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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC: Marycliff/Cliff Park Historic District

AND/OR COMMON: Marycliff, Pioneer Park, and Cliff Park

2 LOCATION

STREET & NUMBER:

__NOT FOR PUBLICATION

CITY TOWN: Spokane __ VICINITY OF

CONGRESSIONAL DISTRICT: 6th - Thomas Foley

STATE: Washington CODE: 53 COUNTY: Spokane CODE: 063

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	__PRIVATE	__UNOCCUPIED	__COMMERCIAL	X PARK
__STRUCTURE	X BOTH	__WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	X YES UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER

4 OWNER OF PROPERTY

NAME: Multiple

STREET & NUMBER:

CITY TOWN: __ VICINITY OF STATE:

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE REGISTRY OF DEEDS ETC: Spokane County Assessor's Office

STREET & NUMBER: West 1116 Broadway

CITY TOWN: Spokane STATE: Washington

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: City of Spokane Landmark Survey

DATE: 1978 __FEDERAL __STATE __COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: City of Spokane Planning Department

CITY TOWN: Spokane STATE: Washington

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Marycliff/Cliff Park Historic District

The Marycliff/Cliff Park District in the city of Spokane is composed of two interrelated parts; reflective of two chronologically different phases of development. The time span of development runs from 1889 to 1941, with the more recent development echoing the grand stylistic traditions of the earlier phases of building. The south section of Marycliff/Cliff Park is located in a distinctive residential area of Spokane. The northern area of the district faces an encroaching commercial and multi-family dwelling section of town. The district contains 125 structures and is situated on 15 city blocks. This district is characterized by a variety of architectural styles reflective of the time span of the district. The homes found in the Marycliff/Cliff Park District are of high quality, designed by nationally known architects.

The physical setting and surroundings of the district are extremely important to the entire effect created by the neighborhood. The homes and grounds in the Marycliff section were originally designed by Kirtland Kelsey Cutter to resemble English country estates in a scaled down version. Originally, these "in city estates" were built on five to seven acres of land with the basaltic rock found on the land used in the construction of the homes, walls and landscaping.

> "The houses on Seventh and Eighth Avenues, built by Mr. Cutter, are all different in style and material. The basalt in which the district abounds has been utilized extensively." (House Beautiful - September, 1921)

Indeed, Mr. Cutter's influence in the design of this area contributed to what we recognize today as Spokane's first planned community. In addition to the designing of the homes and grounds, Mr. Cutter also had a hand in the layout of Seventh Avenue.

> "There are great difficulties in running a street around the base of a hill. Usually the street lurches unexpectedly into the hillside in spite of a worried street department, while the houses on the street side stand on stilts and on the other side are buried to the windows. Seventh Avenue in Spokane is a notable exception. The roadway is divided into two parallel sections, the upper side being some fifteen feet higher than the down side. The high side is buttressed and fenced by a rough, retaining wall of the basalt which has been dug out of the lower side. This arrangement not only secures a safe road in spite of the side grade, but in addition, it brings the street into symmetrical relation to the houses on the lower levels." (House Beautiful - September, 1921)

Within the entire district, the streets are irregular and hilly, following the contour of the land; some streets continue across the full width of the district, while others are periodically interrupted by the varying levels and angles of intersecting streets.

The Marycliff/Cliff Park District has, within its boundaries, two city maintained parks. Pioneer Park, located in the Marycliff section, follows approximately the original boundaries of the D. C. Corbin estate. The D. C. Corbin House is used by the city for an arts and crafts center. The southern section of the district contains Cliff Park, one of

(CONTINUED)

the city's oldest and most unusual parks. Cliff Park has been left in its natural state, and by climbing to the top of the park, one receives a spectacular view of the city of Spokane.

The homes in the Marycliff section and on Cliff Drive and Sumner are oriented to view north and towards the city. In particular, the homes directly south of Marycliff which are perched on a cliff top have been designed to make the most of the view. The size of the lots and the density of development follows a southerly progression with the largest lots and lowest density found on the northern edge of the district. On the extreme southern border of the district, the lots are of a standard city lot size of 50' x 95.5'.

Of specific importance in understanding the architectural significance of this district is a discussion of the architects, who, over a number of years, have responded to differing stylistic traditions and have created a superior residential area marked by a variety of designs and high quality of construction. The primary architect in this district, and one who influenced the design traditions of this area and all of Spokane, was Kirtland Kelsey Cutter.

Cutter, born in 1860 in Ohio, came to Spokane in 1888 after studying art and tapestry design in New York and Europe. Cutter's chance to exhibit his architectural design still came after a disasterous fire in 1889 destroyed most of downtown Spokane. In addition to designing numerous commercial buildings, Cutter also showed the prosperous city of Spokane that it was possible to build homes on a hillside -- homes that were designed to fit naturally into their surroundings. It has been said that Cutter never designed two homes the same, but there are aspects of design and materials that remain fairly constant in Cutter's work. Cutter's predominant style, and the style that ultimately influenced the way a tremendous number of area homes were built, can best be described as an off-shoot of English Medieval architecture. This style, most closely resembling aspects of Jacobethan architecture, combined brick and stucco as exterior finish material with half-timbered beams furnishing the decorative accents.

Cutter designed many of Spokane's great homes, several of which are on the National Register; the Clark Mansion, the Glover House, and the Campbell Home. In addition to residential structures, he also designed many commercial buildings in Spokane· the Davenport Restaurant and hotel, Spokane City Club, and the Chronicle Building. Around the country are found other buildings designed by Cutter; Rainier Club, Seattle, Washington; Kirtland Hall on the campus of Yale and the Lewis and Clark Hotel in Lewiston, Idaho. Cutter normally handled the artistic, detailed design of a structure and chose partners to perform the necessary engineering and structural work. Many of the homes designed by Cutter also were interiorly decorated by him. Cutter traveled extensively through Europe, choosing appropriate pieces of furniture for the nouveau riche of Spokane in the late 1880's.

