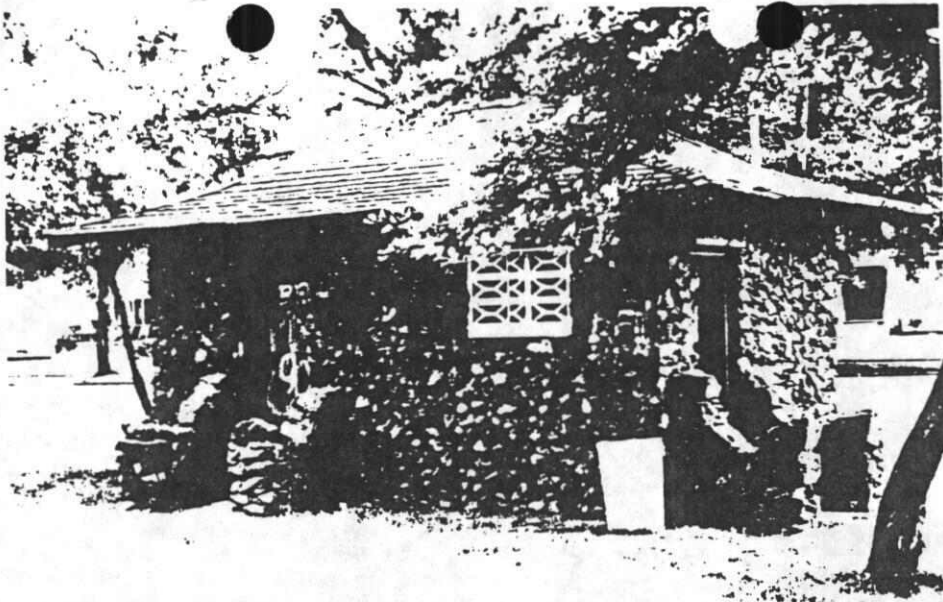
Looking northwest at 709 Waverly Place. 1908
 Courtesy of R.B. Hyslop



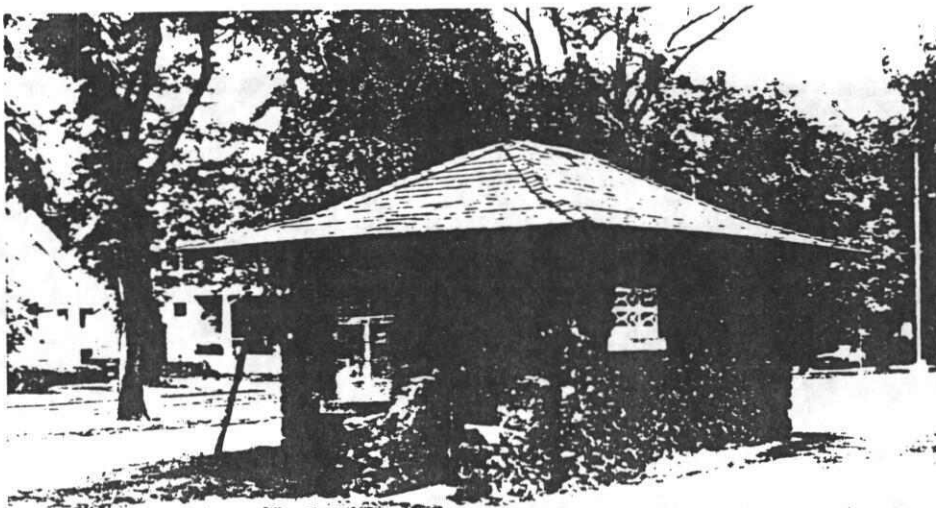
525 Waverly Place c. 1904
Courtesy of R.B. Hyslop

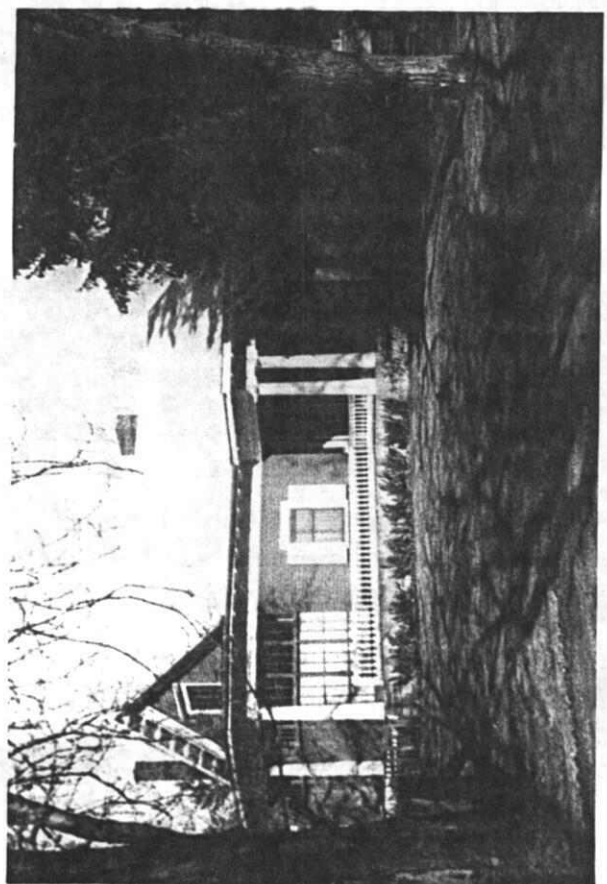
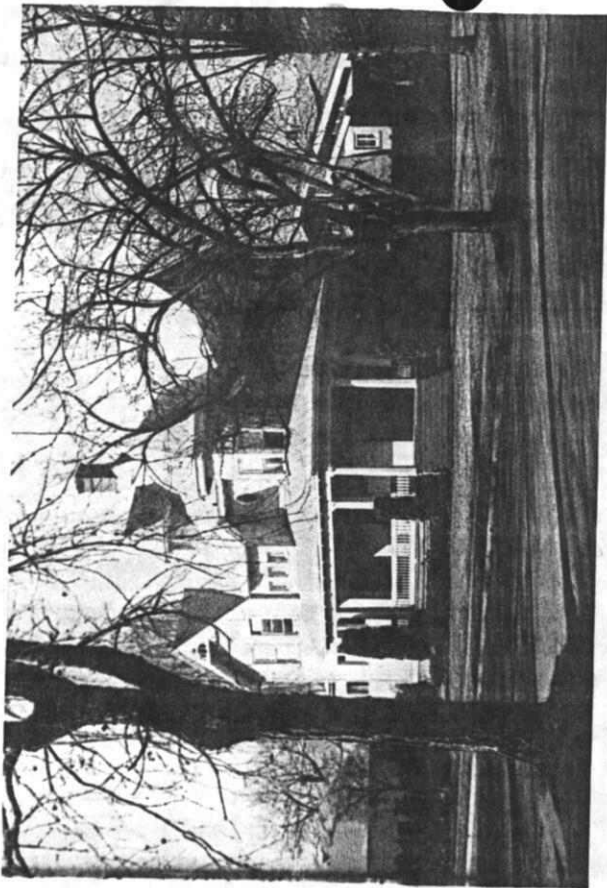
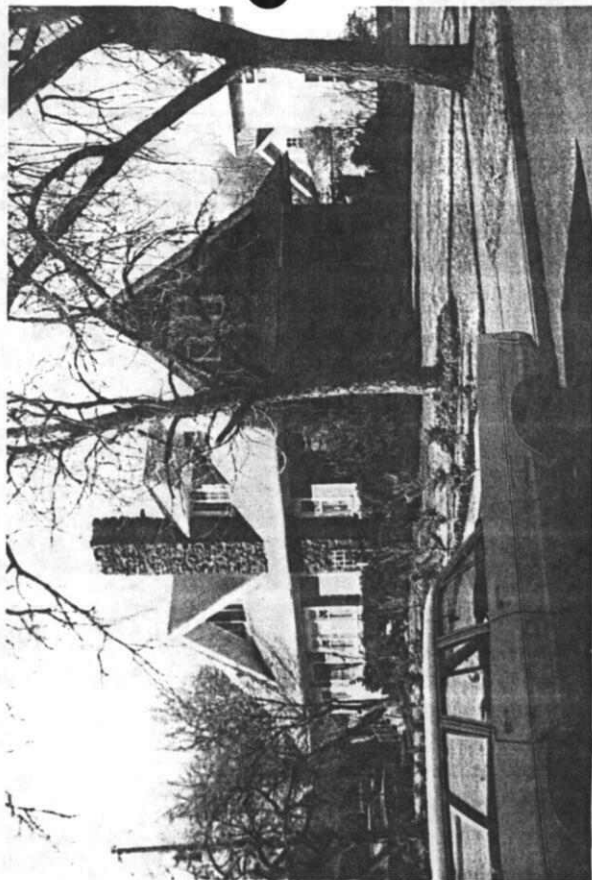


Looking northeast from the south side of the Park near Washington Street. The home to the left of and beyond the two women in the foreground is 314 Park Place.



