

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 04000157

Date Listed: 5/10/2004

Corbin, Daniel C. and Anna, House

Spokane

WA

Property Name

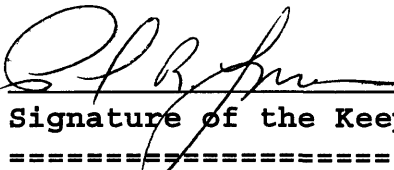
County

State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

5/10/04
Date of Action

=====

Amended Items in Nomination:

Significance:

Politics/Government is deleted as an area of significance under Criterion B.
[The current nomination does not provide justification for inclusion under this theme.]

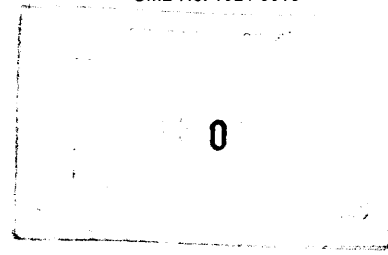
These clarifications were confirmed with the WA SHPO office.

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DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Corbin, Daniel C. & Anna, House

Other names/site number Corbin Art Center; Pioneer Park

2. Location

street & number 507 West Seventh Avenue not for publication

city or town Spokane vicinity

State Washington code WA county Spokane code 063 zip code 99204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

1/27/04
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

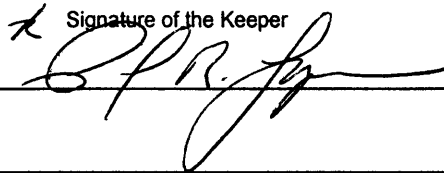
Date

State or Federal agency and bureau

4. 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
5/10/04

5. Classification

<p>Ownership of Property (Check as many boxes as apply)</p> <p><input type="checkbox"/> private</p> <p><input checked="" type="checkbox"/> public-local</p> <p><input type="checkbox"/> public-State</p> <p><input type="checkbox"/> public-Federal</p>	<p>Category of Property (Check only one box)</p> <p><input checked="" type="checkbox"/> building(s)</p> <p><input type="checkbox"/> district</p> <p><input type="checkbox"/> site</p> <p><input type="checkbox"/> structure</p> <p><input type="checkbox"/> object</p>	<p>Number of Resources within Property (Do not incl. previously listed resources in the count.)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">Contributing</td> <td style="width:50%; text-align: center;">Non-Contributing</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">buildings</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">sites</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">structures</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">objects</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">Total</td> </tr> </table>	Contributing	Non-Contributing	1	buildings	1	sites	2	structures		objects		Total
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1	buildings													
1	sites													
2	structures													
	objects													
	Total													

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

1

6. Functions or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

LANDSCAPE/ Park

RECREATION AND CULTURE/ Musuem

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revivals:

Colonial Revival

Materials
(Enter categories from instructions)

foundation stone & concrete

walls brick

roof asphalt

other _____

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
X B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
X E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years old or achieving significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce, Transportation

Politics/Government

Period of Significance

1898-1918

Significant Dates

1898, 1907, 1918

Significant Person

(Complete if Criterion B is marked above)

Corbin, Daniel Chase

Cultural Affiliation

Architect/Builder

Cutter & Malmgren (architects)

Primary location of additional data:

- State Historic Preservation Office
X Other State agency
Federal agency
X Local government
University
X Other

Name of repository: EWSHS; Spokane City Pks. Dept., Corbin Ctr.; Spokane Pub Lib. NW Room

10. Geographical Data

Acreage of Property 4.5 acres

UTM References

(Place additional UTM References on a continuation sheet.)

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Verbal Boundary Description

(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

name/title Sally R. Reynolds

organization Consultant date October 31, 2003

street & number 7015 East 44th Avenue telephone 509-448-0311

city or town Spokane state WA zip code 99223-1410

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Spokane Parks & Recreation Department, Michael Stone (Director)

street & number 808 W. Spokane Falls Blvd. (7th floor) telephone 509-625-6200

city or town Spokane state WA zip code 99201-3317

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DANIEL C. & ANNA L. CORBIN HOUSE
SPOKANE COUNTY, WASHINGTON

Section 7 Page 1 of 5

Narrative Description:

Summary

The Daniel & Anna Corbin House, an 1898 Colonial Revival residence and its 4.5 acre site, overlook the central business district from Spokane, Washington's south Hill. Previously listed as part of the Marycliff-Cliff Park National Register Historic District, the home is one of a series of mansions that once sat along the base of the north-facing slope of Seventh Avenue. Of cream colored brick with wood trim, it is two and one-half stories tall. The symmetrical façade has a central entry framed by Tuscan columns and a full width porch that extends around each side elevation from octagonal corners. The façade, with its porch extensions, has a total width of eighty feet. Over the entry portico on the second level is a porch with balustrades and a three-part center window. Above, on the hipped roof, are three dormers, the central one with a Palladian window. Today the home is in very good condition, with a high level of exterior and interior integrity. The traces of a 1921 fire and the conversion of the second floor to apartments in the 1930s are barely evident. Its adaptive reuse as an art center has introduced only minor changes to the second floor rooms. In the last ten years a series of restoration projects have included porch and foundation repair, replication of the once-missing second-level balustrade, and painting of exterior wood surfaces in original shades. The interior walls, woodwork, doors, and lighting fixtures have been returned to near-original condition.¹ The hillside tract on which the house sits was changed in the 1960s when an extension of Stevens Street was cut across the property's northeast edge. Fill from that road work and removal of a circular drive changed the contour of the large sloping lawn in front of the house but grounds immediately next to the house on the west, and the uphill woodland to the south, are mostly unchanged.²

Setting

The Corbin House and grounds are located in the Second Addition to the Railroad Addition to the City of Spokane, Washington. The estate overlooks the city and its surrounding mountains from its vantage point under the rim of the lower South Hill's basalt cliff. The home's front grounds slope down to Seventh Avenue, below a driveway shared with the Moore-Turner property to the west. Behind the home to the south, is a steep hillside. Heavily wooded with basalt outcroppings, the lot extends to Cliff Drive. When the Spokane Park Board purchased the property in 1945, the grounds were combined with the adjacent

¹ *Corbin Art Center Restoration Projects 1994-2003*, Corbin Art Center Files.

² Park Department Records, Spokane City Hall; Corbin Art Center, Corbin House Notebooks; Northwest Museum of Arts & Culture, Photograph Collection.

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Moore-Turner property to form a park, Pioneer Park.³ Today the park preserves the grounds of two homes that once sat among a series of palatial hillside residences along Seventh and Eighth Avenues. In the last six decades, the adjacent homes and their grounds have been converted to commercial use, displaced by the region's expanding medical center.

Exterior

The Corbin House is rectangular in form with an offset service wing a southeast or rear elevation expanded by. The covered porch wraps around three and one-half elevations, interrupted only by the offset rear wing and its additions. Above concrete entry steps, the slightly projecting portico is supported at each corner by three Tuscan columns. Single and double Tuscan columns, evenly spaced, and a railing with turned balusters define the expansive porch which is distinguished by octagonal corner pavilions. The columns support a continuous frieze with small dentils. The porch is supported by a foundation of rose-gray brick laid in a common bond. Lattices of wood in a vertical-horizontal pattern vent the porch foundation walls. Foundation walls for the house itself are mortared stone. Over the main entry at the second level, is a balustrade. Installed in 1995, the balustrade is replication based on early photographs, and is only missing only its corner urns.⁴ The ½ light entry door of stained oak has a single-pane glass window above a four-panel lower half. Surrounding woodwork is painted white. The door is framed by large side lights over wood panels. Above, transoms lights are wood-framed multiple small panes. On the remainder of the first floor façade, four twelve-over-one windows, two on each side, have louvered wood shutters. Lintels consist of a continuous wood cornice frieze that is plain except for its dentils. Windowsills are of brick. The blond brick veneer of the walls are laid in a common bond.

First floor fenestration is repeated on the second level, but with a triple window looking out to the porch and its balustrade. The three-part window is framed by a common entablature and pilasters, with engaged columns separating its windows. Remaining second floor windows have flat arch lintels with radiating voussoirs. Centered on the hipped roof are three gabled dormers. The middle dormer boasts a Palladian window and cornice returns, while the smaller dormers have six-over-one double hung windows and pedimented gable ends. The hip roof is covered with asphalt composition shingles and has four engaged brick corbeled chimneys.

³ Margaret Bean, *Spokesman-Review* 1945.

⁴ Spokane Public Library, Northwest Room; Northwest Museum of Arts & Culture, Photograph Collection.

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DANIEL C. & ANNA L. CORBIN HOUSE
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Stylistic details of the main façade are repeated on the west, east and south elevations, but windows are nine-over-one. Both the east and west facades have pedimented dormers similar in scale to the main facade. The east elevation's porch incorporates access to the basement with a staircase that adjoins the east exterior wall. At the wing wall, a later porch extension to accommodate a handicap ramp is discernable due to its taller balustrade, wood skirting, and plywood floor. Attached to the southeast corner of the home is a two-story service wing with one story sunroom and bathroom space.