The influence of Cutter's work can be seen in the more modest homes in the district. On Sound, 13th and 14th, there are many houses designed along bungaloid lines that use the half-timbering as a decorative feature. The carry over of elements of Cutter's designs adds a note of aesthetic consistency to the district.

Cutter was not the only architect to leave his distinctive mark on the Marycliff/Cliff Park District. Other well known architects also have contributed to the style and beauty of this area. The architectural firm of Whitehouse and Price, while specializing primarily in commercial and institutional buildings, also designed several homes in the Cliff Park section of the district. Both Price and Whitehouse graduated from Cornell and began designing buildings in 1914 in the Pacific Northwest. Whitehouse had specialized in cathedral design and the firm has designed 40 area churches, the most notable being St. John's Cathedral. Price, independent of Whitehouse, designed a number of houses along Sumner, including his own at 315 Sumner. The styles of homes designed by Whitehouse/Price were varied, adding to the diversity of the district. Karl Malmgren, the oft forgotten partner of K.K. Cutter, designed his own shingle style home located at 709 Sumner. Other architects who contributed their artistic talents to the district were; Albert Held, G.A. Pehrson, Rigg-Vantyne, and Westcott.

The combined effect of the designs presented by the notable architects has created an atmosphere in the Marycliff/Cliff Park District of quiet wealth, style and grace.

In order to more clearly visualize the types of architectural styles found in this district, an account of the styles follows:

Tudoresque/Jacobethan

This architectural style is by far the best represented of all styles in the district. The Tudoresque/Jacobethan style show traces of English Medieval architecture in the use of high pitched roofs and pointed arches. Another feature reminiscent of English Medieval is in the use of the decorative motif of half-timbering. In this style of architecture, the windows, gables and chimneys are the distinctive features. Windows are rectangular and divided into rectangular lights by stone mullions, bay windows are also frequent features. Gables rise above the roof line, and are of steep sided triangular form. Chimneys are tall with a separate shaft for each flue, the shafts are grouped in stacks or, more typically, lined up in rows with each shaft set diagonally. Brick and stone are the most commonly used building material with stucco used to plaster in between the timbering. Representative examples of this style are:

701 West 7th	Designed by Cutter	Built in 1896
612 West Sumner	Designed by Cutter	Built in 1917
503 West Sumner	Designed by Cutter	Built in 1914

Georgian Revival

Examples of this style are of the Neo-Classical tradition of Georgian Revival on a much scaled down basis in size. The structures are rectangular in plan with a minimum of minor projections and have symmetrical facades. Chimneys are placed so as to contribute to the overall symmetry.

The central part of the facade may project slightly and be crowned with a pediment and supporting pilasters. Doors have fanlights and windows most commonly are rectangular with double hung sash; the palladian window is often used as a focal point.

Representative examples of this style are:

507 West 7th	Designed by Cutter	Built in 1898
724 Cliff Drive	Designed by Diamond/Hughes	Built in 1913
726 Sumner	Designed by Whitehouse/Price	Built in 1922

Bungaloid

Homes exhibiting Bungaloid tendencies were the middle class response to the large homes on Sumner and Cliff Drive. As was mentioned earlier, these modest homes used decorative features found in the Tudoresque/Jacobethan homes to dress up their houses. These homes also show some of the very nice decorative features commonly associated with bungalows. In terms of numbers of representatives of this style, this is the second most popular style in the district. Following bungaloid lines, the gable is steep with an intersecting cross gable or dormers. Rafters, ridge beams and purlins extend beyond the walls and roof. The lower gable usually covers an open porch or screened porch and a larger gable covers the main portion of the house. Chimneys are of rubble cobblestone, or rough-faced brick. The exterior finish is generally shingle, brick or stucco.

Representative examples of this style are·

509 Cotta 604 Sound 611 West 13th 1108 Wall

International Style

The district has one true example of the International style of architecture. International is characterized by a complete absence of ornamentation and by forms in which effects of mass and weight are minimized for the sake of an effect of pure volume. Compositionally, a balance of unlike parts is a rule. Flat roofs, smooth and uniform wall surfaces are distinctive features with circular windows or curved surfaces appearing as elements of contrast.

An example of this style is: 523 West Sumner Built in 1938

Spanish Colonial Revival

The unique feature of this style is the ornate low relief carvings, highlighting arches, columns, window surrounds. The exterior is finished in stucco and the homes are normally topped off with red tile roofs. Iron window grills and balconies also may be used. A molded or arcaded cornice highlights the eaves. Senator C. C. Dill's house shows a more modern treatment of this style.

Representative examples of this style are:

708 Cliff Drive	Designed by Westcott	Built in 1941
414 West Sumner		Built in 1924

There are many homes not described that exhibit design features of many styles. As in most districts, some intrusive structures have slipped in. These homes, while very interesting examples of modern architecture, detract from the dominant more traditional styles found in the neighborhood.

The boundaries of the Marycliff/Cliff Park District have been determined so as to result in the most consistent representation of styles and to avoid as many intrusive areas as possible. Another determining factor in the selection of boundaries was the historically drawn boundaries of the areas, the Marycliff section in particular.