ORIGINAL BASALT RESTROOMS, CORBIN PARK c. 1909





2913 WEST OVAL

00A

952U

709 WAVERLY PLACE

0A

952U

403 WAVERLY PLACE

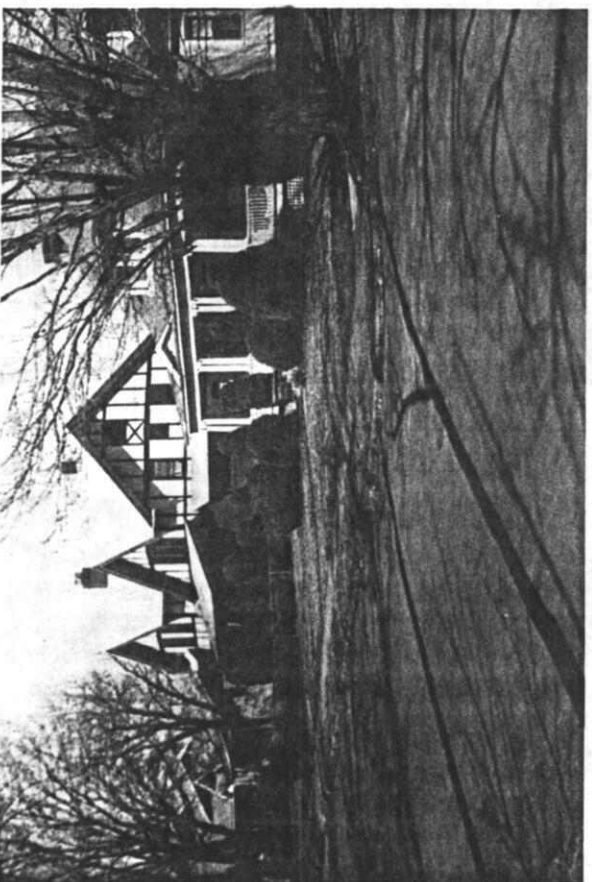
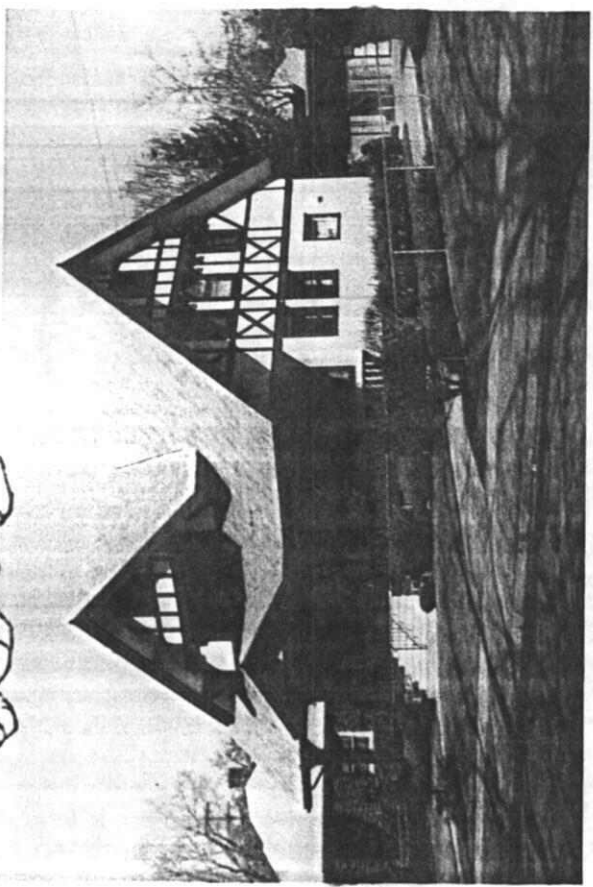
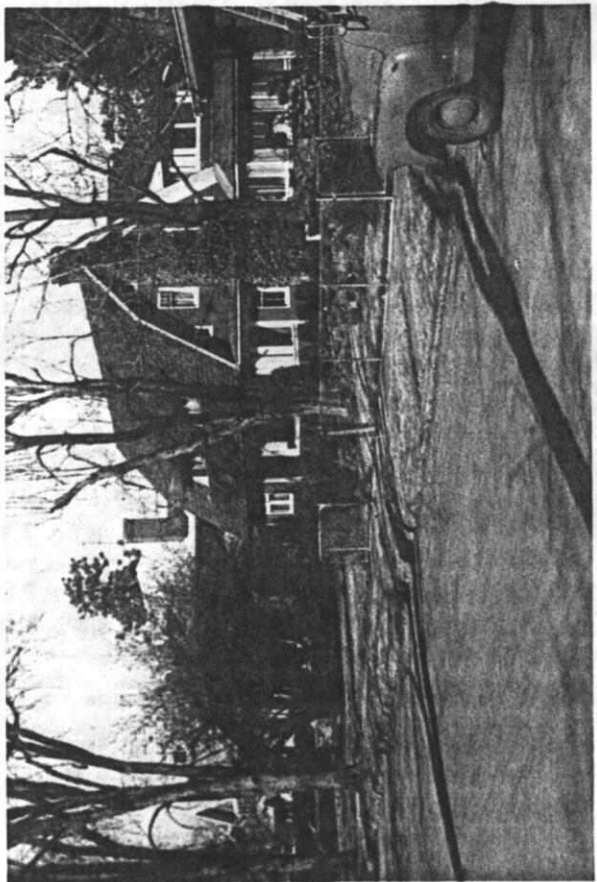
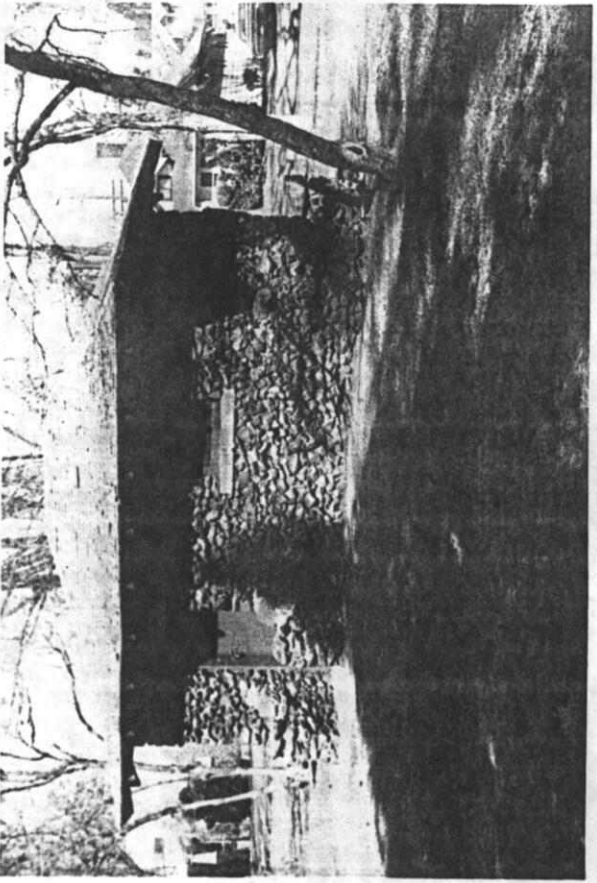
2A

952U

615 WAVERLY PLACE

1A

952U



504, 514 PARK PLACE

3A

424 PARK PLACE

4A

9520

9520

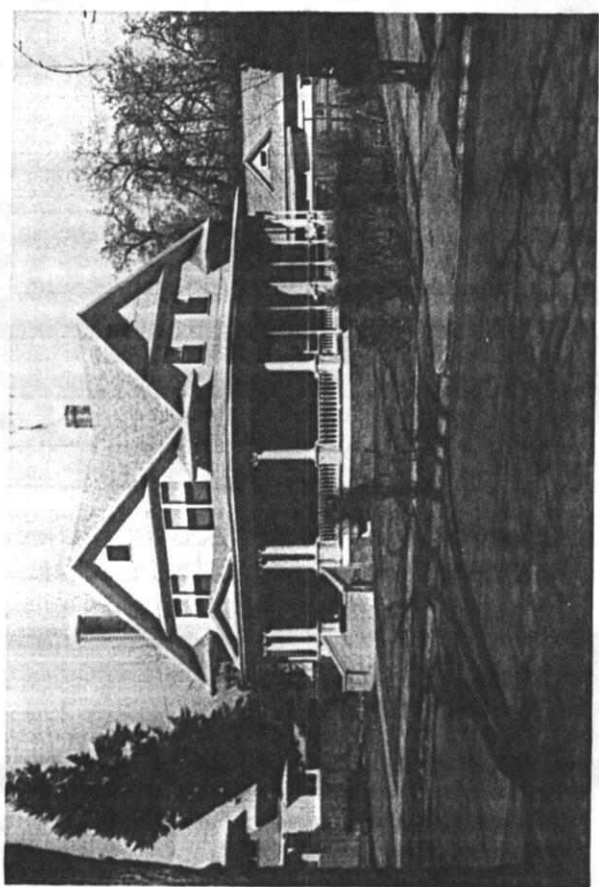
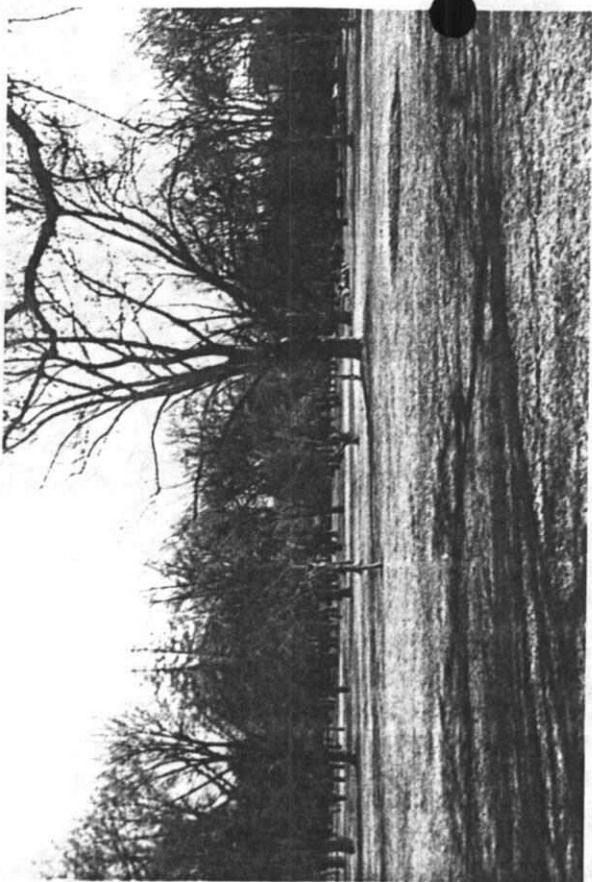
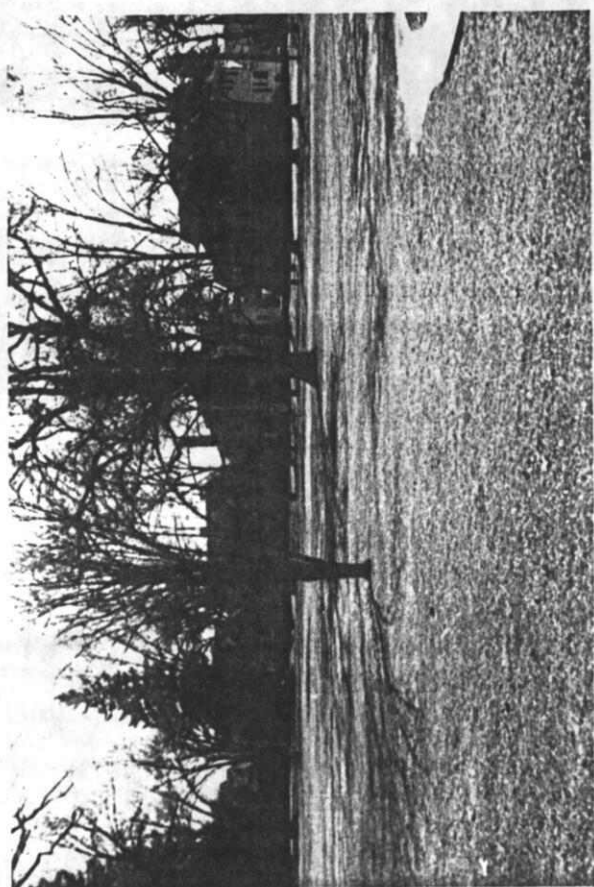
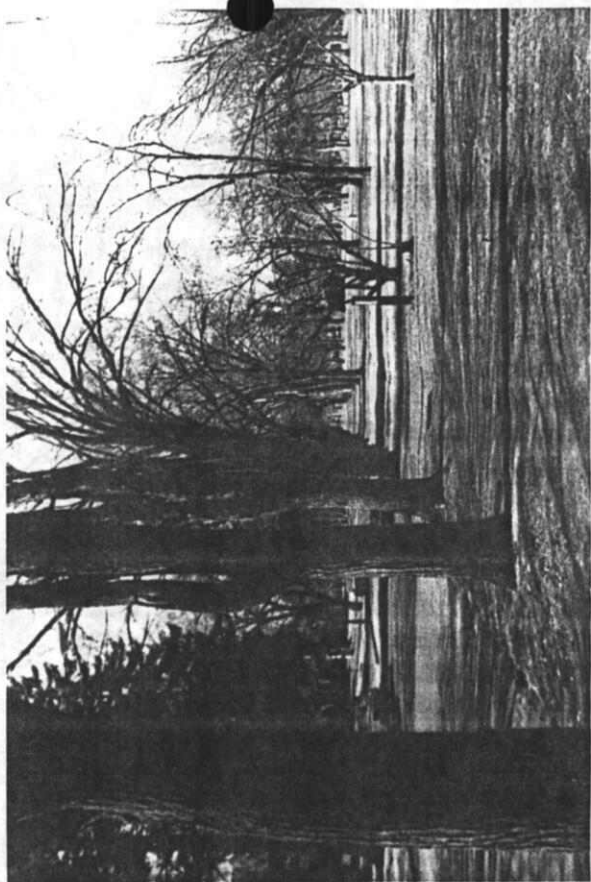
322, 314 PARK PLACE