Based upon research, the home's exterior wood surfaces have been recently painted in original colors: a soft white for the porch and window woodwork, dark green for the shutters, and gray for the porch's wooden floor. Removable storm windows have been added for energy efficiency.⁵

Interior

Inside the main entry door, the home opens to a small entry vestibule and a repeated set of millwork similar in detail to the front entry. Here a half light door with transom window and sidelights with transoms, offer a near opaque wall into the main entry hall. The central hall leads to an ornate oak dog-leg staircase highlighted by an arched doorway leading to the service wing. Typical of the Colonial Revival style, the formal entry hall opens to a parlor and dining room, and a living room that extends the full depth of the house. Large six-foot multi-paneled sliding oak doors close off the space for privacy. The living room's features include a large ceiling cross beam and a fireplace with an oak mantelpiece with Tuscan columns. Original fireplace tiles are moss green. The more formal parlor has ivory-painted woodwork, with fluted Doric columns and pilasters framing the fireplace and window seats and cornice molding above doors and windows. Fireplace tiles are yellow and white. Its two paneled pocket doors have been restored. The dining room has paneled oak wainscoting and doorway surrounds with dentils, egg and dart molding and patera. Wall surfaces in the hallway and three main rooms, once covered with multiple layers of wallpaper, have been stripped and painted, with samples of original wallpapers preserved under polymer glass. Floors are oak. First floor lighting fixtures are largely original. Designed for both gas and electricity, they include brass and opal glass chandeliers and bracket wall sconces as well as fireplace fixtures. Cast iron radiators have been restored. These three main rooms are used today as gallery space and meeting rooms.

Beyond the central hallway, rooms that once functioned as the kitchen, the butler's pantry, and other service areas are used as offices today. Features of these work areas that have been preserved include a

⁵ Corbin Art Center Restoration Projects 1994-2003, Corbin Art Center Files.

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DANIEL C. & ANNA L. CORBIN HOUSE
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servant's call box and the kitchen's original hearth brickwork and its re-glazed sink. Off the former pantry, a service staircase accesses the second floor.

The main staircase at the south end of the central hallway is oak. The oak newel posts have ornamental wood carvings. The staircase has two landings separated by quarter turns and leads to a spacious second floor hallway with oak flooring. Few changes have been made to the second floor. Three fireplaces in various bedrooms have their original tiles and mantelpieces with decorative friezes. Altered for apartments in 1933, the second floor bathroom was divided into two full baths and a storage closet adjacent to the south guest bedroom was converted to a kitchenette. Following Park Board acquisition, the property was leased to Washington State College (now Washington State University) for use as an art center. Changes to accommodate the new use included removal of a wall between the two west bedrooms to create one large classroom. The attic, accessible by an enclosed staircase, is unfinished. The basement, partly finished, is used as classroom space.

The Grounds

The Corbin House sits on a rectangular tract of land, which was originally five and one-half acres. In 1969 the completion of Ben Garnett Way to the east, altered the site by cutting off its northeast corner thus reducing the lot size by 1 acre. At that time, the grade of the front lawn was modified by fill from the road extension, and the circular drive that once served the home was eliminated. Today however the large expanse of sloping lawn still retains the character of the original setting of the home. The house, placed midway on the slope, separates the groomed front lawn from the woodlands and rock formations above. The hillside is held back from the house with an original rock wall of flat-faced stones laid in rubble courses. The wall curves around the south and west elevation of the home, and rises as high as six feet across the rear of the house.⁶

Numerous historic photographs provide evidence that the expanse of front lawn was originally planted with a variety of trees, both deciduous and evergreen. Identifiable from the images are fir, weeping birch, Camperdown elm, and linden trees. Today the lawn remains mostly open with tress along the border of Ben Garnett Way.

⁶ Park Department Records, Spokane City Hall; Corbin Art Center, Corbin House Notebooks; Northwest Museum of Arts and Culture, Photograph Files.

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A variety of walking paths extend from Seventh Avenue up both sides of the lawn. The west walk passes a garden area, most likely a kitchen garden, behind a privet hedge.⁷ To the southeast of the house, along the eastern property line, was a one and one-half story structure that once contained a garage and living quarters for staff. Converted to apartments in the 1930s, the building was removed in the 1960s for the road extension.

Sometime before 1912, along a walking path above the west lawn, a wood footbridge and a rock overlook called "the castle" were constructed. The mortared basalt overlook is a small stone tower with crenellation and is reminiscent of an English castle from the 1600s. The structure is approximately 6 feet in diameter. Thought to be built for Anna's nephew Alfred, the overlook was accurately reconstructed in 2002 from both archaeological, architectural, and historical data and is considered a contributing feature to the property.⁸ Leading to the "castle" site is a footpath defined by railings of peeled wood poles in a cross-buck pattern, and a small wooded bridge.

The west lawn of the house remains intact with two old fruit trees, an apricot and crabapple. Above the rock wall beyond the "castle" are woodlands which contain a network of trails, believed to have been used by D. C. Corbin and his friends to hunt game. Restricted by heavy brush, the trails appear to deviate little from the pattern recorded on the earliest maps.

⁷ An undated plan map, thought to date from the 1930s, from the Spokane City Engineering Department shows early features.

⁸ Corbin Art Center, Corbin House Notebooks, Photographs: Pat Miller Photo Collection; site investigation.

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DANIEL C. & ANNA L. CORBIN HOUSE
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Statement of Significance

The Daniel and Anna Corbin House is eligible for the National Register of Historic Places under criterion C, as an example of work of master architect, Kirtland Kelsey Cutter, illustrating his ability to design in a range of styles and in a manner that is both suitable to the site and to the tastes and needs of his client. The home possesses high artistic values and has integrity of location, design, setting, materials, workmanship, feeling and association. Already listed on the National Register of Historic Places as a part of Spokane's Marycliff-Cliff Park Historic District, as well as the Spokane City-County Register of Historic Places, the house is also worthy of individual listing on the National Register under criterion B due to the importance of its owner Daniel C. Corbin to whom the economic emergence of the Inland Northwest is attributed to. As prominent businessmen at the turn-of the century, Corbin established a variety of rail lines that opened up the mining resources of the Inland Northwest. Later he moved to the development of irrigation in the Spokane Valley which opened the region for commercial farming.

Background

The City of Spokane enjoyed an unprecedented period of prosperity from the mid-1880s to the beginning of World War I with its transition from a frontier settlement to the commercial center of the Inland Northwest. The city's growth was spurred by the discovery of the region's mineral wealth, the development of its timber and farming resources and the establishment of its role as the Northwest's transportation center. The men who made their fortunes and chose to build their homes in Spokane reflected the tastes of the era, and the city's most popular residential architect at the turn of the century, Kirtland Cutter, knew how to satisfy their tastes. With the skill to design in a variety of styles, he left his impact on the city, from classical downtown commercial buildings, to Queen Ann and Revival style homes in Browne's Addition and South Hill neighborhoods. However a number of his most impressive South Hill homes have been lost to commercial growth on the lower South Hill.

The home was purchased by the city in 1945 along with the neighboring Moore-Turner property, and was intended to preserve what remained of the Seventh and Eighth Avenue grand mansions and their surroundings. Anna Corbin, D. C. Corbin's second wife continued to live in the home with an agreement that allowed her to remain in the property until her death. She passed away in April of 1950 and the premises were turned over to the City. Initially the home was leased to Washington State College for their Arts program, then in 1963 the Corbin House became offices for the City of Spokane Parks and Recreation

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Department and the Corbin Arts and Crafts program. In the 1970s, the house officially became known as the Corbin Art Center.⁹

The Grounds

The large sloping front lawn and its drive existed before Daniel Corbin's ownership, when the tract belonged to Kirtland Cutter's uncle, Horace Cutter. Its 1887 Queen Anne cottage was removed when Corbin built his home eleven years later. At that time, photographs indicate a variety of trees were added and an undated map believed to be from the 1930s shows a garden area surrounded by a hedge west of the lawn and driveway. With its large manicured front lawn that transitions to a natural area above the home, the grounds can best be described as a Gilded Age landscape reflective of what landscape historian Norman Newton calls "The Country Place Era".¹⁰ Following Corbin's marriage to Anna, photographs indicate a slight change in the character of the grounds immediately adjacent to the house. Linear beds of flowering shrubs and groups of hybrid rose plants appear in grassed areas west, south and east of the home. Little of this plant material remains but replacement has been planned for based on photographs. Anna's nephew, Alfred Larson, came from Sweden to live with the Corbin's in 1911 and according to descendants of Alfred, Anna's brother built the castle overlook for him.

Daniel Chase Corbin

Daniel Chase Corbin is one of the Spokane region's most important pioneer businessmen. He helped to ensure Spokane's growth and development with a variety of business ventures. Responsible for laying the earliest railways to the mining regions of northern Idaho and British Columbia, his network of transportation routes opened the Inland Northwest to development. With an unremitting dedication to business, late in his career he turned to development of irrigation in the Spokane Valley. Upon his death in 1918, his obituary referred to him as an "empire builder" and stating that "no other person did so much for the development of the Inland Empire."¹¹

Daniel Chase Corbin was born on October 1, 1832, in Newport, New Hampshire to an established New England family. After a public school education, he began his career in 1851 with government contracts to

⁹Park Department Records, Spokane City Hall; Corbin Art Center, Corbin House Notebooks; Margaret Bean, *Spokesman-Review*, 09-September-1945.