The Marycliff/Cliff Park Historic District represents a time in the historical development of the Pacific Northwest. The homes found in the district are gracious examples of this period of development. The commercial and social roles played by the original builders and inhabitants of the district, combined with the high architectural quality of the homes they built, result in the creation of a cohesive and beautiful historic district.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY PREHISTORIC	X COMMUNITY PLANNING	X LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500 1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600 1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800 1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1889-1941 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Marycliff/Cliff Park District of Spokane has been the residential area for many prominent and influential people throughout Spokane's history. From its earliest development in the late 1880's to the present day, the area's residents have included the leading citizens of Spokane; bankers, senators, businessmen, mining and lumber entrepreneurs, as well as prominent doctors, lawyers, and architects. As is often the case where the wealthy live, the area rapidly became a showplace of architectural styles; a number of homes having been designed by Spokane's leading architects.

The Marycliff/Cliff Park District developed in two distinct stages: the first between 1889 and 1908 which centered around 6th, 7th, and 8th Avenues below the cliff and the latter between 1910 and 1940 above the cliff. The district boundaries have expanded and contracted with time as some of the most elegant older homes have been razed to make way for more modern apartment buildings, medical facilities and other intrusions. New streets have also been added which resulted in the demolition of many important homes in the area. Nevertheless, the district has maintained much of its original character and remains one of the most outstanding residential areas in Spokane today.

The lower portion of the district, known as Marycliff, was developed shortly after the devastating fire of 1889 which had effectively destroyed most of the central business district in downtown Spokane. The fire marked the turning point in Spokane's development from a raw frontier town to a bustling, growing metropolis. In 1890, the population of Spokane was less than 20,000 but in only 20 years the figure had jumped to over 100,000.

Not only was Spokane's population expanding, but so too, was its economy. Gold, copper, lead and silver poured out of the mining districts in western Idaho, northern Washington, and British Columbia. The forests of Washington and Idaho echoed with the sound of the ax and saw as lumbermen rushed to fill the orders for lumber needed in the East and for the railroad expansion in the West. Hydroelectric power began to take hold, developing an ever-increasing demand for energy production. Agricultural production continued to expand as new crops and new techniques for irrigation were introduced to the area.

Entrepreneurs were everywhere investing in anything from real estate to Oriental foodstuffs. With their new wealth, ambitious empire builders began to create what a popular architectural magazine of the period called "the best built modern city of its size on the continent". (Western Architect, September, 1908)

Because of the need to locate homes within a short distance from the central business district, the primary residential area of early Spokane had developed in Browne's Addition and along Riverside Avenue, (Both on the National Register). Located on a bluff overlooking the Spokane River and not far from downtown, the area was particularly conducive to home building because of its relatively flat land. But in the late 1880's, the area at the base of a steep basaltic cliff called the South Hill attracted several prominent

citizens who had an eye for the natural beauty of the cliff's wilderness and hoped to incorporate it into the setting for their new homes. A few small homes had been built in this outlying district along 6th and 7th Avenues but it wasn't until Kirtland K. Cutter designed and built two major homes in 1889 that attention was finally brought to the area.

The few early residents in the neighborhood included a number of Cutter's own family; his uncle, Horace, a cashier at Glover's First National Bank, his parents and Cutter himself -- then unmarried and living with several bachelor friends in a small Swiss style chalet he designed on 6th Street. Still, the area was considered to be far from the residential district of town. When W. S. Norman, the proprietor of the elegant Spokane Hotel, built his home on 7th Avenue, his wife protested that the area was so far from civilization that they might be attacked by Indians. Apparently few shared Mrs. Norman's fears and within ten years, she was surrounded by the most prominent members of Spokane society -- Indians not included.

One of the first Cutter houses was built in 1889 for James N. Glover (on the National Register) at 321 8th Street. Glover, commonly called the "Father of Spokane", had come to the area in 1872, bought most of the land around the falls and patiently waited for the settlement he was certain would come with the building of the railroad. By 1890, the population had grown to just under 20,000 in spite of the fire which had destroyed the downtown business district. Glover's real estate holdings and banking endeavors had begun to pay off and he felt confident enough to commission Cutter, a promising but relatively untried young architect to design a home for his family on 8th Street.

That same year, another prominent Spokane capitalist, F. Rockwood Moore, decided to have his home built at the base of the basalt cliff just west of Glover's home. Moore, who had made his fortune in railroads, mining and real estate, also commissioned Cutter to design a home to fit into the wilderness setting of what is now called Marycliff.

The design of Moore's home was widely criticized by Spokane's elite for its lack of style. Compared to the ornate Queen Anne and Victorian Gothic homes of the period, the Tudoresque treatment of Cutter's designs with the heavy rock, brick and stucco work and the huge half-timber trim must have appeared dark and foreboding. The approval of Cutter's homes by the nationally prominent architect, Louis Sullivan, who visited Spokane in the early days, reputedly convinced the skeptics that the young architect had talent and Cutter was on his way.

When financial panic hit the country in 1893, its effects were felt in Spokane as well. Men like F. Rockwood Moore and James Glover were forced to sell their beautiful homes, having lived in them less than ten years. Moore sold his to Judge George Turner in 1895 and the Glover home changed hands several times until Charles Sweeney, a mining millionaire and Wall Street investor, bought it.

George Turner came to Spokane in 1885 after having served on the Supreme Court in Washington Territory and in the State Senate. During Washington's quest for statehood, Turner was actively involved with the writing of the State Constitution and Bill of Rights.

Two years after he came to Spokane, Turner resigned his federal judgeship and in 1897, was elected to the U. S. Senate. Recognition of his abilities led to several appointments to international conferences and commissions under Roosevelt, Wilson, and Taft. Close friends of Theodore Roosevelt, the Turners were invited to stay at the White House when they traveled to Washington, D.C., and, in turn, invited Roosevelt to their home on 7th Avenue.