5A

6A

9520

9520



628 PARK PLACE

7A

9520

8A

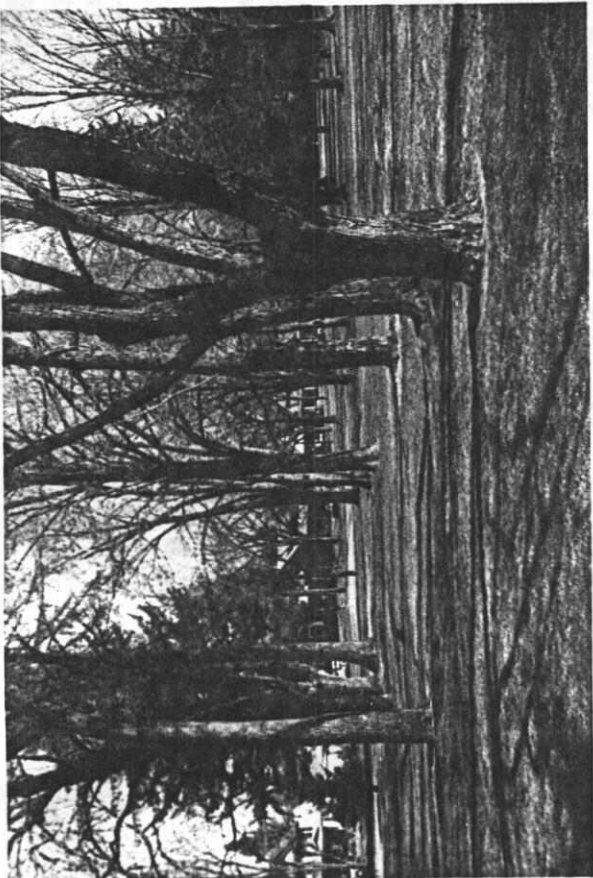
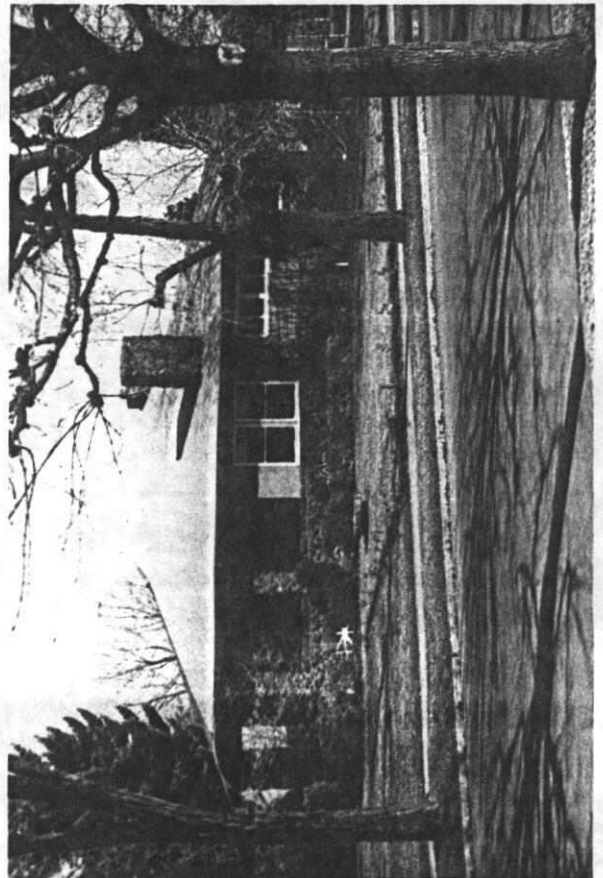
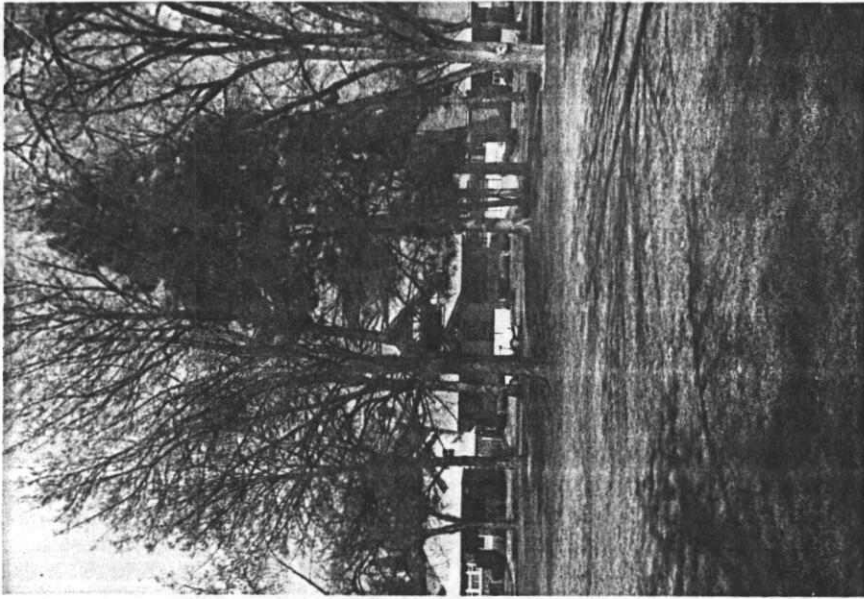
9520

9A

9520

10A

9520



11A

9520

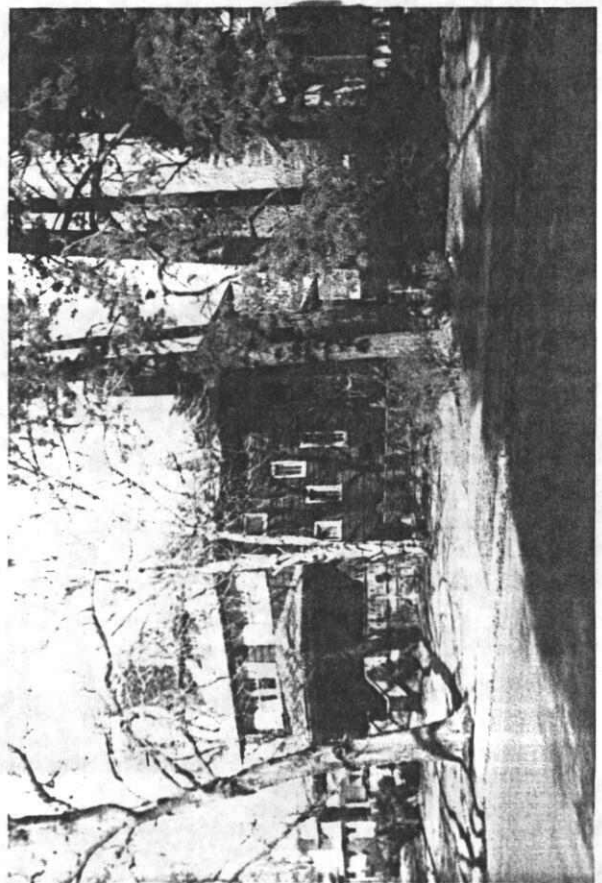
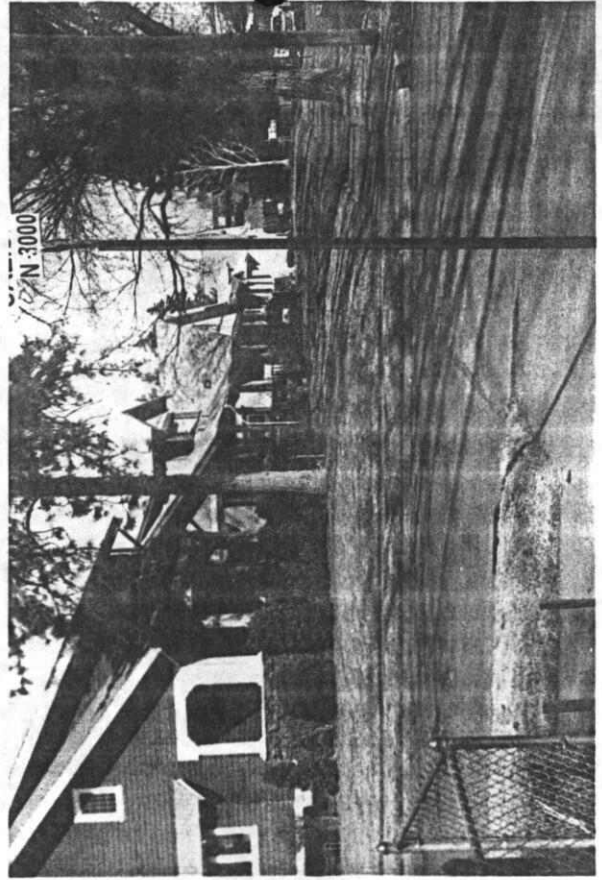
525 Waverly

13A

9520

12A

9520



15A

327, 329 WAVERLY PLACE

9520

14A

511 WAVERLY PLACE

9520

17A

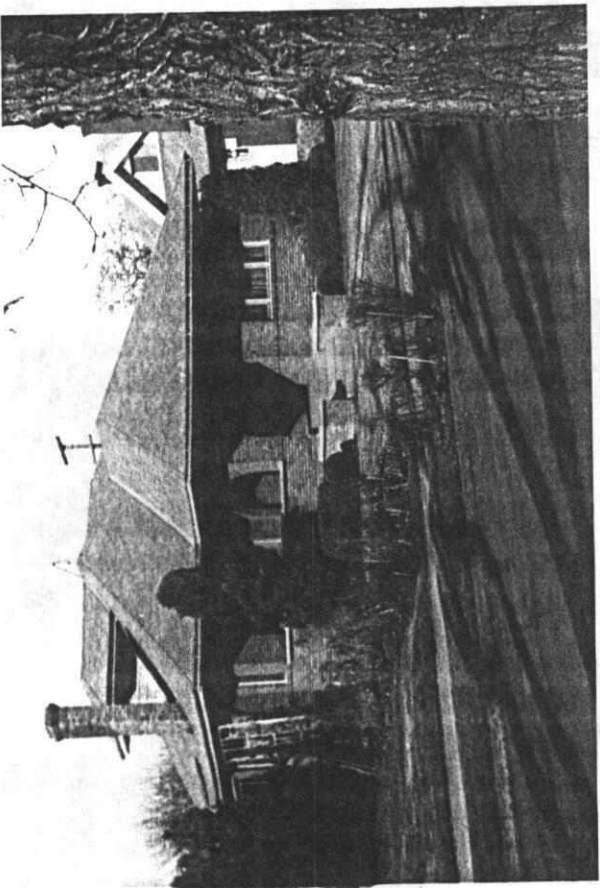
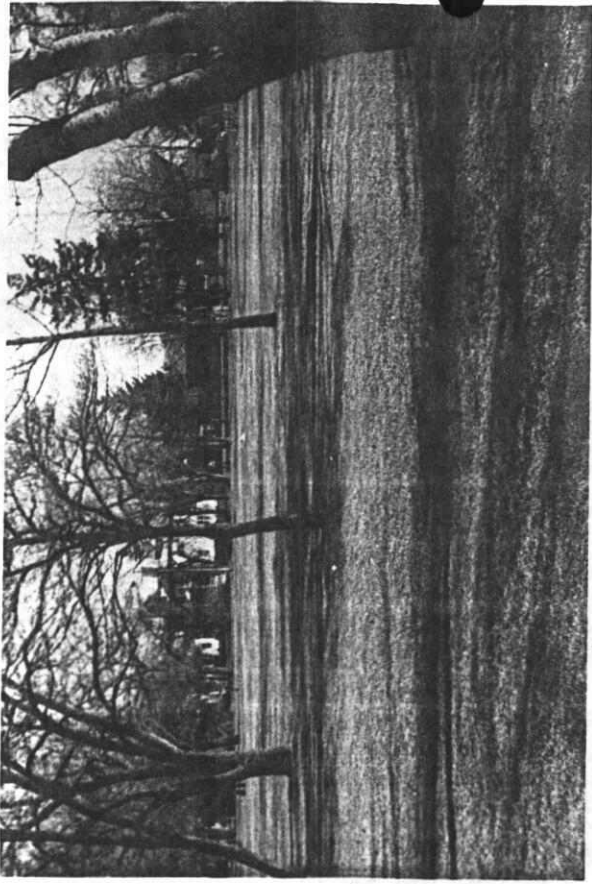
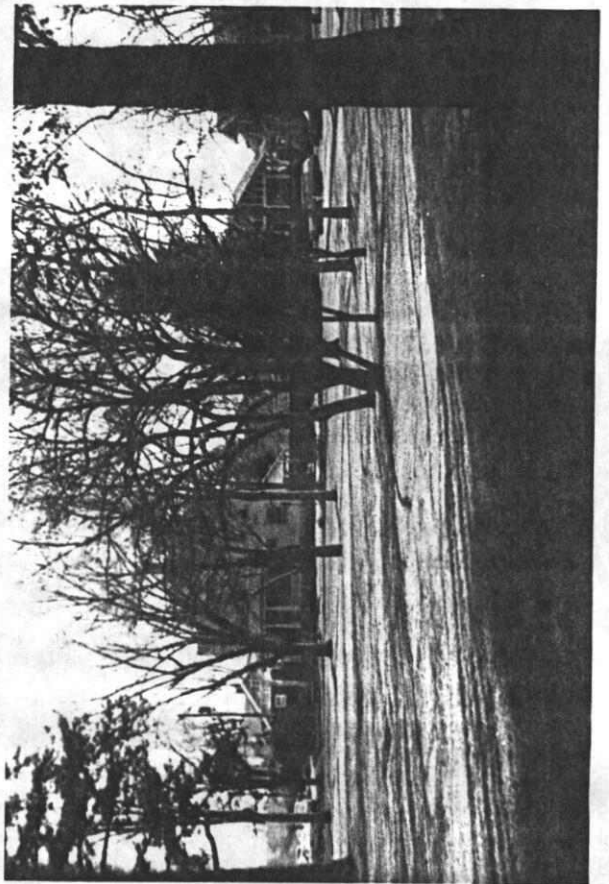
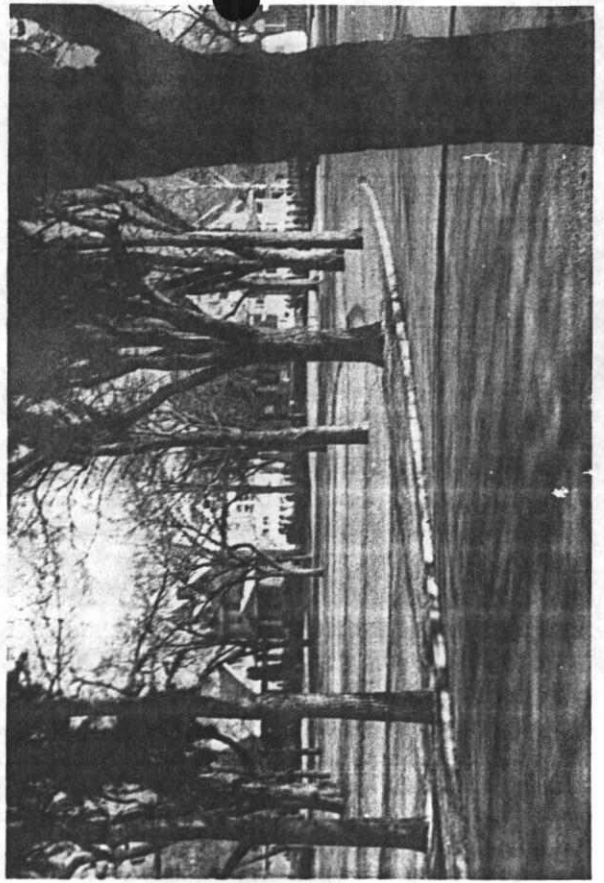
234, 230, 232 PARK PLACE