¹⁰ Norman Newton. *Design on the Land*.

¹¹ *Spokane Daily Chronicle*, 29 June 1918.

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DANIEL C. & ANNA L. CORBIN HOUSE
SPOKANE COUNTY, WASHINGTON

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survey Iowa and Nebraska lands. Five years later, he became a land and insurance agent in the Nebraska Territory. In 1862, he returned briefly to New Hampshire to marry Louisa M. Jackson. With his new bride, Daniel returned to Nebraska to begin laying the foundation of his personal fortune by expanding his interests to freighting. He began a freighting business in Colorado where his first child, a son, was born in 1863. As mining boomed in Montana, he moved to Helena, entering both the banking and mining businesses and forming a long-lasting association with Samuel Hauser. In 1876, Corbin's wife, suffering from poor health, moved permanently to Europe, taking their three children, Austin and his two younger sisters, Louise and Mary, with her. Daniel stayed in the United States dividing his time between Montana and New York, where his successful older brother, a railroad manager, offered financial support for his business ventures.¹²

With the first mineral strikes in northern Idaho, Corbin began his railroad building there, establishing the first feeder line between Spokane and the Coeur d'Alene mining districts. His Spokane Falls & Idaho Railroad and also his Coeur d'Alene Railway & Navigation Company with its Lake Coeur d'Alene steamboats, became the crucial links between Spokane and the northern Idaho lead and silver mines. In 1888, he sold the line to the Northern Pacific Railroad.

In 1889, when a disastrous fire destroyed most of Spokane's business core, he started a railroad line north to Colville and British Columbia from Spokane. His Spokane Falls & Northern Railroad eventually extended to Nelson and Rossland, B. C. accessing the Kootenay and Rossland copper-gold mines and the Fernie coal fields. His Spokane International Railway followed in 1905, opening north Idaho pine forests and accessing lower Canadian freight fees for a healthy profit.

In the aftermath of the Great Fire and the economic panic of 1893, Spokane's economic boom increased. Corbin, whose capital was little affected by the downturn, found opportunities to invest in Spokane real estate. Among the properties he purchased was the Washington and Idaho Fairgrounds on Spokane's north side at a sheriff's auction and in 1898, with Spokane's resurgent economy, he platted the sixteen blocks as Corbin Park Addition, turning the old race track's infield oval into a park.

Not content to retire in 1899, at the age of sixty-six, he began investigation into irrigation of the Spokane Valley. That year he established the Spokane Valley Land and Water Company, irrigating land from Liberty Lake west to an area the company named Greenacres. Initially serving 6,000 acres, the company developed the capacity to irrigate 18,000 acres.

¹² John Fahey, *Inland Empire: D. C. Corbin and Spokane* is the principle source of information on the life of Corbin.

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Though his first wife never lived in Spokane (she died in Paris in 1900) Corbin's son, Austin, moved to Spokane as a young man, joining his father in his many enterprises. Corbin's older daughter, Louise, married the Duke of Orford, a member of British nobility. Corbin's money helped to restore the duke's family estate. His second daughter, Mary, was briefly wed to Kirtland K. Cutter, Spokane's popular architect, a union that produced a son. After a bitter divorce, she married Edward Balguy of London, an English nobleman.

In 1915, the Spokane Chamber of Commerce elected Daniel Corbin its first honorary member, an event that, predictably, he chose not to attend. He continued to go to work each day until his health failed after he suffered a fall in his office. He died a few weeks later, on June 29, 1918. He left his home to his second wife, Anna L. Corbin, who continued to live there until her death in 1950.

Intensely devoted to his work, Corbin led a carefully regimented and precise life, finding satisfaction in the skillful management of his business affairs rather than in his personal relationships. The character of his home and grounds reflected his austere and aloof, even imposing nature.

Anna Louise Larson Corbin

Anna Louise Corbin can claim her own distinct persona. Her life was full of contrasts. From modest beginnings, she married an extremely wealthy man more than twice her age, suffering the attendant social ostracism. In widowhood, she struggled to manage what assets she had, became embroiled in scandal, and dallied in politics. Despite all, she was able to keep her Gilded Age estate mostly intact, thus preserving a piece of Spokane history for future generations.

Born in Sweden in 1874, Anna Louise Larson emigrated to the United States with her father when she was twelve. Four years later, her father, having successfully reversed his fortunes with the help of his brothers in Minnesota, returned to his homeland. Then sixteen-year-old Anna chose to stay, traveling to Spokane with friends. She found employment as Daniel C. Corbin's housekeeper and over the next few years, after a brief marriage to an employee of Corbin's, spent time in New York, attending Fort Edward, a collegiate school, then a fashionable girl's school. According to Anna, her education and travel was financed by returns from her own real estate investments. After a year of travel in Europe with a chaperoned group of young women, and two years at Columbia University, she returned to Spokane and married Daniel Chase Corbin in 1907. She was thirty-three, he was seventy-five. Frequent trips abroad followed their marriage.

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Anna's family was an important part of her life. In 1911, Anna traveled to Sweden, returning with her sister's child, five-year-old Alfred. Anna, with no children of her own, treated Alfred as her son. He grew to manhood in Spokane, his children affectionately referred to Anna as their "grandmother."

After Daniel's death in 1918, Anna was left with the Corbin home and bonds and investments estimated to be worth \$100,000. Her assets diminished when she reinvested some funds on the advice of her chauffeur, L. E. Lilge. In April, 1921 an early morning house fire was extinguished before major damage could be done and Anna, who was not home at the time, was accused of conspiring with Lilge in order to collect on the home's fire insurance. The subsequent jury trial made headlines. Described as "a woman of striking appearance" and "stunningly dressed" Anna was accompanied in court by her attorney, A. W. Witherspoon, and family members.¹³ Lilge was acquitted, and unable to charge Anna, the Superior Court ruled her insane, committing her to three years at Eastern State Hospital at Medical Lake. Upon her release, Anna's appearance had become decidedly matronly.¹⁴

Upon her return to the house, Anna converted the second floor of her home to a boarding house, and also created apartments in the carriage house on the property's southeast boundary. In the 1930s, she became involved in politics and hosted a political forum and ran for City Council. A colorful candidate, she rallied support with her charge that "The public is sick and tired of the professional politician."¹⁵

In mid-1945, Anna sold her property to the City Parks Department with the caveat that it be used as a park and she be allowed to remain in the house during her lifetime. She died in 1950 at age seventy-six and the home became first an art center for Washington State College (now Washington State University), then the Park Department's Art Center.

The Architect

Kirtland Kelsey Cutter is one of Spokane's most recognized architects. Over his 36 year career in Spokane he left his impact not only on the city, but throughout the Northwest. Examples of his work can be found as far east as Connecticut, and as far south as California. Cutter's practice in Spokane was during the City's greatest period of growth and economic prosperity between the mid-1880s and the beginning of World War I.

¹³ *Spokane Press*, 7 May 1921.

¹⁴ *Spokesman-Review*, 15 Aug. 1924.

¹⁵ *Spokane Daily Chronicle*, 13 Mar. 1933.

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In 1897 when he designed the Corbin House, Cutter was working on grand residential plans for several of Spokane's wealthiest business leaders, including D. C. Corbin's son, Austin. Both chose to build classical style homes on the South Hill, but the elder Corbin settled for a more modest home than his son. While Austin's mansion cost \$33,000, Daniel spent only \$17,000.

It was a point in time when both the fortunes of the young city and Cutter's professional renown were rising. Summarizing these parallel effects, author Henry Matthews notes that;

“The product of a career that stretched from the Gilded Age to the Great Depression, Cutter's architecture provides a record and interpretation of society at two major turning points in American history. His surviving buildings in the Northwest are emblems for the opening up of a territory rich in water power, lumber, silver, gold, and other natural resources. They mark the transition from frontier settlement to a modern city”¹⁶

Kirtland Kelsey Cutter was born August 20, 1860, in the village of East Rockport, Ohio. Both his parents were from pioneer Ohio families, well-educated and distinguished. His early mentor was his maternal grandfather, physician Jared Potter Kirtland. He studied at the Art Students' League in New York and traveled extensively in Europe with his mother and sisters after the death of his father in 1880. There he became acquainted with the children of Daniel Corbin. After his return to America, in the fall of 1886, he followed his uncle, banker Horace Cutter, to the northwest on the recently completed Northern Pacific Railroad. He worked briefly in Spokane's First National Bank for his uncle, who also gave Kirtland his first architectural commission in 1887.

The Queen Anne cottage he designed for Horace Cutter sat on the lower South Hill five-acre tract that would eventually become the site of Daniel & Anna Corbin's House. The north-facing slope, with its summer shade and breezes and panoramic views of the city and mountains beyond, so appealed to Cutter that he to invested in property nearby. There, he built his own home, a Swiss chalet. Spokane's emerging capitalists soon recognized the desirability of “The Hill” and in 1889 work began on the first of many mansions Cutter would create for Spokane's wealthy.