Although an early reporter claimed the Turner residence to be "outwardly unpretentious" and "homelike" (Spokane Daily Chronicle, October 20, 1911), the house was more castle than home. Thousands of dollars were spent on landscaping which included a lake seventy feet long and twenty-four feet wide fed by a cascade of water. The lake and streams were to be stocked with trout; greenhouses, a conservatory and perennial gardens were laid out; plants from Holland, England, France and the Orient were brought in. In order to have a place to enjoy the outdoors, an octagonal teahouse and a seventy-five foot pergola were built.

In 1896, a year after Turner had moved into the Moore house, F. Lewis Clark had his home, "Undercliff", built nearby. Clark, a Harvard graduate and member of a wealthy Eastern family, had come to Spokane in 1884. After buying Spokane's first mill from Federick Post, he and his partner, F. E. Curtis, constructed the C & C Mill and several grain elevators. Clark did well enough in the mill and grain storage business to build his magnificent home at Undercliff but in 1903, he decided to diversify his investments. With his new partner, Charles Sweeney, Clark began investing in Coeur d'Alene mining operations and didn't have to wait long before both were millionaires.

Clark became an avid yachtsman sailing his yacht, the "Spokane" in sailing events all over the world. In 1907, he placed in both the German and Spanish Regattas and was presented several cups by the royalty of Europe including the Kaiser of Germany and King Alfonso of Spain.

Built four years after his marriage, Clark's home at Undercliff was the setting for many exclusive social affairs. Formal English gardens complete with fountains and red brick paths formed a pleasing contrast with the basalt cliff as a backdrop for the setting. Broad lawns extended out, from the front of the home, sloping down to 7th Avenue and the large basalt wall and carriage house below. An ice house, tall cistern and several greenhouses were also located on the several acre estate..

Inside, the house was furnished with rare art objects and gifts from European royalty. A large ballroom and billiardroom were included in the design of the home.

In 1909, Clark built a new estate at Hayden Lake in Idaho and sold Undercliff to B. L. Gordon for $100,000. Gordon had come to Spokane soon after the fire in 1889, to set up a wholesale grocery business which would supply the mining district of Coeur d'Alene. The Gordons carried on the tradition of lavish entertainment at Undercliff hosting many prominent guests in their home. In 1929, after the death of her husband, Mrs. Gordon gave Undercliff and its seven acres of land to the Catholic Church to be converted into a Catholic girls school which is known today as Marycliff School.

In 1895, the Corbins, both father and son, built their homes along 7th Avenue at the base of the cliff. Daniel C. Corbin had come to Spokane in the late 1880's and immediately established himself as a leader in the development of the Pacific Northwest. Having come from the mining fields of Colorado and Montana (where he platted the Corbin Addition to Helena and donated the site for Montana's state capitol building), Corbin finally settled in Spokane where he could keep close tabs on his various enterprises around the area.

When Corbin was in Idaho, surveying the Coeur d'Alene mining district, he recognized the need for a railroad system to connect the mining fields with supply and market outlets. Working closely with his son, Austin, Corbin established a number of railroads around the Inland Empire including the Coeur d'Alene Railroad and Navigation Company, the Spokane Falls and Northern Railways to British Columbia and several other Canadian railroads.

In addition to his mining and railroad interests, Corbin was instrumental in developing the first irrigation system in Spokane Valley which became the basis of the Valley economy for several years. He also formed the Washington State Sugar Company and built a factory to process sugar beets in Waverly, Washington.

Corbin, himself, was a social recluse -- especially since his wife and family had returned to England to live. Finaly in 1886, his son joined him in Idaho to help build the railroad there. In 1889, the Corbins chose Spokane as their central headquarters and decided to establish their homes here.

Austin Corbin had become vice president of his father's three railroad companies, the sugar company and the irrigation projects. Like his father, he too remained aloof from social affairs. But in 1894, he married the daughter of a wealthy Spokane wholesale grocer and the new Mrs. Corbin had elaborate plans for entertaining.

As a student in Europe, Austin Corbin had met another young student by the name of Kirkland Cutter and the two became good friends. In 1892, a few years after Austin had returned to America to join his father in business, Cutter became his brother-in-law by marrying Corbin's sister, Mary. Their marriage was brief, however, ending in divorce only four years later when Mary returned to Europe where her mother still lived.

Nevertheless, when both the Corbins decided to build their new homes along 7th Avenue, they turned to their ex-inlaw, Cutter. The home Cutter built for Austin and his wife was a 17-room Colonial Revival mansion built on seven acres of ground overlooking the bustling new city of Spokane. Daniel Corbin's home on five acres of land at the other end of the street was equally elegant but less imposing than his son's. The quiet luxury of the home perhaps reflected Mr. Corbin's lack of interest in social affairs as well as his marital situation. Mrs. Corbin never did return to the United States to live, but remained in Europe for the remainder of her life. After her death, however, Daniel Corbin, at the age of 71, married Anna Larson who did live in the home.

Other homes followed in short order; most of them designed by Cutter at the request of some of the most influential families in Spokane:

Frank Post	A Harvard educated attorney and president of the Washington Water Power Company
H. Hoyt	Prominent attorney and Cutter's brother-in-law
R. B. Paterson	Owner of the Crescent Department Store
Frank Curtis	F. Lewis Clark's partner in the milling and grain elevator business
Jules Prickett	A pioneer banker and investor in mining and hydroelectric power
The Davenports	Famous Spokane restauranteur
J. W. Graham	Pioneer store owner
Francis J. Finucane	Son-in-law of millionaire Charles Sweeney who lived in the Glover house.