9520

16A

2926 EAST OVAL

9520



614 PARK PLACE

18A

9520

9520

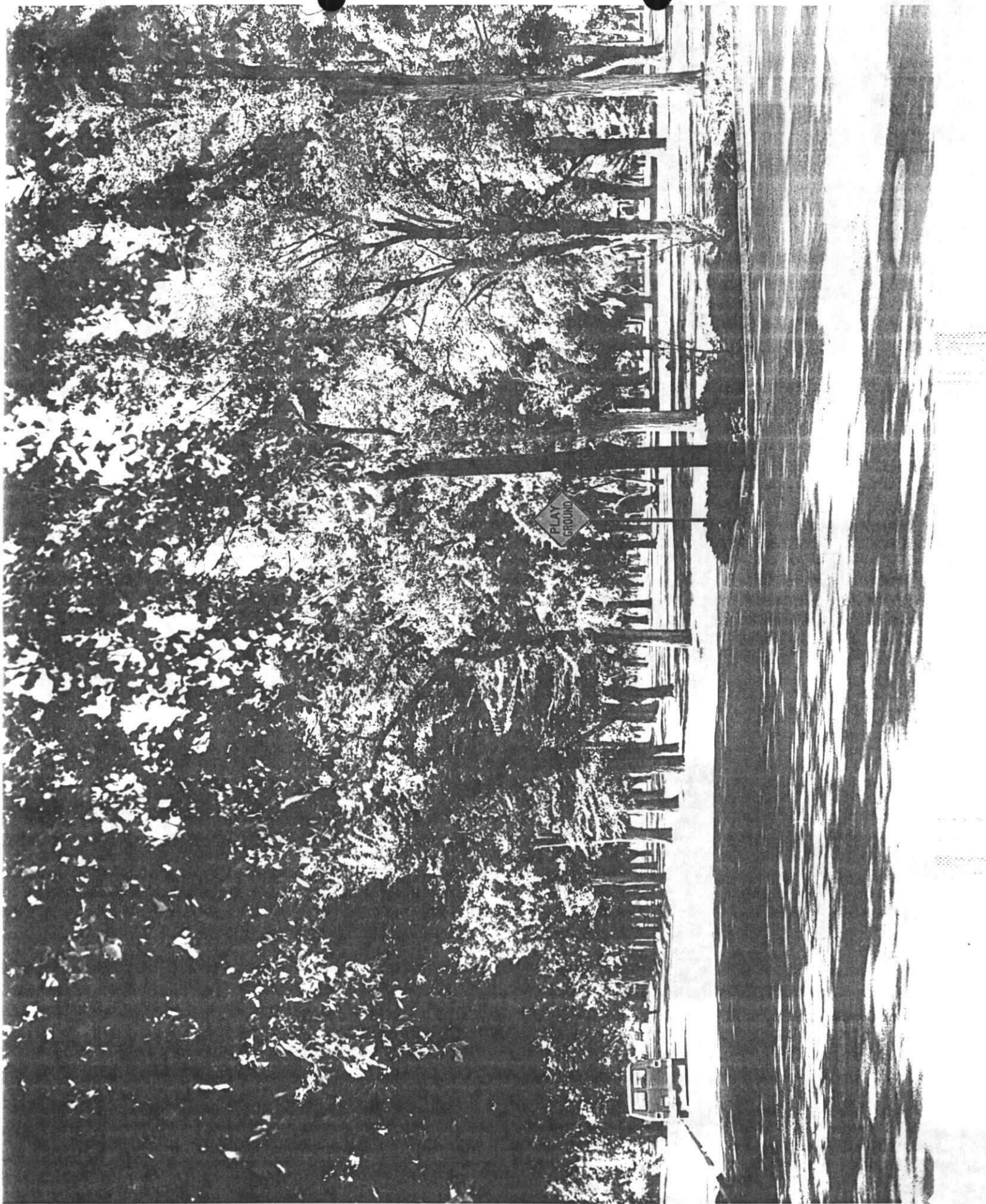
19A

20A

9520

9520

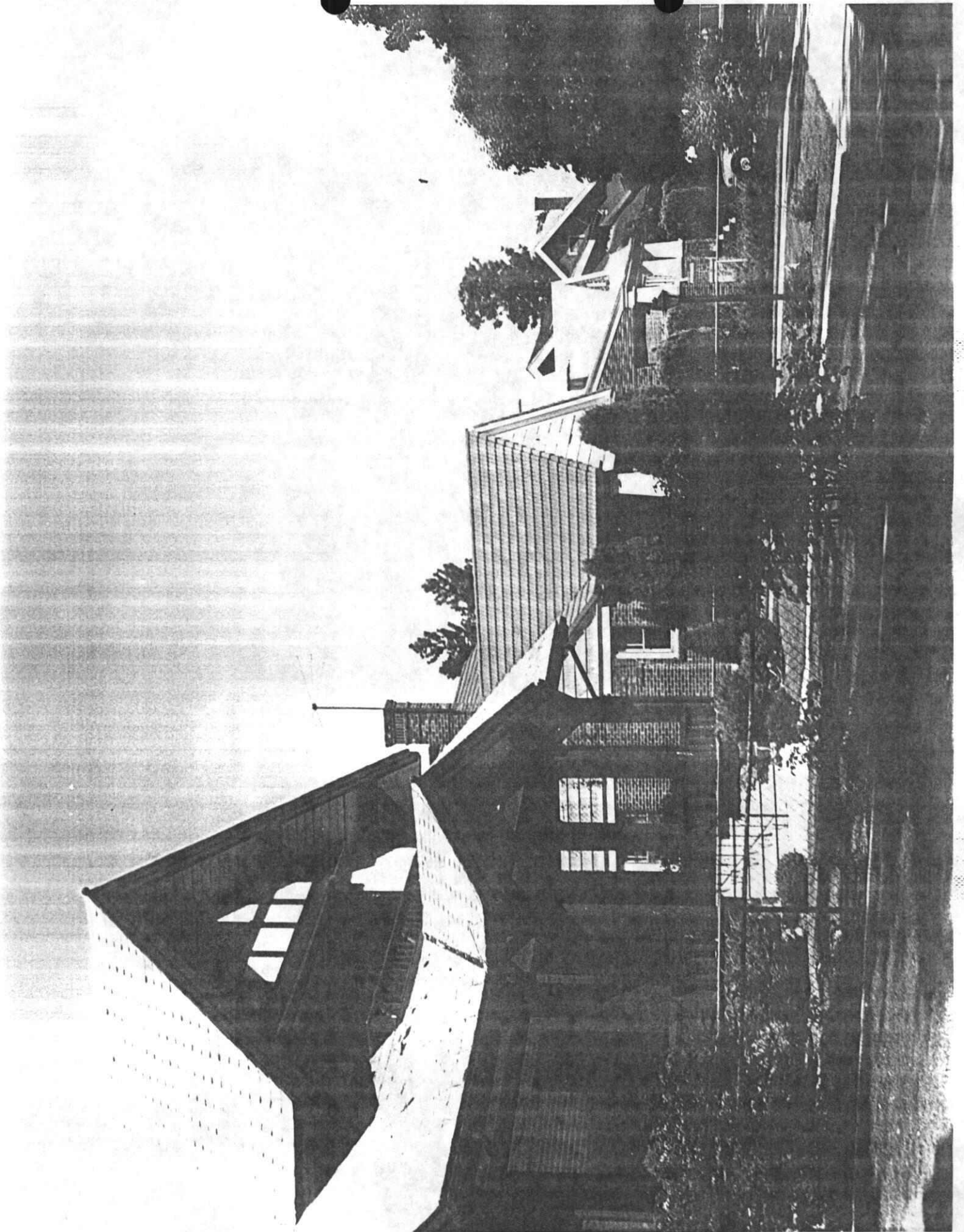
21A



Corbin Park Historic District
Spokane, Washington

Dawn Maddox
September, 1979
Washington State Office of Archaeology
and Historic Preservation

Park Place from West Oval, looking e.
1 of 6

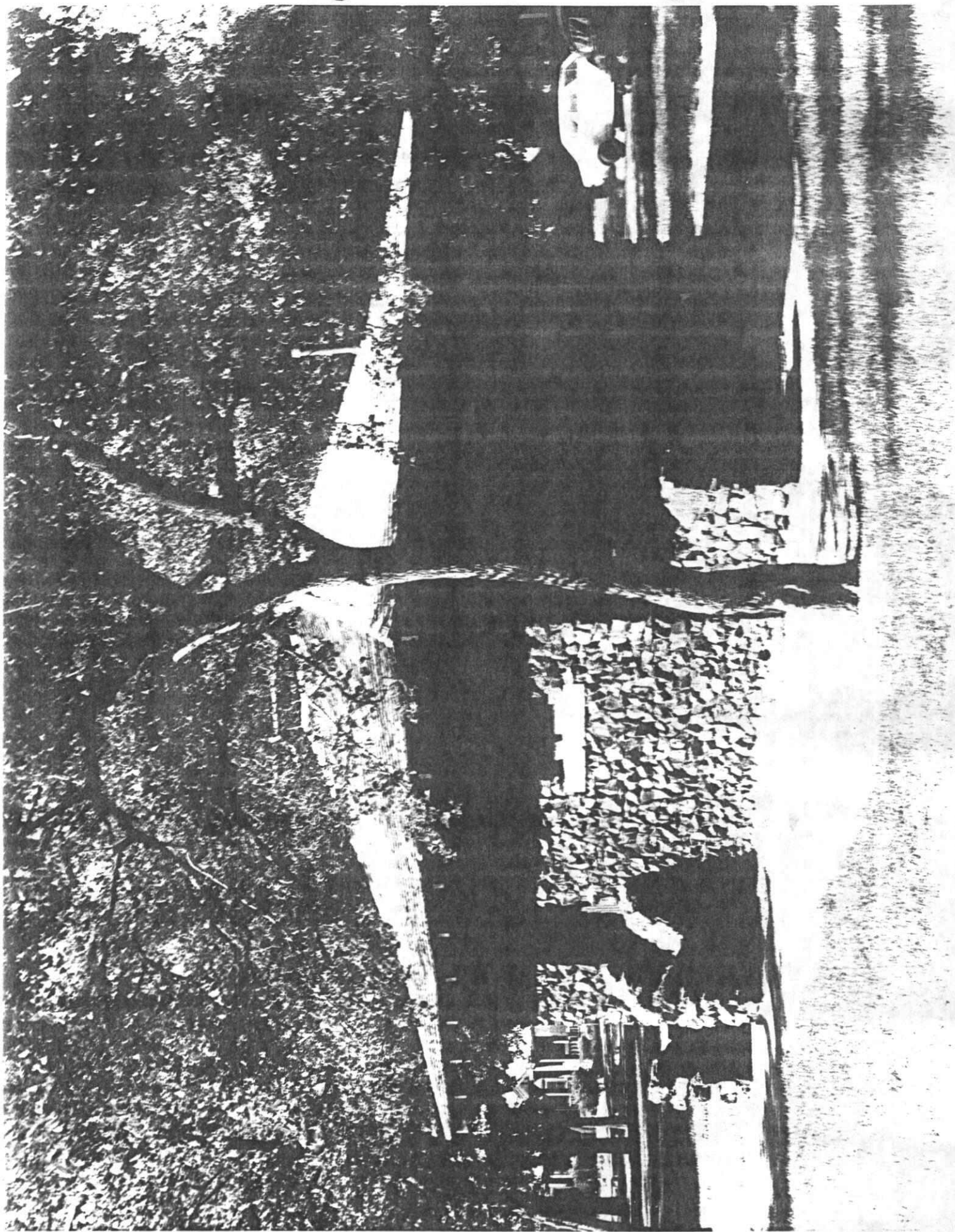


32-50

Corbin Park Historic District
Spokane, Washington

Dawn Maddox
September, 1979
Washington State Office of Archaeology
and Historic Preservation