¹⁶ Matthews, *Kirtland Cutter*, p. 5.

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Quickly Cutter faced the difficulties of a new architectural practice on the frontier. Stone and timber could be obtained locally, but because of the isolation of the city, many materials had to be ordered from far away cities. For an architect with little experience, the business of specifying and ordering roof tiles, windows, and high quality interior finishes was over-whelming. Needing expertise in such tasks, Cutter recruited John C. Poetz, a young draftsman who had recently arrived from Los Angeles to join his firm. For the next three years the two created homes for some of Spokane's social elite.

Among them was a rambling stone and half-timbered house for F. Rockwood Moore and his wife. Two blocks east of the Corbin property, Cutter & Poetz designed a another Tudor Style home for Spokane's founder, James Glover, on Eighth Avenue. For railroad contractor Cyrus R. Burns, Cutter & Poetz designed a home with Moorish details. The following year, they designed F. Lewis Clark's gatehouse immediately west of the Moore home. Clark's large Tudor home was completed a decade later. Northwest of the Moore home, Cutter's sister, Laura, and her husband, attorney Henry Hoyt moved into their Cutter-designed home at 719 West Sixth Avenue in 1891.

The building boom that came in the aftermath of Spokane's Great Fire also created opportunities for new commercial structures in the downtown. Among the commercial buildings the firm designed included the First National Bank, the E.L. Powell Building, the W.H. Taylor Building, the Pedicord Hotel and the first Rookery building.

The nationwide economic Panic of 1893, was strongly felt in Spokane, and slowed the firms commissions. Cutter's overall professional reputation during this time however was enhanced with his award-winning Idaho State Building designed for Chicago's Columbian Exposition in 1892. Economic recovery came quickly and demand for both residential and commercial work grew after 1895. With new partner Carl Malmgren, the firm's new residential commissions illustrate Cutters versatility to use a variety of historical styles: a Neoclassical design for John Finch, a Tudor mansion for Amasa Campbell, the Mission Style W.J.C. Wakefield home, and the eclectic Patrick Clark mansion. Their work for the Corbin family: the D. C. Corbin Colonial Revival home that replaced Horace Cutter's cottage, and Austin Corbin, 2nd's Neoclassical home one block west, were from this era. Other Cutter & Malmgren homes lined the top of the bluff along Cliff Drive. Regrettably, Kirtland Cutter's chalet, the Burns' home, the Hoyt and Moore residences and several others have been demolished.

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Cutter continued to enjoy professional success through the first dozen years of the twentieth century. Among his most noteworthy commissions were those for Louis Davenport, Spokane's world famous hotelier, the Cowles family, including their Chronicle building, and collaborations with landscape architect John Charles Olmsted. The latter included Louis Davenport's Eighth Avenue home, Jay P. Graves' "Waikiki" above the Little Spokane River and Chester Thorne's estate near Tacoma.

His partnership with Swedish-born Karl Malmgren, during his most productive years, lasted from 1894 to 1917. When Spokane's expansion slowed after World War I, his clientele dwindled, and in 1923, he moved to Long Beach, California where he continued to practice, occasionally collaborating with John Olmsted. He died there in 1939 at the age of seventy-nine. Cutter's many honors included election as a Fellow in the American Institute of Architects. Revered for his versatility and artistry, his legacy is esteemed throughout the Northwest.¹⁷

¹⁷ What records still exist of Cutter's professional career were held privately until acquisition by the Eastern Washington State Historical Society in 1984. His contributions have been documented by numerous historians prior to the publication of Dr. Matthews's biography.

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DANIEL C. & ANNA L. CORBIN HOUSE
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- Spokane County Assessor's Records.
- Spokane Public Library, Northwest Room. Photographs, Vertical Files.
- Corbin Art Center, Turner and Corbin Research Files.
- Patricia Larson Miller Photo Collection.
- Joe Corbin scrapbook.

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Section 10. Geographical Data

Verbal Boundary Description

The nominated property consists of all of Tracts G, H, I and J in the Second Addition to the Railroad Addition to the City of Spokane, excepting the west eight feet of Tract G (for pedestrian traffic) and parts of G, H, I and J which were conveyed to the City for widening of Cliff Drive, and also excepting the right-of-way for the Extension of Stevens Street (Ben Garnett Way).

Boundary Justification

Boundaries reflect the original legal description of the property, including the north 320 feet of Tract J, retained by Anna in 1945 when she deeded the rest of the property to the City of Spokane for park purposes.

Additional Documentation

Maps

1. USGS Spokane NW
2. USGS 8.5x11 photocopy
3. Assessor's plat map
4. Plat map with Stevens Street (Ben Garnett Way) extension
5. Marycliff-Cliff Park Historic District boundaries
6. Site sketch map
7. House plan sketch

Historic Maps

1. Sanborn Fire Insurance Map, 1902
2. Sanborn Fire Insurance Map, 1950
3. Spokane City Engineer's hydrology map, ca1930s
4. City Parks Department sketch map, 1953

Historic Photographs

1. D. C. Corbin House façade, ca 1905, MAC/EWSHS.
2. D. C. Corbin House in winter, façade and west elevation, ca 1905, MAC/EWSHS, L96-24.2.
3. Anna and D. C. Corbin, ca 1907 (possibly wedding photo), Patricia Larson Miller Collection.
4. D. C. Corbin House, Anna and staff, ca 1910; Patricia Larson Miller Collection, D. C. Corbin (inset), Corbin Art Center Collection.
5. Castle overlook, ca 1912, Corbin Art Center Collection.
6. Anna Larson Corbin, Alfred Larson at castle overlook, ca 1912, Patricia Larson Miller Collection.

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DANIEL C. & ANNA L. CORBIN HOUSE
SPOKANE COUNTY, WASHINGTON

Photographs

The D. C. Corbin House & Grounds
Spokane County, Washington
Photographer: Sally R. Reynolds
Photo Dates: August 17 & 19, 2003
Negatives: Spokane City/County Historic Preservation Office

Black & White Photographs:

1. Streetscape, looking west
2. Lawn, façade, hillside from Seventh Avenue, looking south
3. Façade, looking south
4. East elevation, looking northwest
5. South (rear) elevation, looking northeast
6. West elevation and lawn, looking southeast
7. Castle overlook, looking west
8. Front porch and entry, looking west
9. Vestibule, central hallway and staircase, looking south
10. Hallway, door to living room, looking northwest
11. Living room, fireplace, looking northwest
12. Parlor, fireplace, looking east
13. Dining room, looking northeast
14. Dining room, looking west
15. Kitchen and back hall, looking southwest
16. Second floor hall, looking west
17. Second floor, west room and fireplaces, looking southwest
18. Second floor, north and northeast rooms, looking northeast

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DANIEL C. & ANNA L. CORBIN HOUSE
SPOKANE COUNTY, WASHINGTON

Slides

The D. C. Corbin House & Grounds
Spokane County, Washington
Photographer: Sally R. Reynolds
Photo Dates: August 17 & 19, 2003

Color Slides:

1. Streetscape, looking west
2. Lawn, façade, hillside from Seventh Avenue, looking south
3. Façade, looking south
4. East elevation, looking northwest
5. South (rear) elevation, looking northeast
6. South, west elevations, looking southeast
7. Northwest porch wing and Apricot tree, looking southwest
8. Castle overlook & northwest view off property
9. Castle overlook, looking west
10. Front porch and entry, looking west
11. Vestibule, central hallway and staircase, looking south
12. Living room, looking southeast
13. Living room, looking southwest
14. Parlor, looking west northwest
15. Dining room, looking west
16. Kitchen, looking southwest
17. Second floor hall, looking southeast
18. Second floor west bedroom, looking southwest

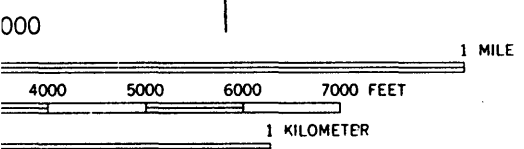


COEUR D'ALENE, IDAHO 31 MI.