There were others of course, doctors, dentists, attorneys, bankers. If some sold out, others just as prominent were ready to move in. U. S. Senator C. C. Dill, the man primarily responsible for the building of the Grand Coulee Dam, moved into Paterson's mansion on 7th Avenue. Patrick Welch, a member of the firm that built the Great Northern Railroad, bought the Glover home from the Sweeneys. Thus, the area continued to maintain its distinction as one of the most exclusive residential sections of Spokane.

The homes, stamped with Cutter's grandiose style of architecture, fit perfectly into the era of high society known in Spokane as the "Age of Elegance" which lasted from the late 1880's until just before World War I. Setting the tone of formal elegance desired by Spokane's newly formed aristocracy, the homes were massive in size and reflected a taste for gracious living. Floor plans almost always included enormous ballrooms and reception halls. Dens, libraries, billiard or game rooms along with guest rooms and servant's quarters added to the size of these massive homes.

The emphasis was always on elegance. Reception rooms were decorated with tapestries and brocades. Walls and ceilings were usually covered with elaborate wallpapers or delicate frescoes. Intricate designs in wood or plaster were carved into the grand staircases and moldings around doors, windows and fireplaces. No expense was spared. Cutter was sent around the world in pursuit of material and craftsmen to work on these homes. Even the furniture was especially designed and placed.

The area below the cliff along 6th, 7th and 8th Avenues continued to dominate the District in both prestige and architectural style well into the 1920's. But by the 1940's, almost all of the palatial homes designed by Cutter had been sold, razed or converted to other uses. Both the Austin Corbin home and the F. Lewis Clark home had been given to the Catholic Diocese to be used as a girls high school. The Moore-Turner house was torn down in 1940, after Mrs. Turner's death, and the D. C. Corbin home and its land was sold to the City for development into a "Pioneer Park" named in honor of the men who had established their homes in the District.

Cutter's own home, the Chalet Hohenstien, and one he designed for his sister and brother-in-law nearby, were both razed a few years ago to make way for a new condominium. Other important homes in the area have also been razed: the Davenport and Finucane mansions on 8th, the Curtis and Prickett homes on 7th and the Sivyer and Brown homes on 6th to name a few. The Frank Post home on 6th and the Paterson-Dill home, and the Corbett home on 7th are now surrounded by commercial intrusions.

By the second decade of the 20th Century, Spokane had settled into a more stable but steady period of growth. The speculative ventures in mining and railroad construction were past; the big schemes for orchard and sugar beet farming in the County had failed to meet the high expectations of the developers, and the big money in the production of hydroelectric power had been made. The period after 1910 was one of consolidation and growth but on a much smaller scale than the twenty years before. Bankers and investment brokers like Twohy, Powell, Ferris, Crommelin and Codd, department store owners like Kemp, Hebert and Paterson; prominent attorneys like Nuzum and Dill· lumbermen like Humbird, Leuthold and Jewett, and other businessmen like Ewing, Jones, O'Larey and Murgitroyd took the social positions left vacant by the Glovers, Corbins, Clarks, Moores, and Turners. Of course, with inheritance and intermarriage between wealthy families, much of the wealth and status remained in the same families. But with this second generation of Spokane wealth came the second stage of development of the Marycliff/Cliff Park District; this time the area expanded to include the land above the cliff.

New homes had already begun to appear above the hill as early as 1905. The homes built far back from the edge of the cliff along 13th, Sound and Cotta were generally smaller bungaloid type houses commonly built by the middle and upper middle classes. As home building moved closer to the edge of the cliff just above 7th Avenue, however, the size and style of the homes grew larger and grander along with the wealth and status of the owners.

Cutter's architectural influence remained predominant above the hill as well. Two of the five pivotal homes on Sumner were designed by Cutter before WWI and at least

three other Cutter homes have since been razed in the area.

The largest of the homes built along Sumner was designed in 1917 for Thomas Humbird. an important member of the Weyerhauser lumber business. The home was later sold to George F. Jewett, a grandson of Weyerhauser who became president of Potlatch Forests, Inc. after moving to Spokane in 1937. The Jewetts are probably most well-known for their philanthropic work around the country. Gifts to Harvard, Wellesley, Washington State College and the YWCA head a long list of their donations. Coincidently, it was the Jewetts generosity to the Spokane City Park Board which made possible the purchase of the Corbin House and land around it for the City's "Pioneer Park" in the Marycliff/ Cliff Park District.

While Cutter continued to have an architectural impact on the area along Sumner, he never monopolized home design as he had below the hill. Malmgren, Whitehouse-Price, Held, Rigg and Vantyne are among many of the other architects who designed impressive homes in this area. Malmgren, Cutter's often forgotten partner, built his own home on Sumner in 1908, one of the earliest homes on the street. Ernest Price, another prominent Spokane architect, also built his home on Sumner Avenue.

The homes on Sumner, while massive in scope and beautifully designed and landscaped, never reached the magnificient proportions of the earlier Cutter designed estates situated around Marycliff. Changes in tastes and lifestyle, as well as economics, dictated generally smaller homes. Instead of seven acres of land surrounding each home as on 7th Avenue, the homes along Sumner, with the exception of two or three, are on less than 1/2 acre. But if the estates are somewhat smaller, they are of no less architectural quality and have contributed to one of the most impressive and prestigious residential areas in Spokane.

The quality of construction and massing of the homes remained consistent as the area developed into the 1930's and 40's. In 1941, Senator C.C.Dill moved from his elaborate home across from Marycliff to his "Cliff Aerie" home on Cliff Avenue overlooking the City. Dill, a good friend of Franklin Roosevelt and chief promoter of the Grand Coulee dam project, built the massive Spanish style home in the same spirit of quality and design as those which had been built some fifty years earlier.