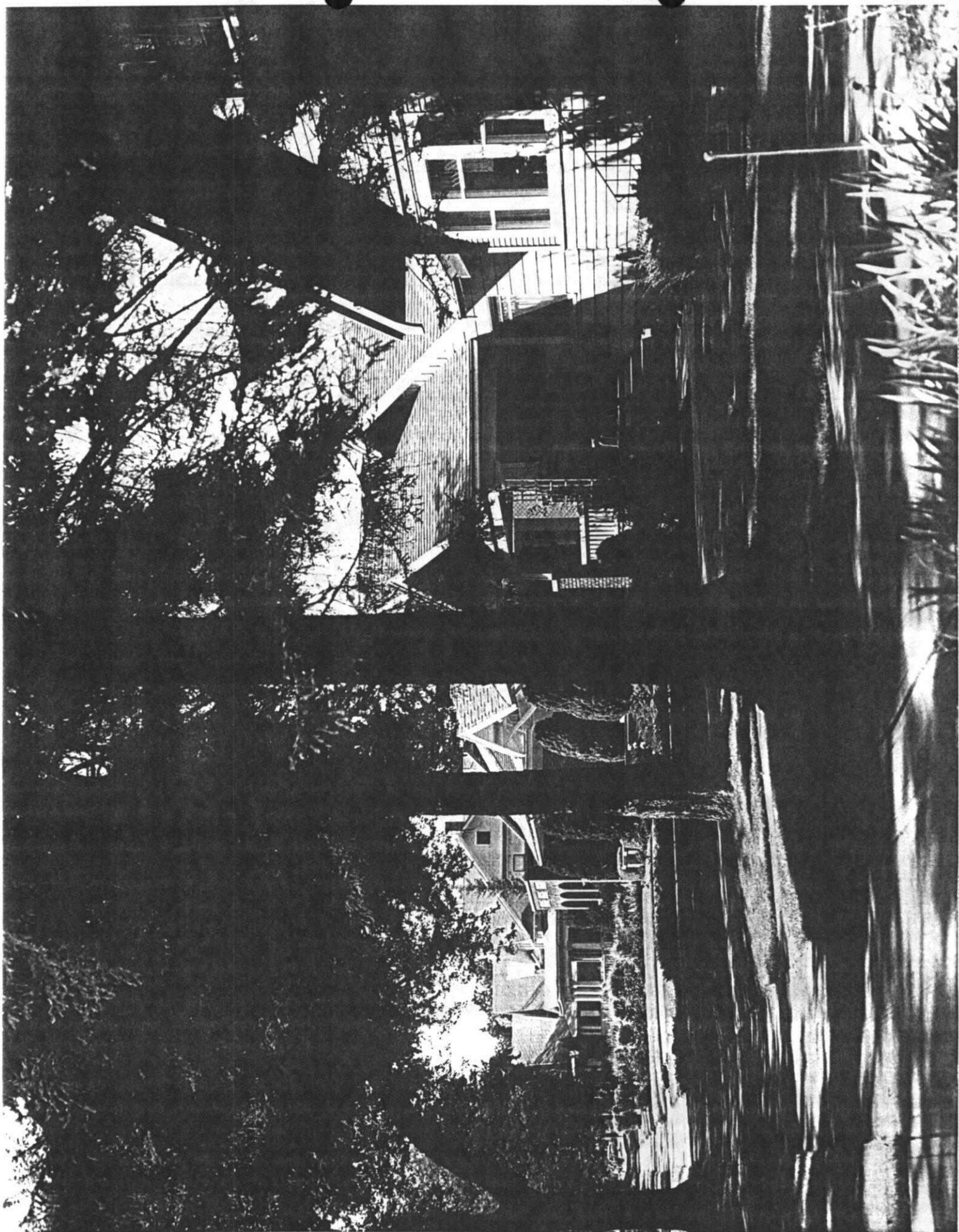
424 Park Place, looking n.e.
2 of 6



Corbin Park Historic District
Spokane, Washington

Dawn Maddox
September, 1979
Washington State Office of Archaeology
and Historic Preservation

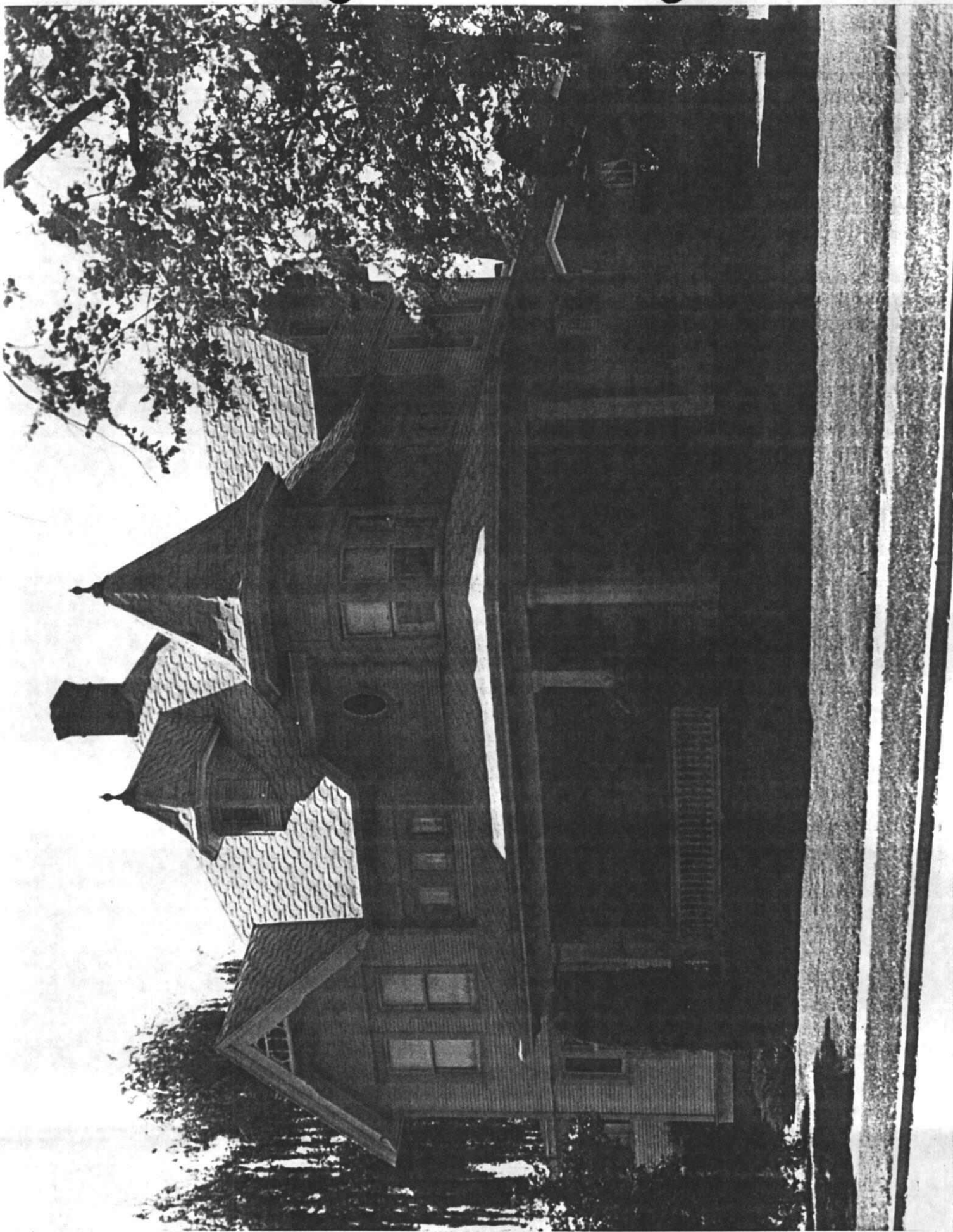
Basalt rock rest house on north side of
park, looking n.w.
3 of 6



Corbin Park Historic District
Spokane, Washington

Dawn Maddox
September, 1979
Washington State Office of Archaeology
and Historic Preservation

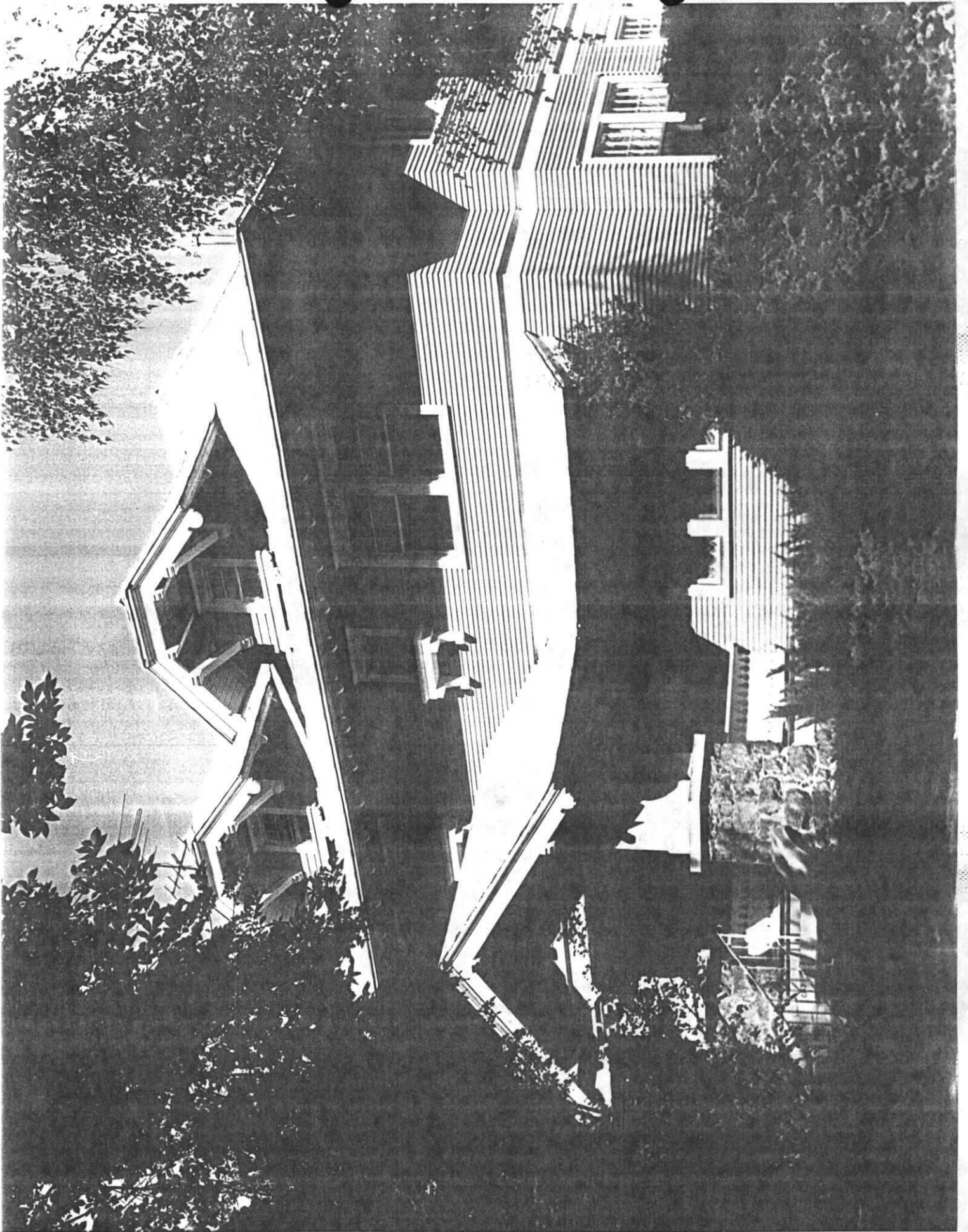
Park Place, looking w.
4 of 6



Corbin Park Historic District
Spokane, Washington

Dawn Maddox
September, 1979
Washington State Office of Archaeology
and Historic Preservation

709 Waverly Place, looking s.e.
5 of 6



Corbin Park Historic District
Spokane, Washington

Dawn Maddox
September, 1979
Washington State Office of Archaeology
and Historic Preservation

322 Park Place, Looking n.w.
6 of 6

ORIGINAL

FILE COPY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Corbin Park Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Waverly Place W 205-W733 Inclusive / East Oval
Park Place W 203-W738 Inclusive / W 2902-
Post Street N 2912-N2920 Inclusive / N 2926 Inclusive
West Oval N 2905-N2925 Inclusive NOT FOR PUBLICATION

CITY TOWN

Spokane

VICINITY OF

CONGRESSIONAL DISTRICT

6th Tom Foley

STATE

Washington

CODE
53

COUNTY

Spokane

CODE
063**3 CLASSIFICATION**

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES RESTRICTED☒ YES UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☒ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME Multiple

STREET & NUMBER

CITY TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE
REGISTRY OF DEEDS ETC

Spokane County Assessor's Office

STREET & NUMBER

West 1116 Broadway

CITY TOWN

Spokane,

Washington

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

City of Spokane Landmarks Survey

DATE

1979

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Claire Bishop, Historic Preservation Officer

CITY TOWN

N. 721 Jefferson, Spokane

STATE

Washington

7 DESCRIPTION

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 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 border of the district. The proposed site covers approximately thirty-five acres and includes 86 residences, streets, and a park of approximately twelve 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 was utilized to carry Victoria Street, later named Division Street, up the moraine. And 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.