WIN 11/11/86
11/405472/0047316

Corbin House
St. Augustine Sch
Hutton Sch
WT

468 25' R. 43 E 470 471000m E 47°37'30" 117°22'30"



1/20 FEET
10-FOOT CONTOURS
PRESENT 5-FOOT CONTOURS
AL DATUM OF 1929

MAP ACCURACY STANDARDS
COLORADO 80225, OR RESTON, VIRGINIA 22092
SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial
photographs taken 1982 and other sources
This information not field checked. Map edited 1986
Purple tint indicates extension of urban areas



QUADRANGLE LOCATION

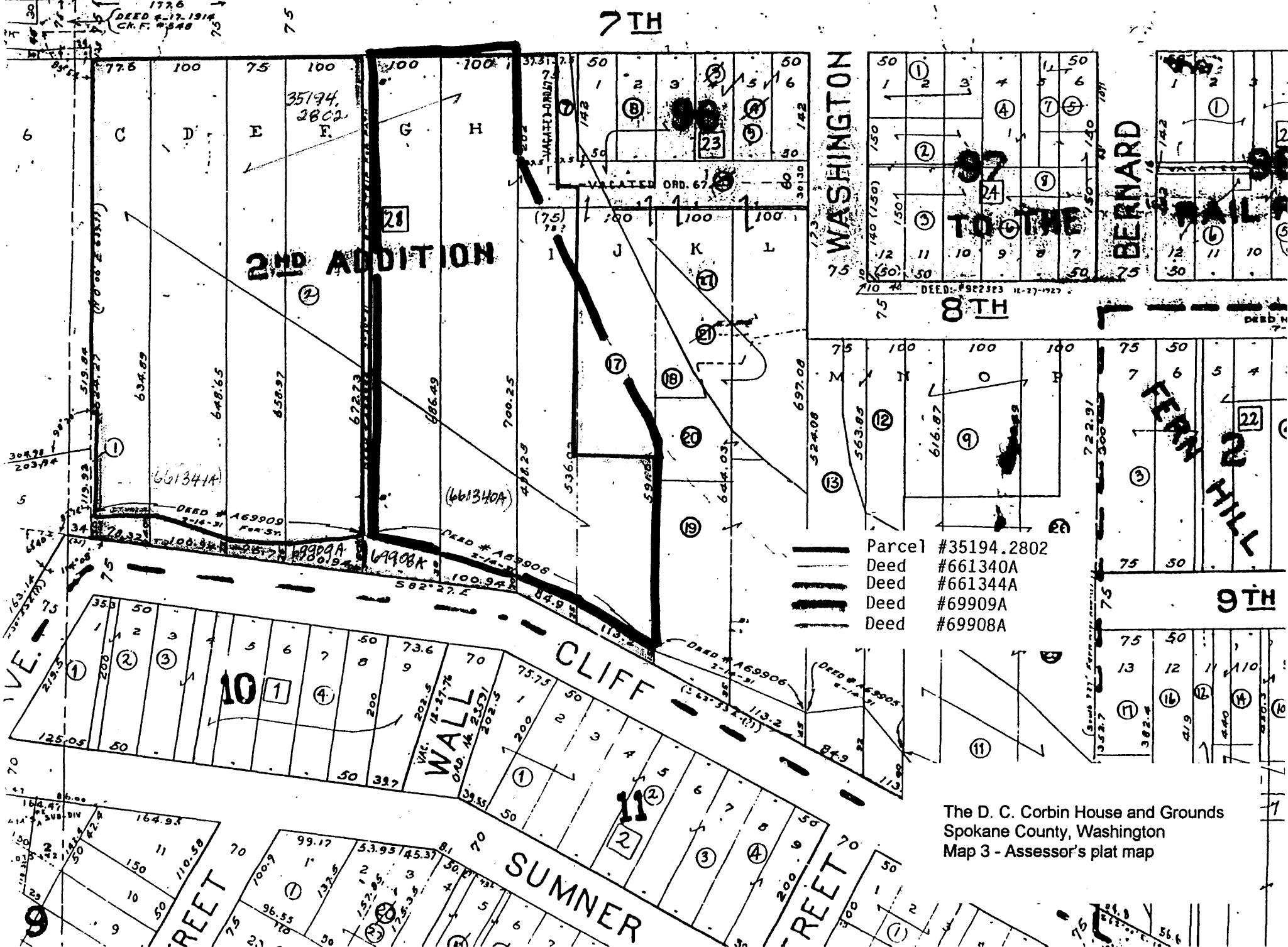
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- Primary highway, hard surface _____
- Secondary highway, hard surface _____
- Light-duty road, hard or improved surface _____
- Unimproved road _____
- Interstate Route (thick double line)
- U. S. Route (thin double line)
- State Route (single line)

SPOKANE NW, WASH.
NW/4 SPOKANE 15' QUADRANGLE
47117-F4-TF-024

1974
PHOTOREVISED 1986
DMA 2579 III NW-SERIES V891

(SPOKANE SE)
2579 III SE



Parcel #35194.2802
 Deed #661340A
 Deed #661344A
 Deed #69909A
 Deed #69908A

The D. C. Corbin House and Grounds
 Spokane County, Washington
 Map 3 - Assessor's plat map

WALL ST

S P O K A N E

F A L L S

The D. C. Corbin House and Grounds
Spokane County, Washington
Map 4 - Plat map with Stevens Street
(Ben Garnett Way) extension

6TH AVE.

HOWARD ST.

S E C O N D

STEVENS ST.

A D D I T I O N

WASHINGTON

T O

7TH AVE.

C D E F

A D D I T I O N

T O

S P O K A N E

8TH AVE.

Site

G H I J

K L

CLIFF AVE.

9TH AVE

BEN GARNETT WAY

WALL ST.

SUMNER AVE.

STEVENS ST.

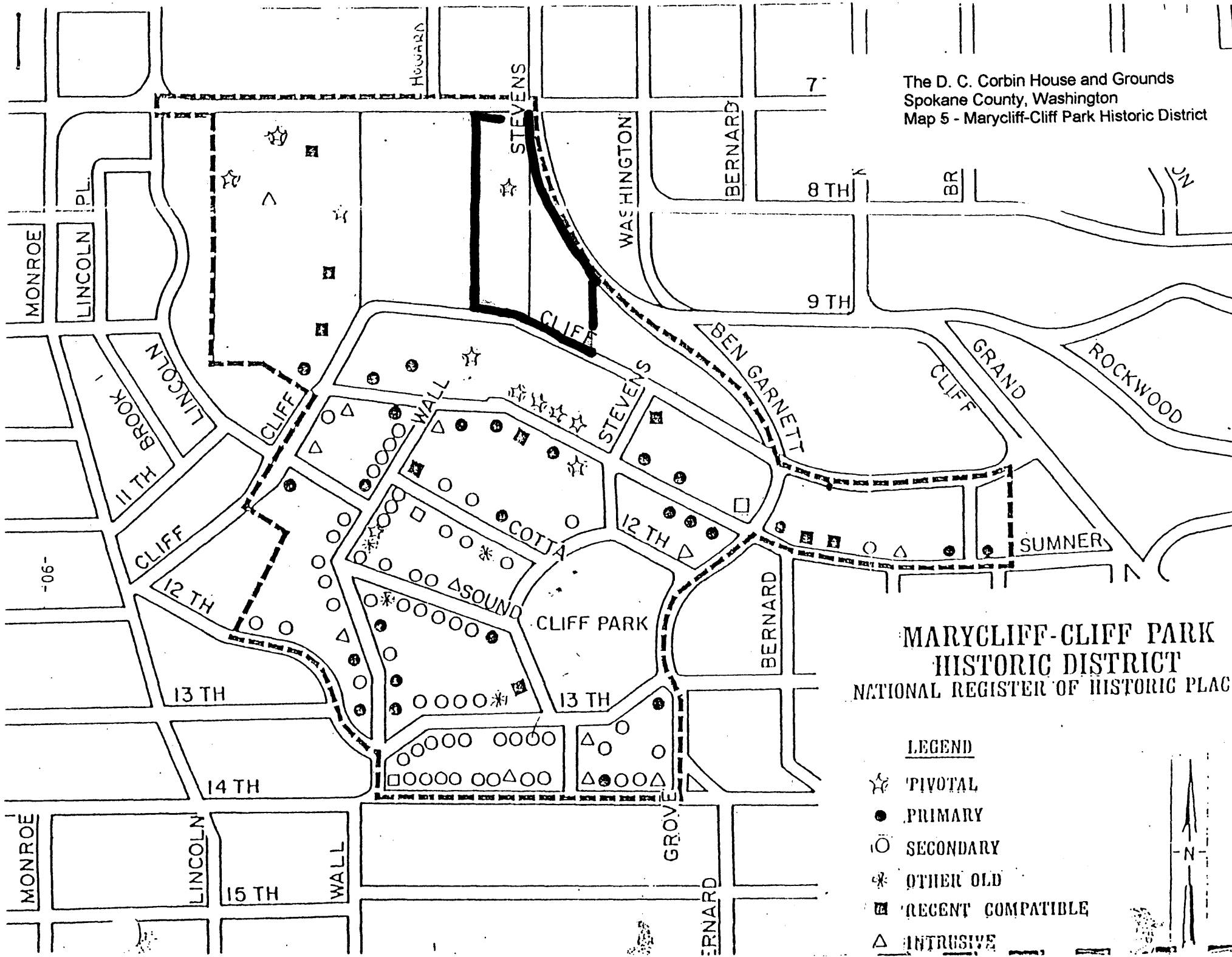
COTTA AVE

WILLIAM'S
REDIVISION
OF LOTS 1 & 2
BLOCK 9

LIFF
LATES
600-10

CLIFF AVENUE
ADDITION

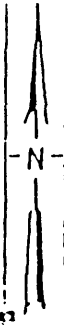
The D. C. Corbin House and Grounds
 Spokane County, Washington
 Map 5 - Marycliff-Cliff Park Historic District