Thus, the relatively restricted group of homeowners and the high standard of architectural design found in the primary homes continues to give the district a sense of cohesion both historically and architecturally. The Marycliff/Cliff Park District has an elan and elegance not of a by-gone era, but of sustained dedication to an ideal of natural beauty augmented by man's talent. While Kirtland Cutter shaped this ideal for Spokane, its retention is best observed in the urban wilderness found in Marycliff/ Cliff Park District.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Durham, N.W. History of the City of Spokane and Spokane County. Spokane, 1912.

Edwards, Jonathon. An Illustrated History of Spokane County, State of Washington. 1900.

Fuller, George W. Inland Empire of the Pacific Northwest. Spokane, 1928.

Western Architect, September, 1908.

(Continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 120

QUADRANGLE NAME Spokane NW QUADRANGLE SCALE 1: 24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	11	468150	5217220	B	11	468580	5217220
C	11	469060	5217680	D	11	469105	5217675
E	11	468770	5217470	F	11	468400	5217480
G	11	468260	5217660	H			

VERBAL BOUNDARY DESCRIPTION

See attached sheet

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Claire Bishop, Spokane County/City Historic Preservation Planner, and Sara Patton, Historic Preservation Intern

ORGANIZATION
Spokane County and City Planning

DATE
October, 1978

STREET & NUMBER
Broadway Centre Building, North 721 Broadway

TELEPHONE
(509) 456-2205

CITY OR TOWN
Spokane

STATE
Washington 99201

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL ___ STATE X LOCAL ___

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE DATE

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST DATE

CHIEF OF REGISTRATION

"Building on a Spokane Hillside", House Beautiful, September, 1921.
Biographical Clipping File. Eastern Washington State Historical Society.
Margaret Bean Clipping File. Eastern Washington State Historical Society.
Spokane Daily Chronicle: 10-20-97; 10-10-09; 10-20-11; 9-26-39; 7-4-64; 7-7-64.
Spokesman Review: 4-4-09; 9-29-39; 1-2-45; 9-9-45; 9-14-48; 10-28-62.

The Marycliff/Cliff Park Historic District begins at the intersection of Lincoln Street and 7th Avenue; thence east to the center line of Ben Garnett Way; thence south to the intersection of Ben Garnett and Cliff Avenue; thence east along the center line of Cliff Avenue to the N. E. corner of lot 19, block 28; thence south along the east border of said lot to the center line of Sumner Avenue; thence west along the center line of Sumner Avenue to the intersection of Grove and Sumner; thence south on the center line of Grove to the intersection of 14th Avenue and Grove Street; thence west on the center line of 14th Avenue to the intersection of 14th Avenue and Wall Street, thence north on the center line of Wall Street to the intersection of Wall Street and 12th Avenue; thence west on the center line of 12th Avenue to the southeast corner of Lot 15 and the southwest corner of Lot 14, block 8; thence north along the line dividing said lots ; continuing north along the western borders of lots 5, 6 and 35, block 8; thence west along the southern border of lots 1 and 2, block 8 to center line of Cliff Avenue; thence north along the center line of Cliff Avenue to the southern border of lot 2, block 3; thence north along said border; thence west along the southern border of lot 1, Cliff Avenue Heights, 2nd Addition to Railroad Addition; thence north on the western border of said lot to the south edge of 7th Avenue; thence west to the point of beginning.

MARYCLIFF/CLIFF PARK HISTORIC DISTRICT

Revised Verbal Boundary Description

Beginning at the intersection of Lincoln Street and the north line of 7th Avenue; thence east to the center line of Ben Garrett Way; thence southernly along center line to the intersection of Ben Garrett Way and Cliff Avenue; thence easternly along center line of Cliff Avenue to the northeast corner of lot 3, block 28, resurvey of Cliff Park Addition; thus south along east border of said line of Sumner Avenue to the intersection of Grove Street and Sumner; thence southernly along center line of Grove Street to the intersection of Grove Street and 14th Avenue; thence west on the center line of 14th Avenue to the intersection of 14th Avenue and Wall Street; thence north on center line of Wall Street to intersection of 12th Avenue; thence northwesterly along center line of 12th Avenue to the southeast corner lot 15 and southwest corner of lot 14, block 8, resurvey of Cliff Park Addition; thence northernly along line dividing said lots; thence northeasterly to southwest corner of lot 6, block 8; thence northernly along the western borders of lots 6, 5, and 3, block 8 to a point 91.7 feet south of south line of Lincoln Street; thence northwesterly parallel to the south line of Lincoln Street to the center line of Cliff Avenue; thence northernly along the center line of Cliff Avenue to a point 100 feet northernly from southeast corner of lot 1, Cliff Avenue Heights 2nd Addition to Railroad Addition; thence northwesterly to a point lying 26.4 feet southernly from northeast corner of lot 6, block 3, Hillside Addition and on the line between lots 6 and 7; thence northeasterly to northeast corner of lot 6; thence west 177.3 feet to southwest corner of lot "I", 2nd Addition to Railraod Addition; thence north along west boundary of said lot to south line of 7th Avenue; thence west to the center line of Lincoln Street; thence north to the point of beginning.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only
received
date entered

