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United States Department of the Interior National Park Service

RECEIVED

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. 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 (W203-738); W. Oval not for publication

city, 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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, 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

Date 9/29/92

Washington State Office of Archaeology and Historic Preservation

State or Federal agency and bureau

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: Guy M. Lapsley, Date of Action: 11/12/92

Signature of the Keeper

Date of Action

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## 6. Function or Use

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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

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## 7. Description

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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

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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 "bungaloid" in style. These are relatively large houses with high pitched roofs. The second stories are usually developed by means of gables and dormers under a high roof. Chimneys are usually on an outer wall, and exterior treatment varies widely.

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

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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 center. Above a balustrade extends the full length of the porch roof

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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 polygonal corner turret. The front verandah wraps around the northeast corner of the home and extends halfway down each side with a door located at each end. The verandah steps are located at the northeast corner and are oriented toward the street corner.

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

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

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

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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:

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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.)

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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: Bungalow

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 & Flynne Dry Goods

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

PAST OWNERS:

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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.)

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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. Ferris White  
(not-verified)

EVALUATION: Contributing

PAST OWNERS:

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

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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.

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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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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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

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---

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.

# 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:

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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---

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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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---

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: Bungaloid

EVALUATION: Contributing  
-Altered Historic  
-Siding

PAST OWNERS:

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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---

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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National Park Service

# National Register of Historic Places Continuation Sheet

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---

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.)

## National Register of Historic Places Continuation Sheet

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---

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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National Park Service

## National Register of Historic Places Continuation Sheet

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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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National Park Service

National Register of Historic Places  
Continuation Sheet

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---

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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---

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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National Park Service

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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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National Park Service

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---

ADDRESS: 528 Park Place

YEAR BUILT: 1912

STYLE: Bungalowoid

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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---

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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---

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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National Park Service

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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: Bungaloid

EVALUATION: Contributing

-Altered

-Siding

PAST OWNERS:

## National Register of Historic Places Continuation Sheet

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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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# National Register of Historic Places Continuation Sheet

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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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---

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. Flynne, President/Treasurer-Mower & Flynne 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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National Park Service

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---

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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National Park Service

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Continuation Sheet**

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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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---

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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National Park Service

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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)	Period of Significance	Significant Dates
Landscape Architecture	1899-1942	N.A.
Community Planning and Development		
Architecture	Cultural Affiliation	
	N/A	
Significant Person	Architect/Builder	
Corbin, D. C.	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-Cheweloh 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 References**

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	date	July, 1991
organization	Corbin Park Homeowners Association	telephone	
street & number	243 Waverly Place	state	WA
city or town	Spokane	zip code	99205

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## National Register of Historic Places Registration Form

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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 knowlege 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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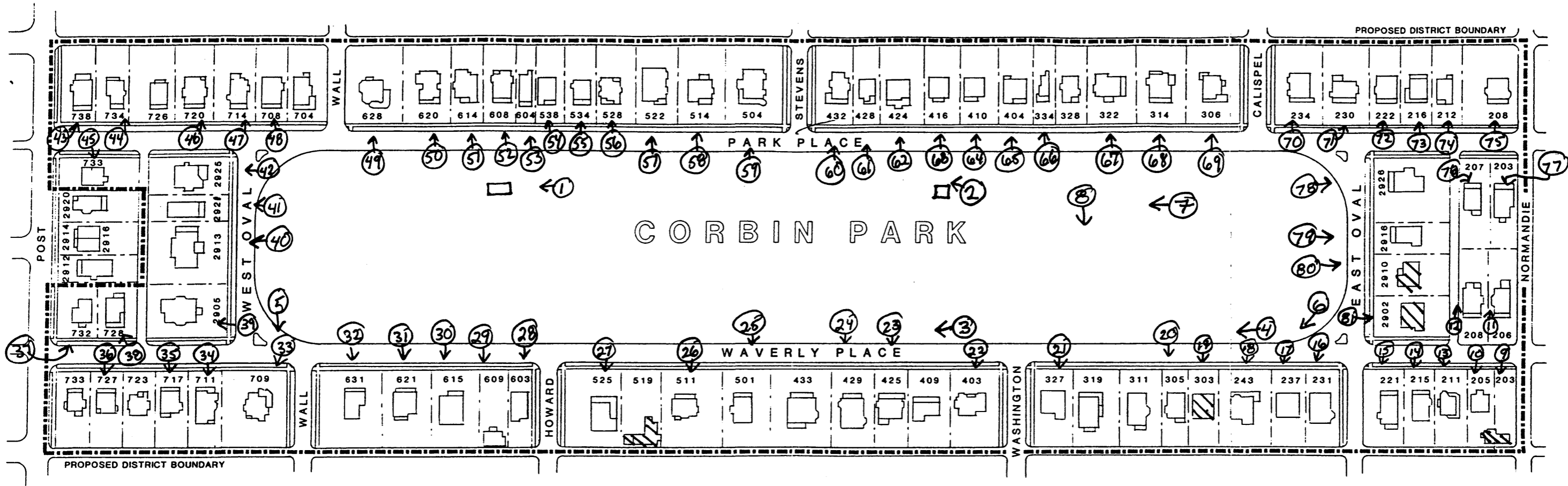
Section number 10 Page 3

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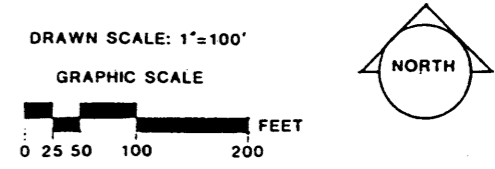
BOUNDARY JUSTIFICATION CONTINUED:

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".



PROPOSED  
**CORBIN PARK HISTORIC DISTRICT**  
 CORBIN PARK HOMEOWNERS ASSOCIATION



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