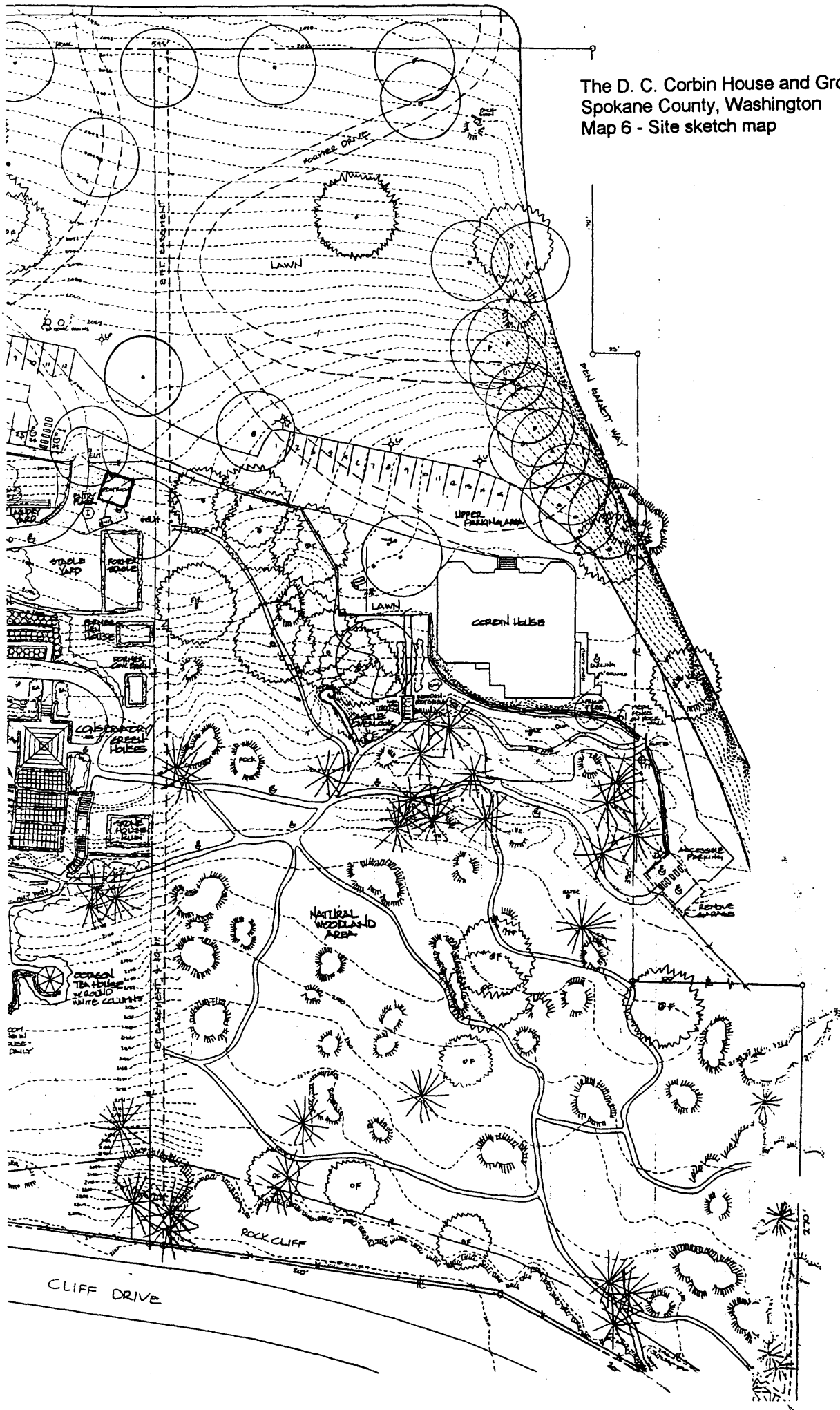
**MARYCLIFF-CLIFF PARK
 HISTORIC DISTRICT**
 NATIONAL REGISTER OF HISTORIC PLACES

LEGEND

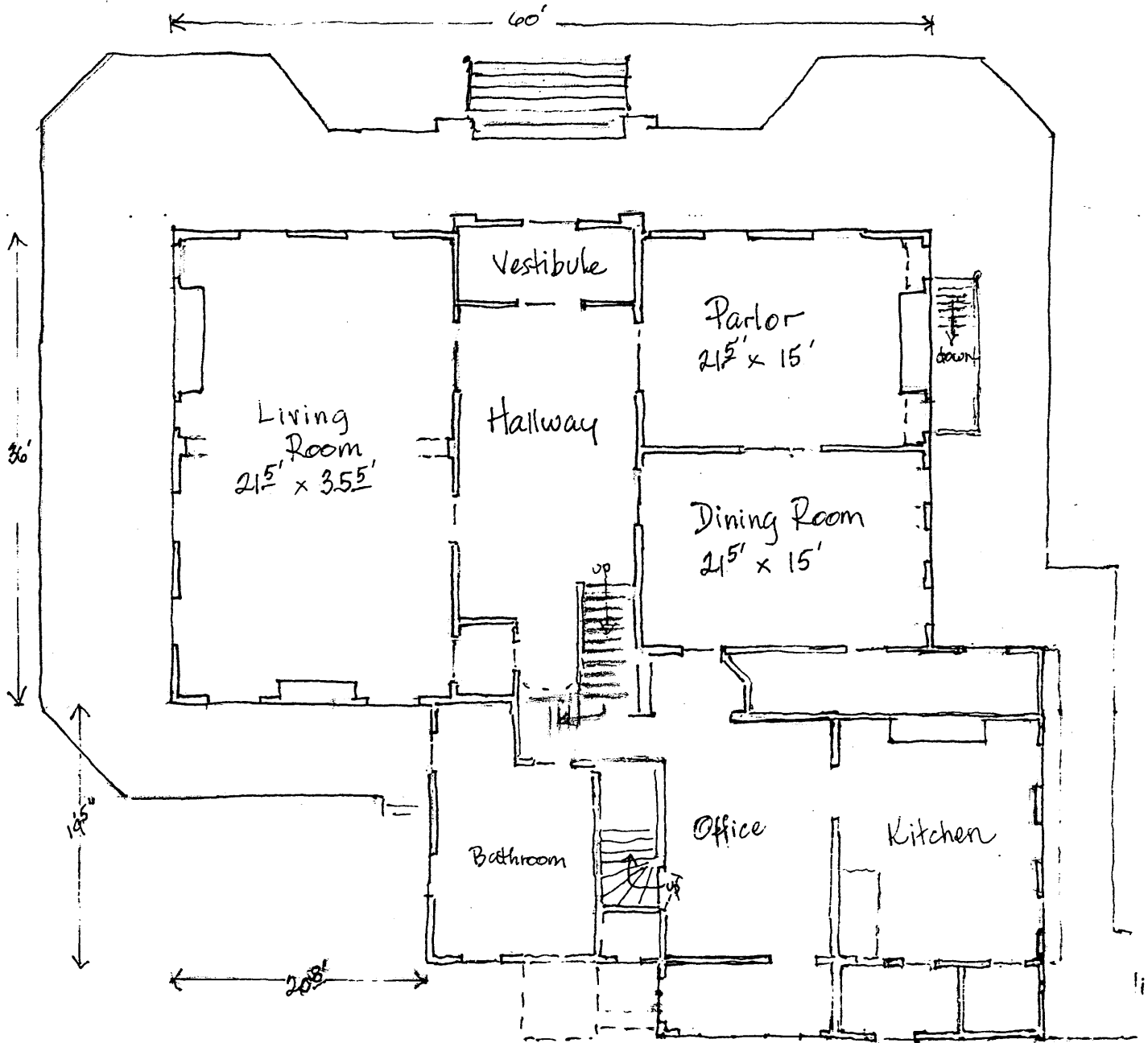
- ☆ PIVOTAL
- PRIMARY
- SECONDARY
- * OTHER OLD
- RECENT COMPATIBLE
- △ INTRUSIVE



The D. C. Corbin House and Grounds
Spokane County, Washington
Map 6 - Site sketch map

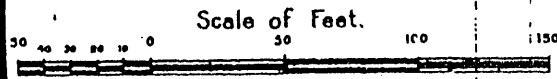
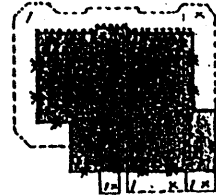
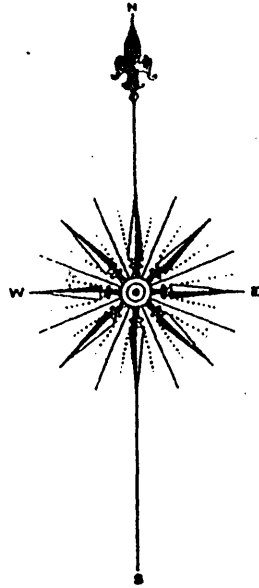
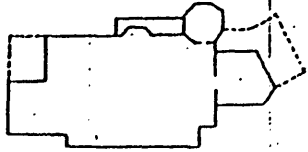


The D. C. Corbin House and Grounds
Spokane County, Washington
Map 7 - House plan sketch

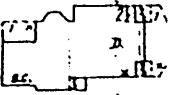
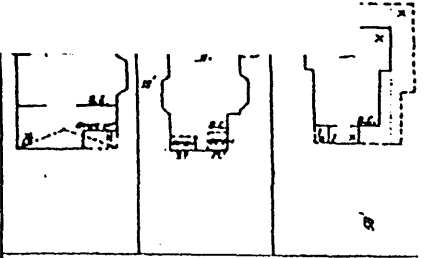


0 10' 20'
- scale -

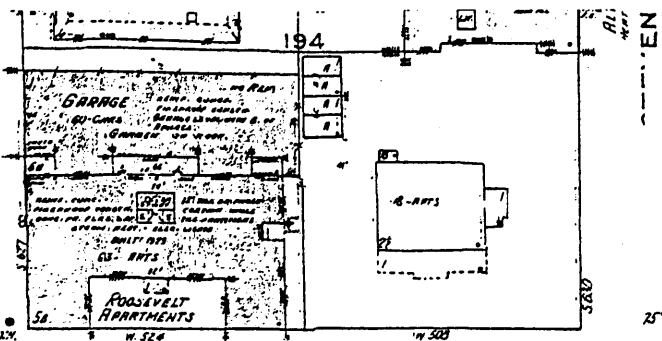
The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Map 1
Sanborn Fire Insurance Map, 1902



196



HOWAR



The D. C. Corbin House and Grounds
 Spokane County, Washington
 Historic Map 2
 Sanborn Fire Insurance Map, 1950

WASHINGTON

7TH AV.