Continuation sheet Item number 10 Page 1

Beginning at the intersection of Lincoln Street and the north line of 7th Avenue; thence east to the center line of Ben Garrett Way; thence southernly along center line to the intersection of Ben Garrett Way and Cliff Avenue; thence easternly along center line of Cliff Avenue to the northeast corner of lot 3, block 28, resurvey of Cliff Park Addition; thus south along east border of said lot to center line of Sumner Avenue; thence westerly along center line of Sumner Avenue to the intersection of Grove Street and Sumner; thence southerly along center line of Grove Street to the intersection of Grove Street and 14th Avenue; thence west on the center line of 14th Avenue to the intersection of 14th Avenue and Wall Street; thence north on center line of Wall Street to intersection of 12th Avenue; thence northwesterly along center line of 12th Avenue to the southeast corner of lot 15 and southwest corner of lot 14, block 8, resurvey of Cliff Park Addition; thence northernly along line dividing said lots; thence northeasterly to southwest corner of lot 6, block 8; thence northernly along the western borders of lots 6, 5 and 3, block 8 to a point 91.7 feet south of south line of Lincoln Street; thence northwesterly parallel to the south line of Lincoln Street to the center line of Cliff Avenue; thence northernly along the center line of Cliff Avenue to a point 100 feet northernly from southeast corner of lot 1, Cliff Avenue Heights 2nd Addition to Railroad Addition; thence northwesterly to a point lying 26.4 feet southernly from northeast corner of lot 6, block 3, Hillside Addition and on the line between lots 6 and 7; thence northeasterly to northeast corner of lot 6; thence west 177.3 feet to southwest corner of lot "I", 2nd Addition to Railroad Addition; thence north along west boundary of said lot to south line of 7th Avenue; thence west to the center line of Lincoln Street; thence north to the point of beginning.

(Above verbal boundary description submitted on March 24, 1980, as corrected version of revised verbal boundary description previously submitted on March 3, 1980.)

SCALE 1 24 000

½ 0 1 MILE

1000 2000 3000 4000 5000 6000 7000 FEET

5 0 1 KILOMETRE

CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10 FOOT CONTOURS
D LINES CROSSING RIVERS REPRESENT 5 FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

Primary highway, hard surface

Light duty road, improved surface

Secondary highway hard surface

Unimproved road

Interstate Route

U S Route

WASHINGTON

QUADRANGLE LOCATION

AP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
LOGICAL SURVEY DENVER COLORADO 80225 OR RESTON VIRGINIA 22092
CRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SPOKANE N

NW/4 SPOKANE 15

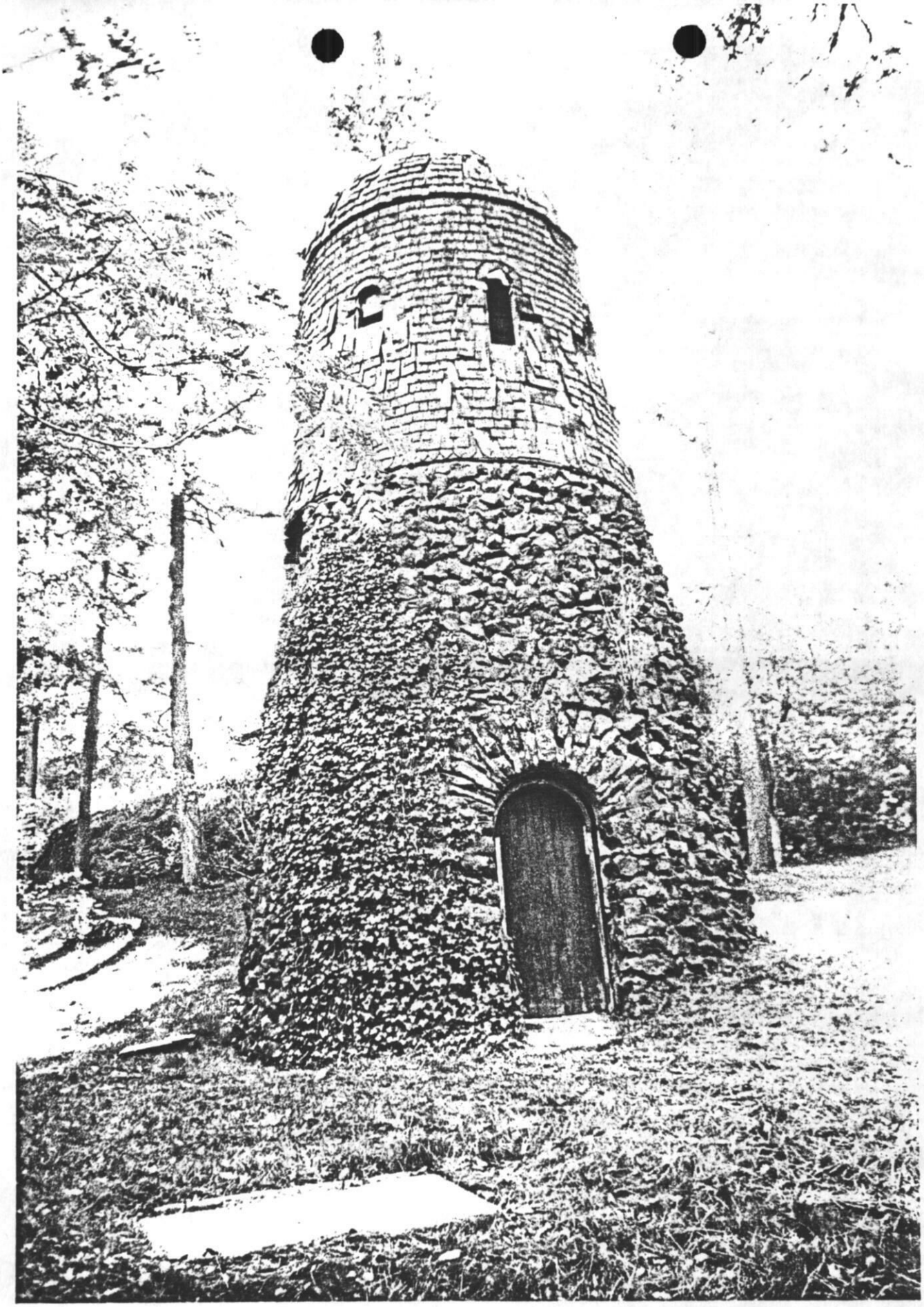
N4737 5—W11

7.5

1974

AMS 2579 III NW—

F.J. Clark House
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Pivotal structure-north facade-on campus
of Marycliff School