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. Even when no fair was in progress, the fairgrounds race track was used frequently for formal and informal racing. The fairgrounds buildings included stables, a building for exhibits, and a grandstand for the one-mile racetrack. 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 D. C. Corbin, builder of several railways which connected Spokane to the mining areas nearby.

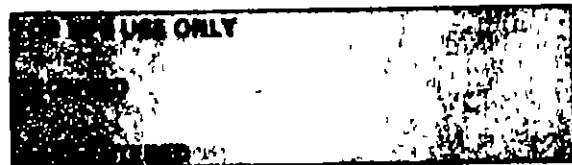
Corbin Park Addition included the former racetrack and fairgrounds, and a portion of the former infield was designated as Corbin Park. The track itself is represented by Park Place on the north of the park, Waverly Place, on the south, with East Oval and West Oval at the ends. Following the razing of all the fairgrounds buildings, construction of homes for owner occupancy began in 1899 and went on at a rapid pace until 1914.

Seventy of the eighty-six 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, so that by the end of 1925 all but eleven of the present eighty-six homes had been built. Nine of the remaining eleven homes were built in the late twenties, the thirties, and the forties, with the final two being completed in 1955 and 1958. 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.

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



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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 granitic field stone in construction and ornamentation. Wood, of course, is the most common exterior finish, usually as bevelled wood siding or shingles, all locally produced. Brick is also a frequent exterior finish, sometimes as a veneer, but most commonly as a solid brick wall.

Homes in the proposed district range in style from imposing Victorian to modest bungalow and they typify in this compact, almost cyclopaemic setting the homes built in the Northwest during the late nineteenth and early twentieth century.

In the typical homes first floors are elevated well above grade, in general about three and a half feet. Light is provided into 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.

To more accurately describe the houses in the proposed district, a brief discussion of the common styles follows.

The largest group of houses in the district can perhaps best be described as bungaloid. They are relatively large houses with a high pitched roof. There is a second story, usually developed by means of gables and dormers under the 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 houses than those in the previous group, and have low roofs. Houses 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.

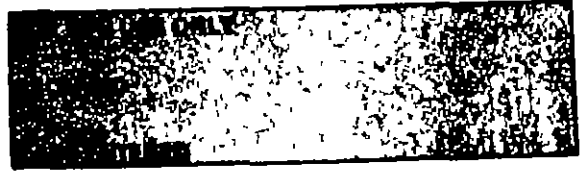
Another well represented style is the large two or three story "Classic Box." The roof is usually hipped, dormers are common, and the chimney is usually at one side.

There is also a group of houses which can be characterized as tudoresque due to the striking use of stick work to create the impression of half-timbering.

The relatively unadorned house built in 1904 at 720 Park Place is perhaps the least complicated rendition of the bungaloid style. The roof has a gable at the front and at the rear and intersecting

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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 grouted faces. Window and door trim is stock woodwork, and cornices are closed, with stock crown and bed moulds.

The house at 628 Park Place is a much more elaborate example of this group of houses. Built in 1908, the design was a product of the Ballard Plannery, an organization dealing in established house designs of this era. The first story of this house is of purple brick, with its many corners accented with white brick laid in alternate courses. It has an elaborate porch across most of the front, round at the west and east ends, and extending well back along the east side. The first-story brickwork has numerous angled bay windows. The second-story plan is square, roofed with equal intersections, with four gables, each starting with heavy but short returns at about half way up the story. A small secondary belt cornice divides each gable above the second story windows, with a tiny square attic vent near the top of each upper triangle.

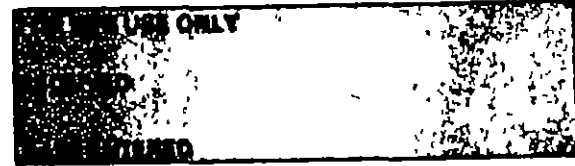
The two bungalow houses at 319 and 327 Waverly Place, built in 1905 and 1907, display the slightly extravagant use of stylized exterior ornament. Both houses have a pair of round or oval windows tucked under the lower corners of the large front gables. The corner house, 327 Waverly Place, has a first story of brick, on a foundation of squared black basalt, broken faced, laid in precise equal courses.

The house at 525 Waverly Place, designed by W. W. Hyslop, architect, and built in 1902, is representative of the bungalow style. The interestingly shaped lookout rafters and brackets, and other wood trim, are still in the original dark green. Lower parts of the house, and large stone piers, are of sharp rough basalt rubblework. A large fraction of the low-pitched hipped rectangular roof is over open porches, across the front, the first third of the west side and two-thirds of the east side. 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 was designed by Hyslop and built in 1914. It already shows the deviations from design concepts which appeared after the war. A semicircular brick arch frames the entrance to the small covered porch which has an exterior extension to the west with another matching arch. The roof is low-pitched and hipped, with an extreme projection, boxed level underneath. Fine detail shows a little of the post-Art Nouveau delicate linear period of design of these few years before the war.

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The house at 433 Waverly Place, a "Classic Box," was built in 1908. It 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 house has a brick front porch and piers, supporting the porch shed roof. The house is a big two-story wood framed cube with a four-hipped roof, with large gabled third-story dormers on each side and front.

Another house 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 big house at 511 Waverly Place has always appeared as one of the largest on the park. Its two-story cube of white wood siding is capped by a wide overhanging cornice of a two-pitched "bellcast" hipped roof, but a gable-roofed dormer extends a front projecting panel into the third story. The house is copiously supplied with wood balustrades. The first story has a porch all the way across, with four classic columns and entablature, and a balustrade in end and both side panels, the entrance stair being in the center. On top of this is a balustrade at ends and across the front of the porch roof. At the third story there is a balustrade across the front of the dormer, and originally there was a rectangular balustrade enclosure around the little deck roof at the top center.

The big square house at 322 Park Place was built in 1922. It is characterized, in exterior appearance, by rather heavy timber trim detail against somewhat massive building shapes. The house has two stories under a hipped roof, with two clip-hipped dormers in the front, for the third story.

At 424 Park Place is a half-timbered tudoresque house designed by Hyslop. Its high-pitched main roof has great half-timbered gables at the east and west sides, an interesting bracketed timber separating 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, entirely within its gable (its verge rafters almost meet the slope of the main roof). Its upper portion overhangs a complex recessed treatment of second story walls and windows.

Another example, at 514 Park Place, is the red brick and half-timbered white stucco house built in 1912. It has two staggered gables in the second story front, both intersecting a main east-west roof with large gables on those ends. A deep shed-roofed porch is at the right front.

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The tudoresque home at 403 Waverly Place, also by Hyslop, was built in 1901, the second house on the park. The house has a profusion of interesting window details in the dark wood siding, and half-timbered gables and gablets in the second and attic stories.

The first home in the district was started before the turn of the century and is, fittingly, Victorian in style. This home at 709 Waverly Place with its high multiple roofs, a central chimney and various dormers is one of the few Victorian houses remaining in Spokane. It also has some small oval windows, a bay window, and a very characteristic polygonal corner turret.

Nine of the houses in the proposed district were built after 1927, and are classified as "recent compatible" since they are of pleasing design and do not detract from the character of the area. The final house built in the district, in 1958, was a duplex.

The location of these houses, with almost all of them visible from the park, the excellent representation of homes of the time and area, and their state of preservation make the area unique.

Although the types of architecture in the district are not in the mansion or manor house category, they are significant in depicting the character and homogeneity of the area and also the development of building materials and styles during the first quarter of the twentieth century.

The Park

As originally developed under D. C. Corbin's supervision, there was a double row of elm trees completely around 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 Olmsted Brothers, Landscape Architects of Brookline, Massachusetts. This firm was founded by Frederick Law Olmsted, one of the designers of Central Park in New York City.

This more formal design included a symmetrical pattern of gravel paths based on a large circle at each end and one in the center with connecting pathways. 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 roadway can still be found between its bordering trees.

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Shrubs were planted along the paths and eventually grew to almost enclose these paths. 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. In a similar location opposite the end of Washington Street there was an "Old Fashioned" garden. Near each of these gardens was a rest house built of local basalt rock, each screened by plantings of bushes.

Concrete curbs and gutters were put in 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 surrounding the park were paved and the carriage roads through the park were cut off with concrete curbing.

Over the years maintenance of the flower gardens became too costly and the gardens were removed. The shrubbery, also because of maintenance costs, grew to overpower the lawns and paths, and in the interests of safety it too was removed. The gravel paths have not been maintained and are now overgrown with lawn.

The park today is primarily an expanse of lawn with a large assortment of tree varieties ranging from a native pine and other conifers to ginkos. The assortment of trees is excellent for a park of this size. Scattered through the park now are a baseball diamond, a basketball court, tennis courts, barbecue braziers and an assortment of playground equipment.

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Ranking of Structures

The ranking of structures in this district is reflective of the character and homogeneity of the district.

Primary structures are those which are architecturally individual and can be distinguished from characteristic houses in the district.

Secondary structures are those homes which are clearly characteristic of the area, very evidently built in the early twentieth century.

Recent compatible structures are those structures completed since 1927 which do not detract seriously from the overall impression of a homogeneous neighborhood of single-family homes built during the first twenty-five years of the century.

The intrusive structure is one which was built in 1958 as a two-family house.

Note: this information is presented in the following listing and also on a map that accompanies this nomination.

Listing of Structures in Proposed
Corbin Park Historical District

Note: A PRIMARY structure is designated by the numeral 1. This structure is considered to be architecturally different.

A SECONDARY structure is designated by the numeral 2. This structure is considered to be characteristic.

A RECENT COMPATIBLE structure is designated by the numeral 3. This structure was built since 1927.

An INTRUSIVE structure is designated by the numeral 4. Its design is not considered to be compatible with the rest of the proposed district. There is only one building with this designation.