C E D Y A W N S

171

196

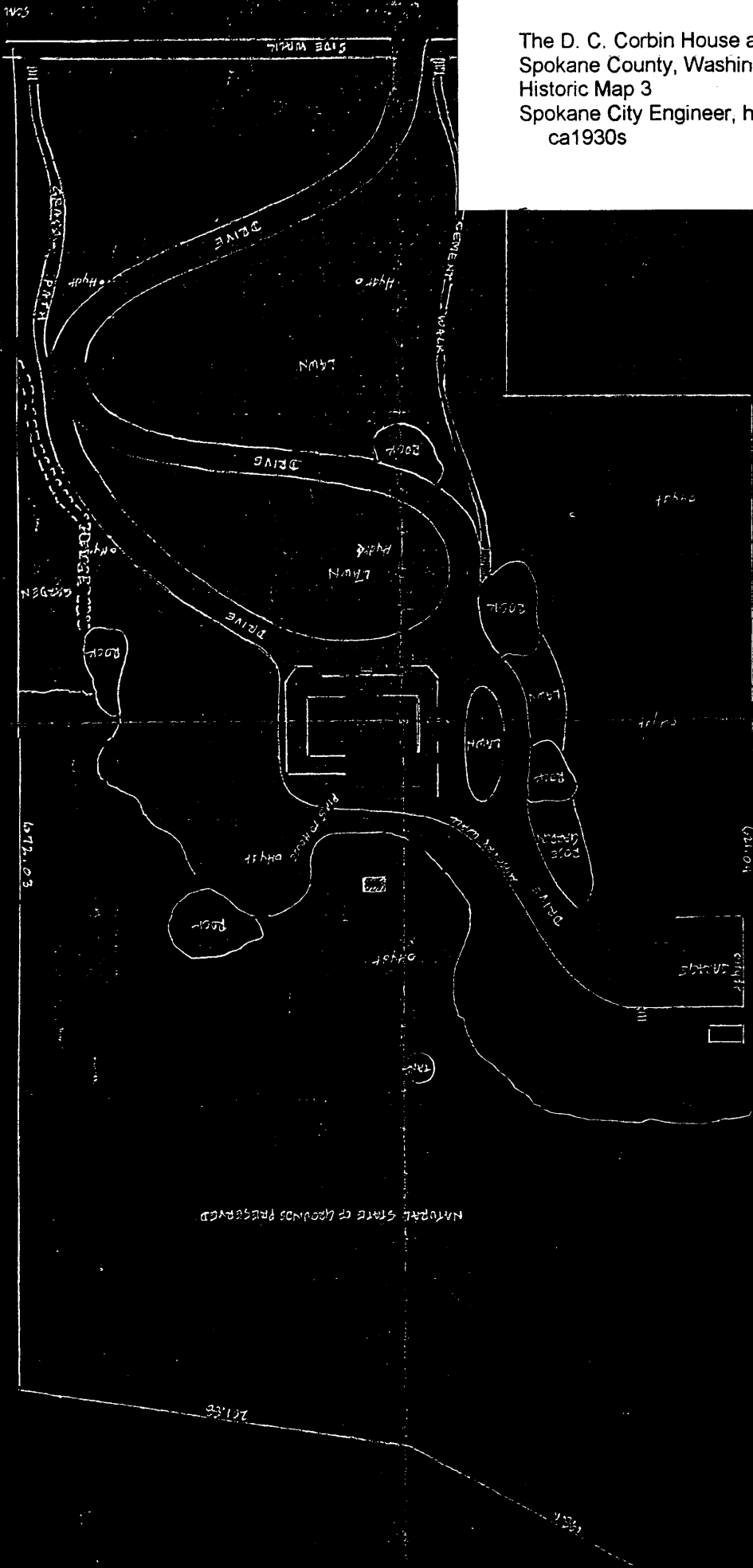
319

CLIFF

AV.

343

The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Map 3
Spokane City Engineer, hydrology map,
ca1930s



NATURAL STATE OF GROUNDS PRESERVED

1930

672.03

1930

1930

SEVENTH AVENUE

LOCATION OF UNDERGROUND TELEPHONE

LOCATION OF UNDERGROUND TELEPHONE

LINE
ditch 40" deep
15" of soil
above
Cement forms

LINE
58' E of Road
44' E of W.M.
25 1/2' W of Water Tap
4' W of 7M pole

Telephone line

9 ft E of fly Pole

Sewer line
Clean outs

15 1/2' E of Bldg.

25 1/2' ft East
of faucet on Bldg

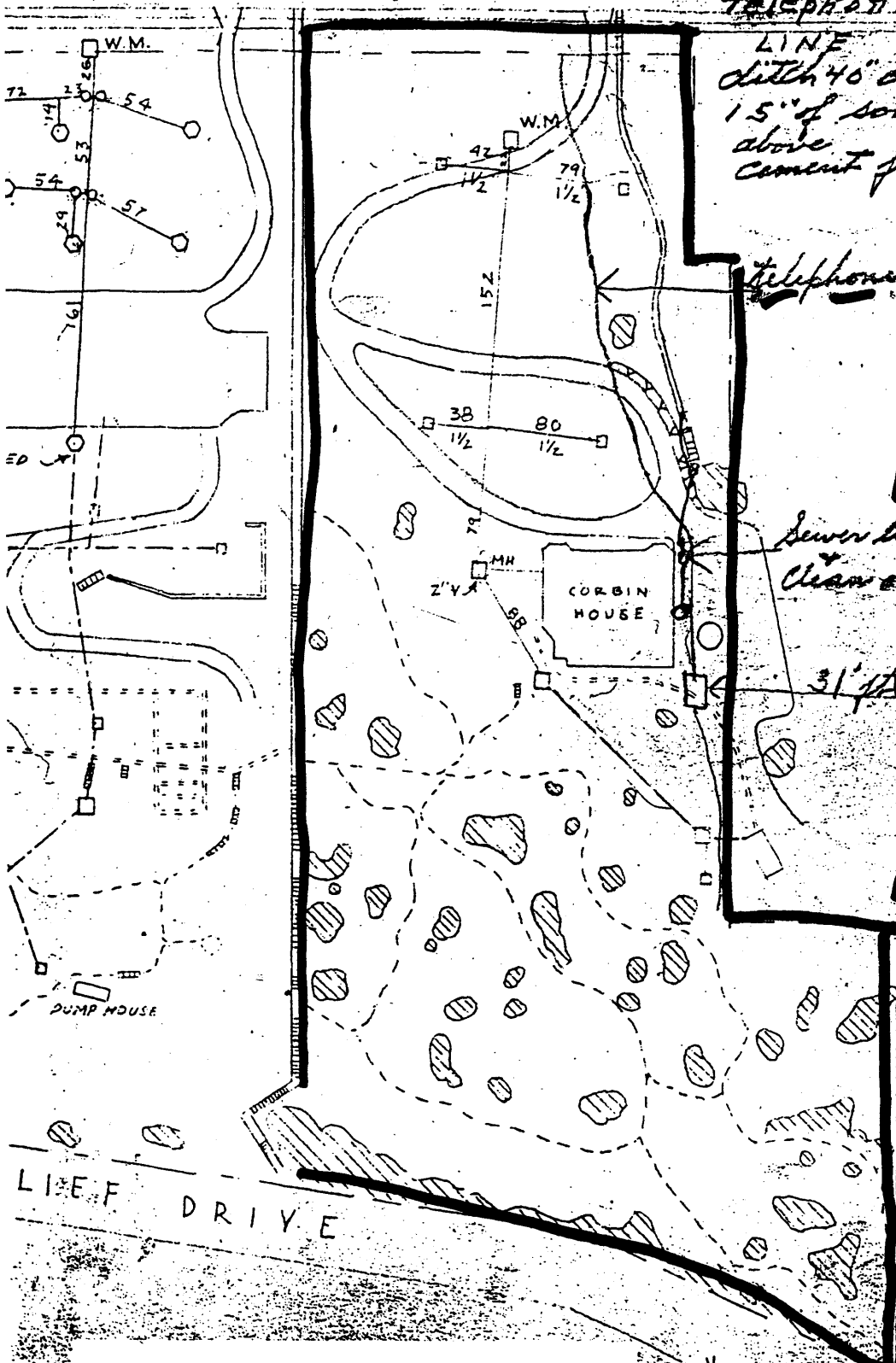
31' ft East

5' x 8'
Cement Well
8" deep
from SE corner
of Bldg.