F.J. Clark Cistern
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and Historic Preservation
Pivotal structure, located southwest of the mansion

38

F.J. Clark Gatehouse
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and Historic Preservation
Pivotal structure-north facade facing 7th Avenue

32

Marycliff School classroom building
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Intrusive structure, located west of F.J.
Clark House

36

Austin Corbin House
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Primary structure-north and west facades

484

D.C. Corbin House
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Primary structure-south facade

503

503 Sumner Avenue
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Pivotal structure-northeast facade

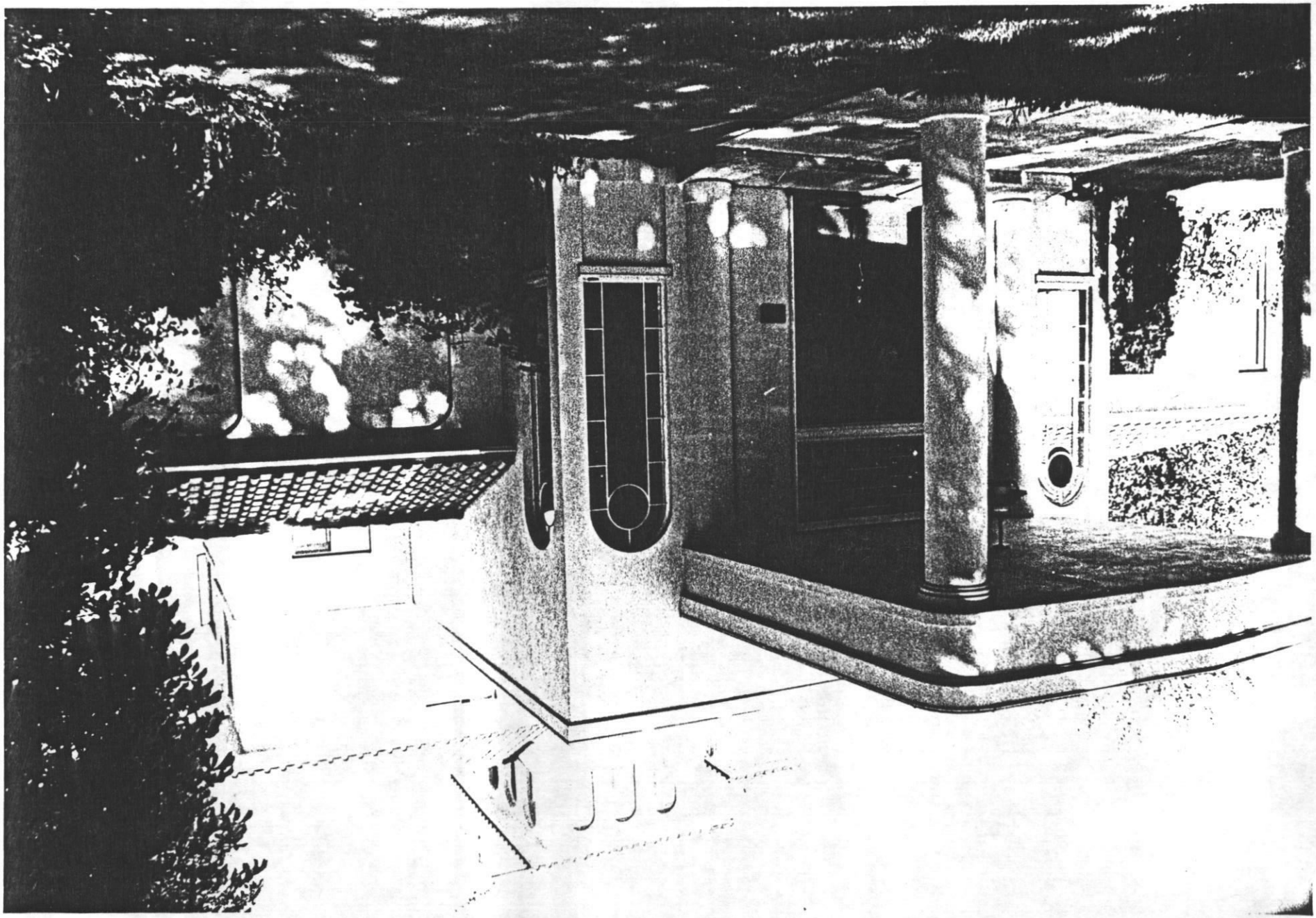
9

523 Sumner Avenue
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Recent compatible structure-northeast facade

529 Sumner Avenue
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Primary structure-northeast facade

13

713 Sumner Avenue
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Intrusive structure-south facade



16

1108 Wall Street
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Primary structure-southeast facade

11 of 14

357

604 Sound Avenue
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Secondary structure-south facade

5
W64

357

611 West 13th Avenue
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation
Secondary structure-north facade

3-7

Cliff Park
Marycliff-Cliff Park Historic District
Spokane, Washington
Claire Bishop
October, 1978
Washington State Office of Archaeology and
Historic Preservation

Marycliff/Cliff Park H.D.
Spokane, WA
W. 615 Cotta
N.W. Corner
October, 1980

Beverly Biggs
W. 615 Cotta
Spokane, WA 99204

Spokane WA.

Marycliff/Cliff Park H.D.
Spokane, WA
W. 615 Cotta
N.W. Corner
October, 1980

Beverly Biggs
W. 615 Cotta
Spokane, WA 99204

Spokane, Wt.