Designation

WAVERLY PLACE

- | | | |
|---|------------------|------------------|
| 3 | W 203 Waverly Pl | |
| 2 | W 205 Waverly Pl | Donald D. Pohrer |
| 2 | W 206 Waverly Pl | R. M. Hayden |
| 2 | W 208 Waverly Pl | C. B. LeFavour |

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2	W 211 Waverly Pl	Douglas M. Sutherlin (W 306 Park Pl)
2	W 215 Waverly Pl	H. J. Conlon (W 3514 Providence Ave)
2	W 221 Waverly Pl	James R. Korver
2	W 231 Waverly Pl	Thomas D. Dukich
3	W 237 Waverly Pl	Ralph E. Rose
2	W 243 Waverly Pl	Michael G. Heinrich
3	W 303 Waverly Pl	Marjorie F. Johnson
2	W 305 Waverly Pl	E. Jones
2	W 311 Waverly Pl	John P. Raschko
1	W 319 Waverly Pl	Robert W. Gambill
1	W 327 Waverly Pl	C. J. Preston
1	W 403 Waverly Pl	Lynn C. Norby
2	W 409 Waverly Pl	J. A. Becker
2	W 425 Waverly Pl	Ellis P. Conboy
2	W 429 Waverly Pl	Lora Wooster
1	W 433 Waverly Pl	Cecil R. Wilson
2	W 501 Waverly Pl	Thomas A Blodgett
1	W 511 Waverly Pl	Edwin R. Minzel
2	W 519 Waverly Pl	Jack Van Gelder
1	W 525 Waverly Pl	Robert C. Branch
2	W 603 Waverly Pl	Lee M. Brashear
2	W 609 Waverly Pl	Lee M. Brashear
1	W 615 Waverly Pl	W. C. Gaston
2	W 621 Waverly Pl	Burton E. Pendleton
2	W 631 Waverly Pl	C. L. Sprecher
1	W 709 Waverly Pl	Theodore Reeder
2	W 711 Waverly Pl	Larry Vandervert
2	W 717 Waverly Pl	Jay W. Robideaux
2	W 723 Waverly Pl	Owen C. Mir (W 733 Waverly Pl)
2	W 727 Waverly Pl	H. E. Vandervert

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2	W 728 Waverly Pl	Clifford E. Larson (N. 3417 Decatur)
2	W 732 Waverly Pl	William W. Farrington (E. 1211 20th Ave.)
2	W 733 Waverly Pl	Mike S. Anfinson
PARK PLACE		
2	W 203 Park Pl	James E. Allen
2	W 207 Park Pl	Kurt C. Nelson
2	W 208 Park Pl	Nellie B. Hawks
2	W 212 Park Pl	Betty J. Potello
2	W 216 Park Pl	Bruce K. Clark
2	W 222 Park Pl	Chas. F. Johns
1	W 230 Park Pl	Paul S. Lerch
2	W 234 Park Pl	Ellen Hinricks
2	W 306 Park Pl	Douglas M. Sutherlin
1	W 314 Park Pl	S. R. Gallaher
1	W 322 Park Pl	James W. Schultz
2	W 328 Park Pl	Fred J. Wilson
2	W 334 Park Pl	D. A. Walter
2	W 404 Park Pl	Lois H. Knox
3	W 410 Park Pl	Edith M. Doughty
3	W 416 Park Pl	Frank W. Wickwire
1	W 424 Park Pl	Edith Thomason
3	W 428 Park Pl	R. S. Jacobson
2	W 432 Park Pl	Verna E. Russell
1	W 504 Park Pl	Joseph M. Cooney
1	W 514 Park Pl	George M. Rasque
2	W 522 Park Pl	Ed. J. Averett
2	W 528 Park Pl	H. Early Davis
2	W 534 Park Pl	F. Marston Jr.
2	W 538 Park Pl	Geo. E. Walker
2	W 604 Park Pl	Henry L. Delange
2	W 608 Park Pl	William J. Drier

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1	W 614 Park Pl	Carl E. Rorberg
1	W 620 Park Pl	Harold M. Pederson
1	W 628 Park Pl	Charles J. Hall
2	W 704 Park Pl	C. H. Vaughn
2	W 708 Park Pl	William D. Bryan
2	W 714 Park Pl	J. L. Corwin
2	W 720 Park Pl	Alan R. Midkiff (W 704 Park Pl)
2	W 726 Park Pl	Daniel L. Rozell
2	W 733 Park Pl	Ione V. Bjorklund
2	W 734 Park Pl	Dan L. Ensley
2	W 738 Park Pl	J. C. Hyman

POST STREET

2	N. 2912 Post St.	Harry W. Brubaker
4	N. 2916 Post St.	Dallas J. Matkin (N. 2414 Washington)
2	N. 2920 Post St.	Mabel B. Lathrop

EAST OVAL

3	N. 2902 East Oval	Frank H. Tripp
3	N. 2910 East Oval	A. W. Pfeffer
2	N. 2916 East Oval	Ken A. Rabel
2	N. 2926 East Oval	Patrick D. Henry

WEST OVAL

2	N. 2905 West Oval	Robert C. Treffrey
1	N. 2913 West Oval	Robert B. Hyslop
2	N. 2921 West Oval	R. L. Jessick
2	N. 2925 West Oval	John J. Doree

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400 1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500 1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600 1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700 1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800 1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1899 to 1927

BUILDER/ARCHITECT

Multiple

STATEMENT OF SIGNIFICANCE

The Corbin Park District is significant for its association with D. C. Corbin and other men important in the early development of Spokane. It is significant also as an area of well-preserved typical early twentieth century homes. The state of preservation of these homes is evidence of the effectiveness of Corbin's community planning efforts and also of subsequent utilization of good landscape architecture. Throughout three-fourths of a century, the area has been home to people intimately involved in the professions and commerce in Spokane.

The first fair in the Spokane Falls area was held in 1886 on the site of present-day Corbin Park Addition with exhibits from as far away as Wenatchee and the Okanogan area of Washington Territory. In 1886-87 a group of men prominent in the Spokane Falls area put together a piece of property for the grounds of the Washington and Idaho Fair Association and incorporated the Association on November 16, 1887. The incorporators were J. J. Browne, (lawyer, banker and platter of Browne's addition, now an NHR Historic District), Daniel M. Drumheller, (platter of Forest Park Addition immediately west of the fairgrounds), A. M. Cannon, (known for his interests in railroads, milling, and as a mayor of Spokane), G. K. Reed, C. S. Penfield, E. J. Webster, John A. Todd, W. H. Taylor, James Glover, (frequently referred to as the "Father of Spokane"), L. H. Whitehouse, A. . Newberry, (vice-president of the S. F. and N. Railway), L. B. Nash, Matt Laib, Peter Deuber, John McGrane, and Henry Stimmell. Brown and Drumheller had been the previous owners of the property selected. In 1890 the Fairground property was mortgaged to D. C. Corbin for \$15,000. The mortgage was defaulted and in 1893 Corbin concluded foreclosure proceedings, but permitted the Fair Association to continue to use the grounds until about 1898. In 1899 Corbin platted the property as Corbin Park Addition to the City of Spokane. Lots were sold and building of homes commenced before the year was out. Corbin's plat was proved to be an example of effective community planning. East-west streets in the new addition were offset slightly from those in the older subdivision to the west. North-south streets stopped at the park or were carried around the park by curved streets. This arrangement of streets has minimized the through traffic in the area and the commercial development which frequently accompanies through traffic has so far been avoided. Lack of through traffic and the proximity of the park has encouraged the maintenance of the

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dwellings in the area as single family homes. The park as originally developed and as improved by early landscape architects contributed significantly to the character of the neighborhood.

During World War II several of the dwellings in the district were converted to multiple-family dwellings, but a number of these have been reconverted since then to single-family dwellings. This reconversion has occurred even though commercial development is now within three blocks and industrial development within five or six blocks of the proposed district.

D. C. Corbin was not among the first people to settle in Spokane Falls nor was he one of those who guided the early building and development of the community. He has never been spoken of as one of the "City Fathers," but Corbin, through his railroads, changed Spokane from just another one of the many small farm communities throughout the Northwest, to the commercial hub of an area covering parts of four states and one Canadian Province.

The Spokane Falls and Idaho Railway and the Coeur d' Alene Railway and Navigation Company built by Corbin in 1887 brought the mineral wealth of the Coeur d'Alene Mining district through Spokane rather than to Montana.

Corbin's Spokane Falls and Northern Railway 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.

With the Spokane International Railway, Corbin joined the northern Idaho panhandle to Spokane with the resulting commerce from farming, mining, and lumbering.

Corbin was born in New Hampshire and engaged in a number of commercial ventures on his way west. He was apparently a surveyor in Iowa. He operated a stage station and freight lines carrying military supplies, and also dealt in land in Nebraska, Colorado, and Wyoming as these areas filled with settlers.

When gold was discovered in Montana, Corbin moved to Helena where he operated a mercantile and freight forwarding business. He also became involved in banking and mining ventures and again in real estate. While in Helena, he platted the Corbin addition to Helena.

After being in Montana for about eleven years, he returned to the east and managed the New York and Manhattan Beach Railroad for his brother. Following six years in the east, Corbin's interest returned to the west and for about four years he divided his time between New York and Helena before commencing his career as a railroad builder in the Spokane area.

In addition to his railroad development which was so significant for the commerce of Spokane, Corbin was instrumental in developing the first irrigation system in the Spokane Valley. He also organized the Washington State Sugar Co. to grow and process sugar beets.

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The first home in the district, at 709 Waverly Place, was built by Harry J. Skinner, a builder and contractor who had been Superintendent of Bridges and Building on D. C. Corbin's Spokane Falls and Northern Railway prior to its sale to the Great Northern Railway in 1899. The Victorian house was designed for Skinner by architect W. W. Hyslop, who later became Skinner's son-in-law. Hyslop designed seven additional homes on the park, including one on West Oval in which he lived.

Another associate of Corbin's who lived in the district was Roy Bungay. In 1904 while he was assistant manager of the Corbin's Washington State Sugar Co. he had the house at 511 Waverly Place built. Later Bungay and another resident of the district, John Johnson, 319 Waverly Place, formed the Johnson-Bungay Fuel Co.

In addition to those already mentioned, residents of the district have included:

Charles A. Fleming, Mayor of Spokane for many terms.

Charles W. Greenough, Superior Court Judge

Reverend William J. Hindley; Pastor of the Pilgrim Congregational Church and first Mayor of Spokane under the commission form of government

William A. Huneke, Superior Court Judge

George M. Rasque, A. I. A. designer of schools and member of the State Board of Architectural Examiners

Carl Uhden, Engineer for the Washington Water Power Co., noted for his design of the Long Lake hydroelectric plant and dam, the highest dam built to that time.

The area evolved as one of substantial family homes typical of the early twentieth century, many of brick, and Corbin Park retains its oval racetrack shape. (Fahey, John. Inland Empire, D. C. Corbin and Spokane. University of Washington Press, 1965.)

The owners of these "substantial homes" have typically included owners and managers of local businesses and members of the various professions. Because of effective community planning, that pattern of ownership continues after three-quarters of a century.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Beauchamp, T. Renewed Acclaim for the Father of American Landscape Architecture. Smithsonian. Vol. 3, No. 9, (Dec. 1972) p. 68 ff.
- Durham, M. History of City of Spokane and Spokane Country, Washington. S. J. Clarke Publishing Company, Spokane, 1912.
- Fahey, J. Inland Empire, D. C. Corbin and Spokane. Seattle, University of Washington Press, 1965.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 35 acres

QUADRANGLE NAME Spokane N.W.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 11 468280 5281240

B 11 468280 5281040

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 11 469020 5281220

D 11 469020 5281040

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

CORBIN PARK HISTORICAL SOCIETY

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665) I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

ATTEST

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

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Hyslop, R. B. Corbin Park. An unpublished work. Mr. R. Hyslop is the son of W. W. Hyslop. He has achieved distinction as an architect and also 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 houses surrounding Corbin Park, Corbin Park and its environs has been drawn from the book cited above.

Hyslop, W. W. Mr. W. W. Hyslop was a major architect in the Spokane area during the years approximating 1900 to 1915. His speciality was residences, many of which are still standing. His work was distinctive and often emphasized imposing roof lines.