15" to top of
Cement forms
40" deep.

SEWER LINE

and
2 Clean out pipes
5 ft East of N.E. Corner of Building
other line
6 ft East of Bldg.
23 ft Sg of clean out
3 ft S of N.E. Corner
of Bldg
Yellow Mark
Bldg
Clean out
from
Bldg

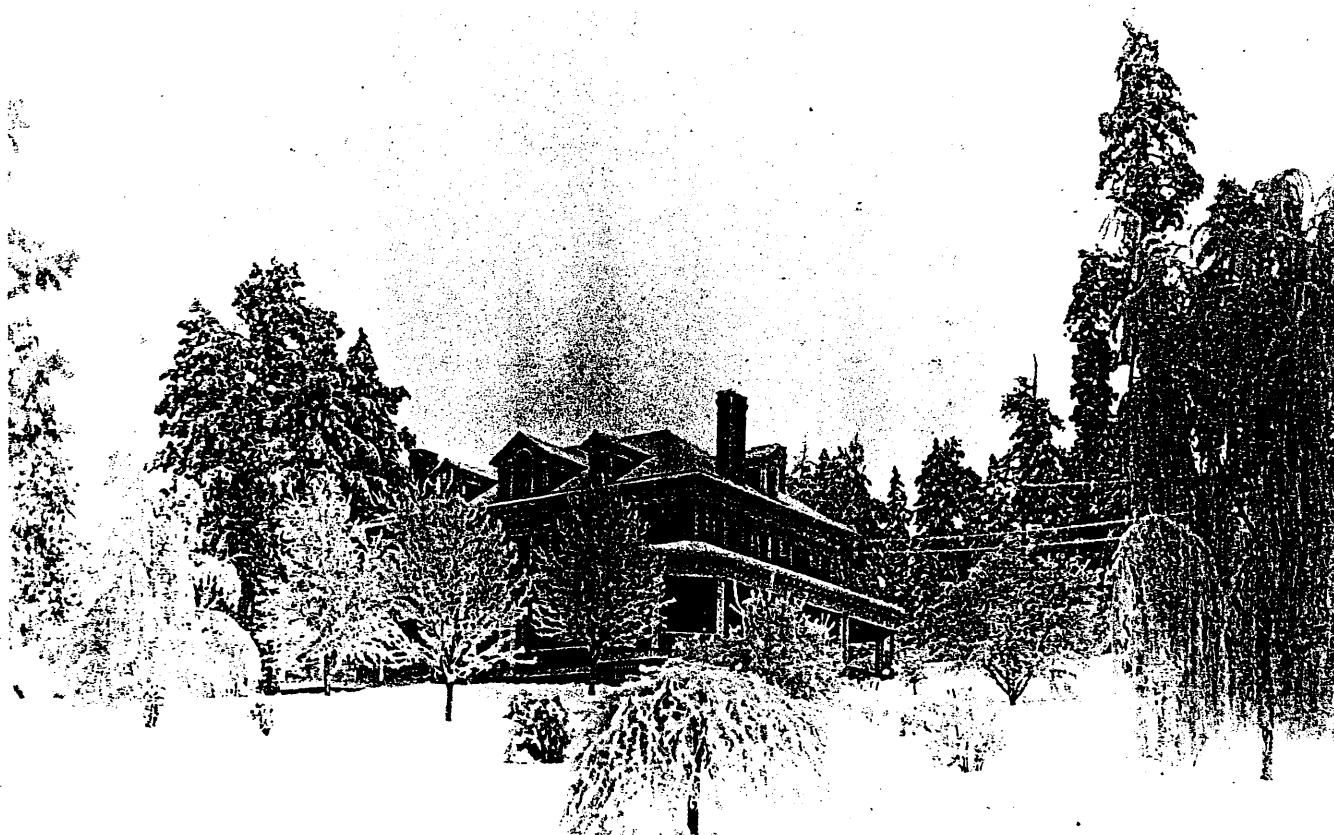


The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Map 4
City Parks Department sketch map, 1953



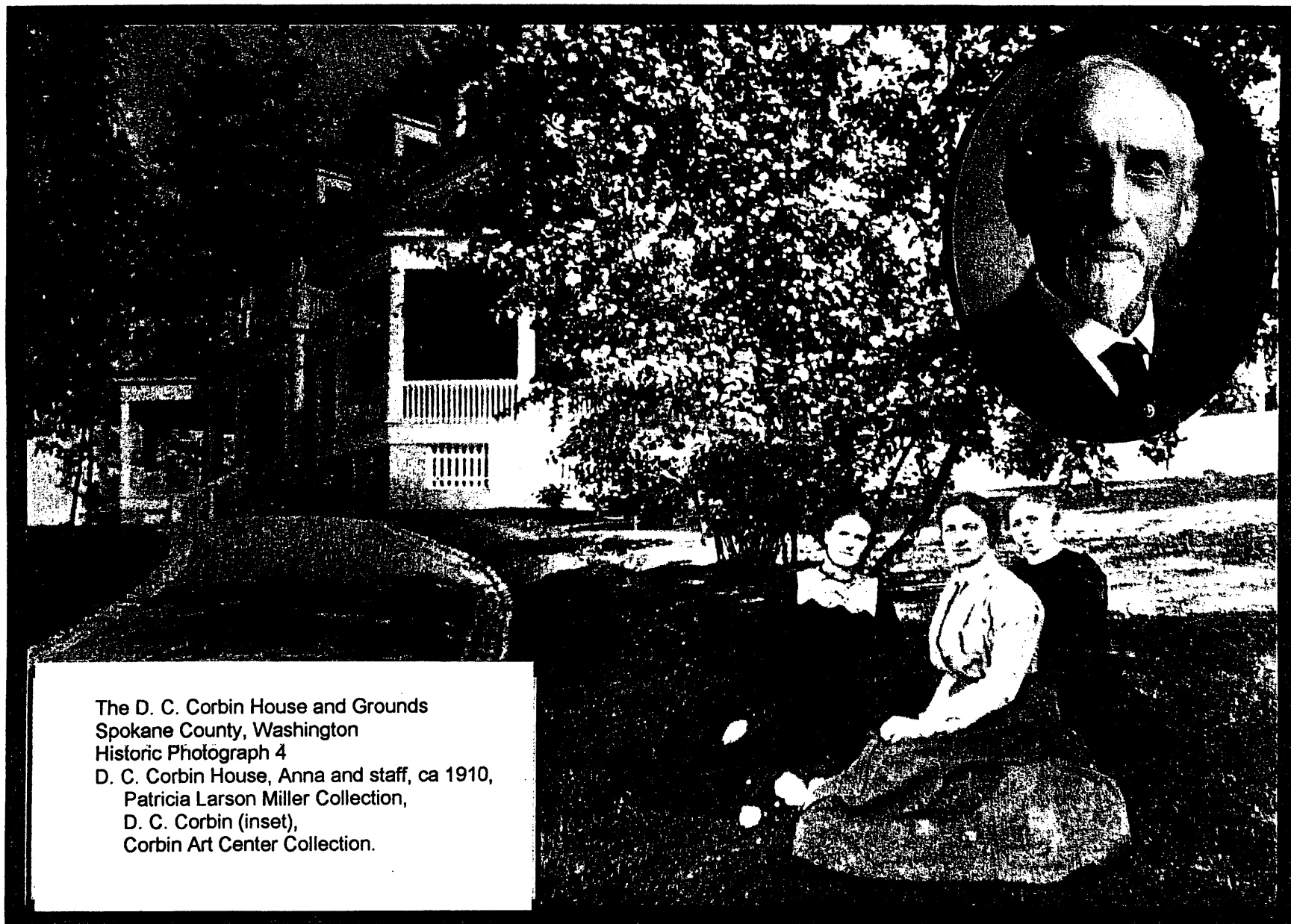
The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Photograph 1
D. C. Corbin House façade,
ca 1905, MAC/EWSHS, no number

The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Photograph 2
D. C. Corbin House in winter,
façade and west elevation, ca 1905,
MAC/EWSHS, L96-24.2



The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Photograph 3
Anna and D. C. Corbin,
ca 1907 (possibly wedding photo),
Patricia Larson Miller Collection.





The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Photograph 4

D. C. Corbin House, Anna and staff, ca 1910,
Patricia Larson Miller Collection,
D. C. Corbin (inset),
Corbin Art Center Collection.

The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Photograph 5
Castle overlook, ca 1912,
Corbin Art Center Collection



The D. C. Corbin House and Grounds
Spokane County, Washington
Historic Photograph 6
Anna Larson Corbin, Alfred Larson
at castle overlook, ca 1912,
Patricia Larson Miller Collection.