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

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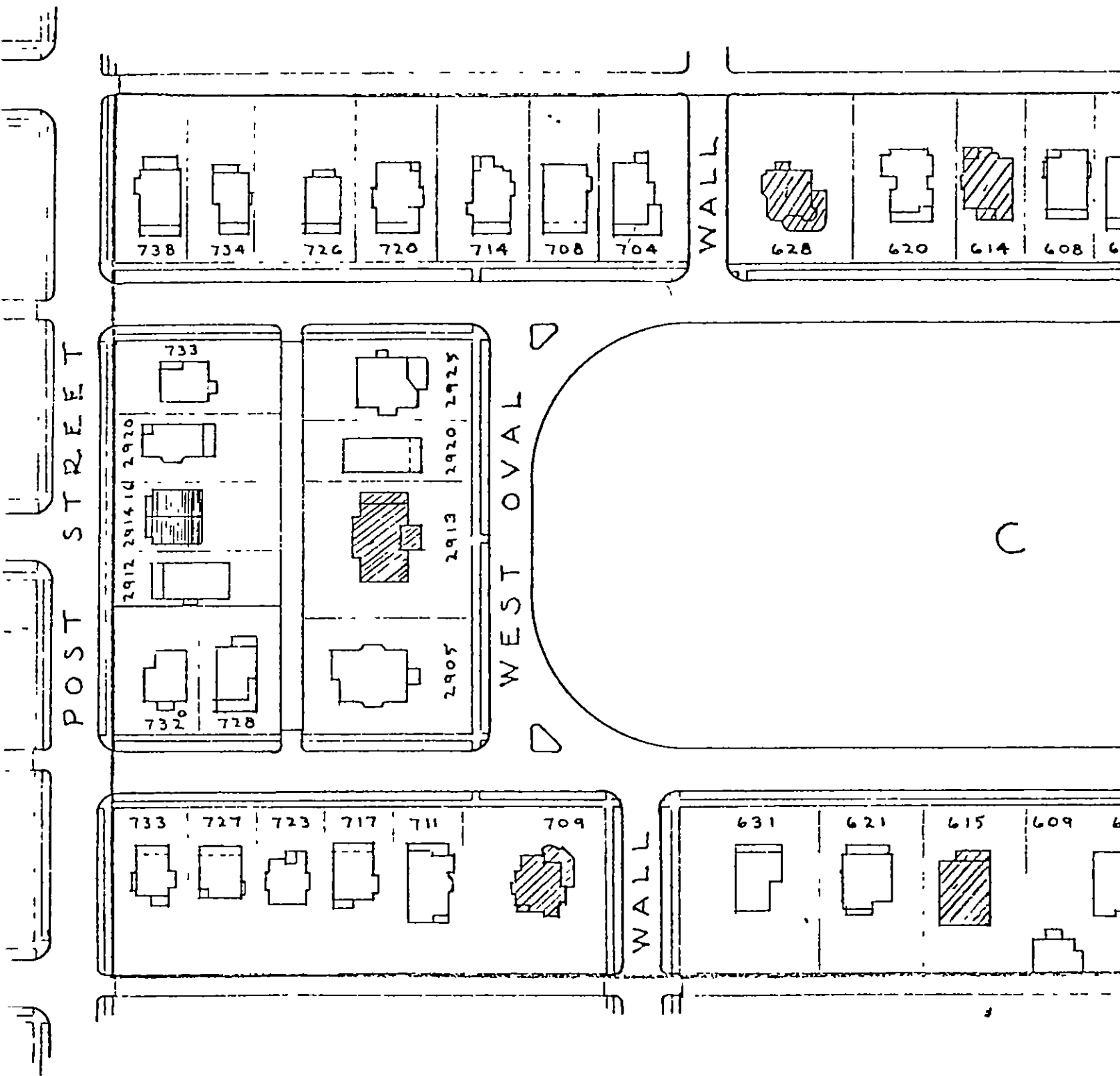
CONTINUATION SHEET

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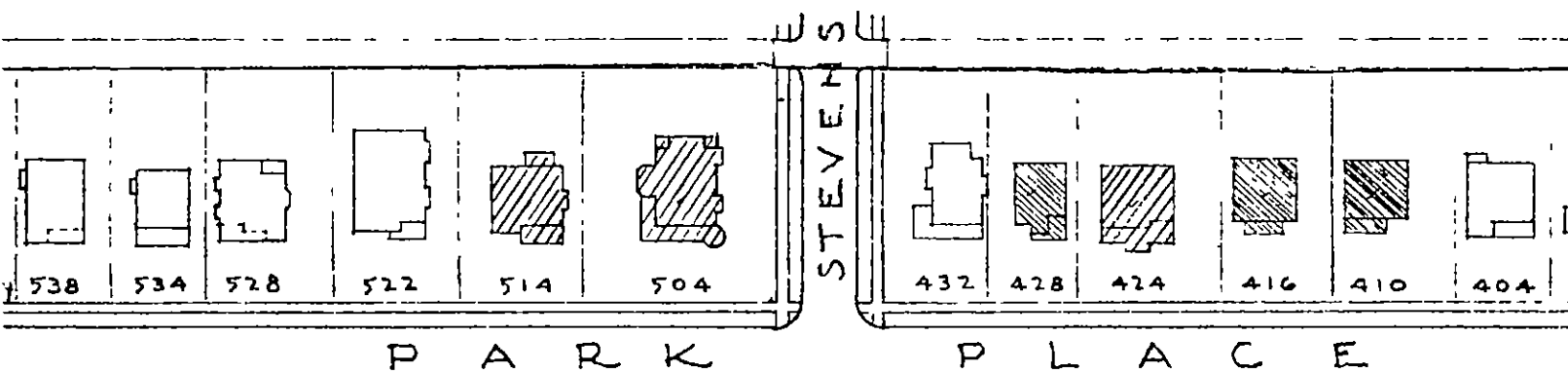
Verbal Boundary Description

Commencing at the NW corner of Lot 9 Block 4 of Corbin Park Addition, thence Easterly approximately 2421.71 feet to the NE corner of Lot 16, Block 1 of Corbin Park addition, thence Southerly approximately 642 feet to the S. E. corner of Lot 1 Block 7 Corbin Park Addition, thence Westerly approximately 2422.31 feet to the S.W. corner of lot 7, Block 11 Corbin Park Addition, thence northerly approximately 642 feet to the point of beginning. All in Section 7 T. 25N R.43E W.M. in the City of Spokane, Washington

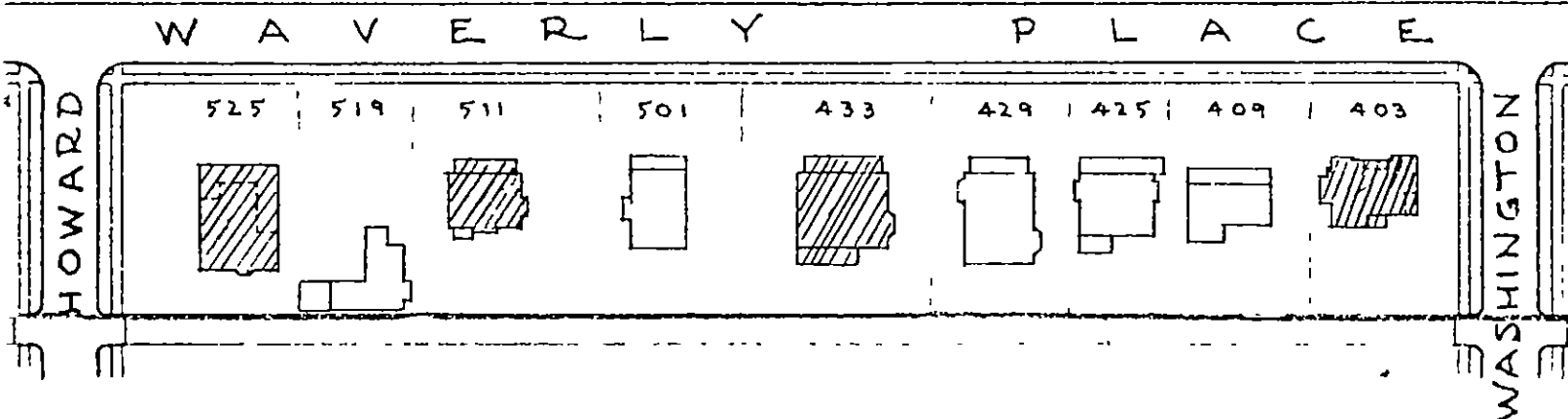
6 T 25 N R 43 E W M.
 NW 1/4 7 NE 1/4







SCALE 100 FT. = 1" ————

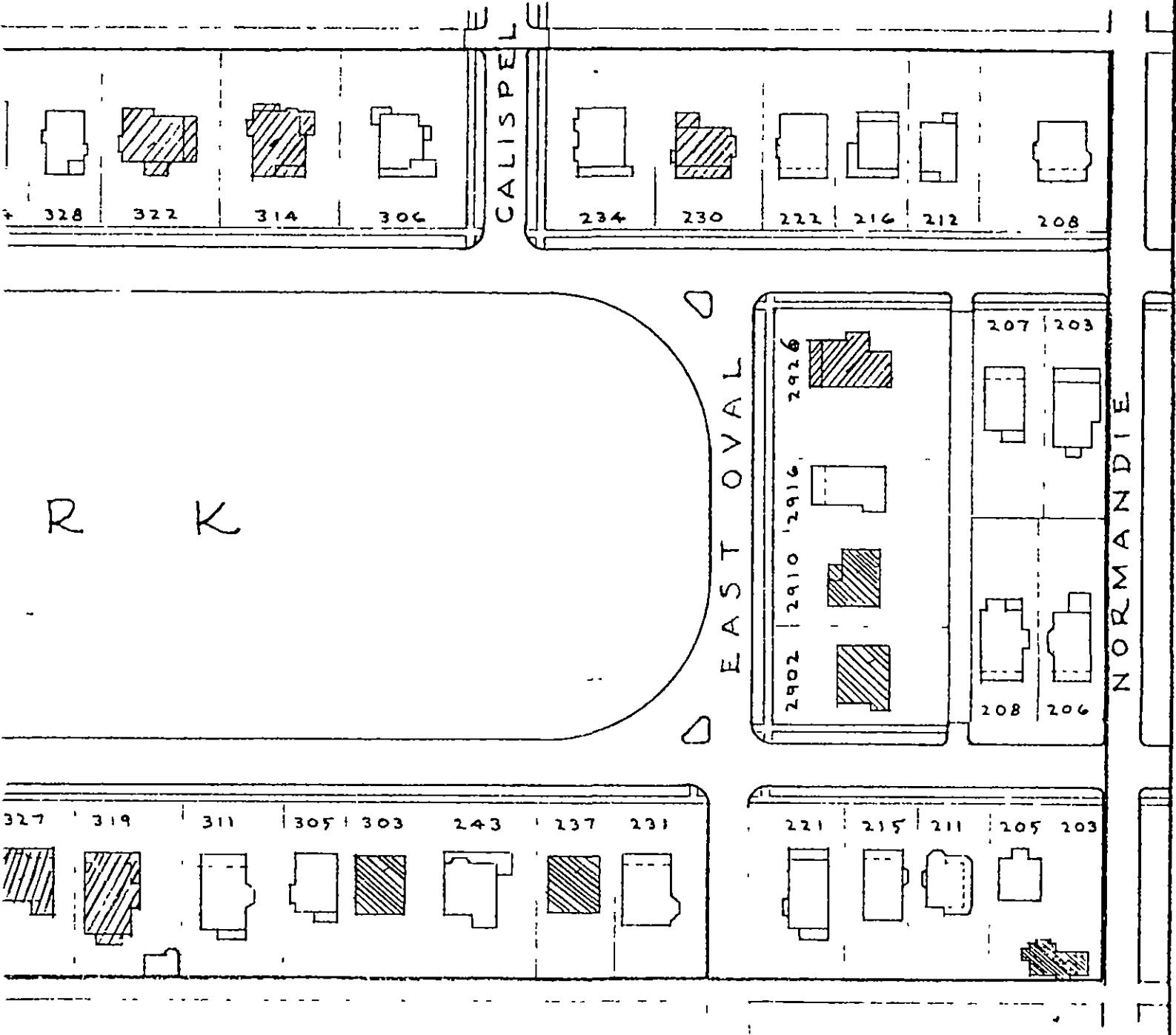


R B I N P A



DESIGN CATEGORIES

-  PRIMARY
-  CHARACTERISTIC
-  RECENT COMPATIBLE
-  INTRUSIVE



Corbin Park Historic District
Spokane, Washington

Photographer : Dawn Maddox
Date of Photographs: September, 1979

- 7 709 Waverly Place, looking s.e.
- 8 West end of park, looking n.
- 9 Intersection of West Oval and Waverly Place, looking n.w.
- 10 Basalt rock rest house on south side of park, looking n.
- 10a Picnic tables on south side of park, looking e.
- 11 Play equipment in center of park, looking n.



REX, FILM 4007

KODAK SAFETY



10



8

FILM 4007

KODAK SAFETY FILM



11



9



Corbin Park Historic District
Spokane, Washington

Photographer: Dawn Maddox
Date of Photographs: September, 1979

- 1 327 and 329 Waverly Place, looking s.e.
- 1a Waverly Place, looking e.
- 2 234 and 230 Park Place
- 3 Intersection of Park Place and Calispel Street, looking n.w.
- 4 322 Park Place, looking n.e.
- 5 Basalt rock rest house on north side of park, looking n.w.
- 5a Park Place, looking w.
- 6 424 Park Place, looking n.e.
- 7 Park Place, looking w.
- 8 628 Park Place
- 9 North side of park, looking e.
- 9a Park Place from West Oval, looking e.
- 10 Waverly Place from East Oval, looking e.
- 11 Park Place from Atlantic Street, looking w.
- 12 2913 West Oval, looking w.

