

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name **MOORE-TURNER GARDEN**
Common Name **Turner Garden**

2. Location

Situs Street & Number 507 West Seventh Avenue
City, State, Zip Code Spokane, WA 99204
Parcel Number 35194.2802 (lots C, D, E, F)

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input type="checkbox"/> building	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> site	<input type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input checked="" type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

Name City of Spokane Parks & Recreation Department
Street & Number 808 West Spokane Falls Boulevard, 7th Floor
City, State, Zip Code Spokane, WA 99201
Telephone Number/E-mail 625-6200, 625-6677 (Corbin Art Center)

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number, City, State, Zip 1116 West Broadway, Spokane, WA 99201
County Spokane

6. Representation in Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal__ State__ County__ Local
1979
Depository for Survey Records Spokane Historic Preservation Office

7. Description

Architectural Classification
(enter categories from instructions)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One
 unaltered
 altered

Check One
 original site
 moved & date _____

Narrative description of present and original physical appearance is found on one or more continuation sheets.

8. Spokane Register Criteria and Statement of Significance

Applicable Spokane Register of Historic Places Criteria—mark “x” in one or more boxes for the criteria qualifying the property for Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- 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 history.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property	Approximately 5 acres.
Verbal Boundary Description	Railroad 2nd Addition, Blocks C to J Excluding Selected Portions.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title	Sally Reynolds and Linda Yeomans, Consultants using research support supplied by Lynn Mandyke, Corbin Arts Center Director
Telephone Number	448-3011, 456-3828
Street, Number, City, State, Zip	507 West Seventh Avenue, Spokane, WA 99204
Date	3 April 2000

12. Additional Documentation

Map	Spokane plat map, site maps
Photographs and Slides	32 black & white prints and 26 color slides

MOORE-TURNER GARDEN**Narrative Description*****Summary***

The Moore-Turner Garden is located within the grounds of Spokane's Pioneer Park. Once the site of the Moore-Turner home, it was one of a series of turn-of-the-century residential landscapes built against the steep hillside of Seventh and Eighth Avenues. Approximately four acres in size, its north-facing slope sits at the southern edge of Spokane's commercial center. The Moore-Turner Garden is part of the Marycliff-Cliff Park National Register Historic District, and is bordered on its southern edge by one of Spokane's prominent residential areas. The Garden is mostly rectangular, with its length running from an elevation of 2032 feet at the northeast corner on Seventh Avenue to 2210 feet at the southern terminus on Cliff Drive. Today the grounds of the garden sit south of a groomed lower lawn containing deciduous and evergreen trees and a paved driveway imposed over the original curved drive. The Garden rises above the lawn and drive with a steep slope covered with natural growth and numerous basalt outcroppings, some massive and sheer. Among the rocks and vegetation are the landscape remnants, consisting of stone staircases, rock walls, pillars, ponds, structural foundations, and pathways, of what was once one of Spokane's most elaborate private gardens. Designed in the Arts and Crafts style, the Garden's evolution has been well documented. It was developed in two main stages, the first between 1888 and 1891, and the second from 1911 to 1913. The garden retains many of its character-defining features, mainly as ruins. Its topography and distinctive geological attributes are intact. Many of the stone stairways still exist, but are in need of repair. There are foundation remains for several structures. Typical of unmaintained designed landscapes, most original plant material, except for trees, is gone. Overall, the basic design, except for some alteration of the original drive, and deterioration of man-made elements and plant materials, is unchanged. Increased commercial and multi-family residential uses on nearby properties have created some change in the surrounding area and reduces some views, but the Moore-Turner Garden's historic residential associations are still evident along with its impressive hillside views both onto and off of the property.

Current Condition

The property begins above Seventh Avenue's street grade and sidewalk with frontage of approximately 350 feet. Not quite rectangular in shape, its length varies from 625 feet on the west to over 670 feet along its eastern border. The maintained lawn of the lower area comprises almost one-fourth of the property and contains several mature evergreen and deciduous trees along with recently added saplings. The lawn is bordered by a twenty-foot-wide paved driveway that enters at the property's northwest edge and moves south, then separates, one arm going east across the width of the tract and the other leaving the property and leading west to the Marycliff complex of office buildings. The east arm of

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the drive traverses the property, separating the lower lawn with its 17% slope, from the steeper hillside. After passing between basalt outcroppings and a massive Horsechestnut tree that branches over the lawn's southwest corner, the driveway widens to a parking area for 24 vehicles. It narrows again as it continues uphill to the adjacent Corbin House and grounds. Three large Elm trees frame the driveway's exit east.

South of the parking lot, the Garden area begins at a steep bank several feet high and rises to a broad terrace. Paths to the left, center, and right climb the slope. The terrace surface, mostly soil and wild grass interspersed with immature trees, leads south to a series of structural remnants that include additional terraces, building foundations, steps and paths. The remainder of the site is covered with growth that consists of older Ponderosa Pine and Douglas Fir trees, a few deciduous trees, and abundant native Spirea and Oregon Grape. Basalt occurs in cone and pillow-shaped outcroppings, some of them huge, and is almost the exclusive construction material of the rock walls, steps, and structures.

A series of basalt rubble walls, most of them intact although showing deterioration, hold back hillside terraces. West of the parking lot, the first wall extends east from the property line, forming a backdrop for a circular planter of basalt rubble. On the east, the face of a second terrace contains only remnants of its basalt wall. Above this terrace on the center of the hillside, three additional rock walls are grouped, one above the other, running parallel to the hillside and outlining a series of foundation walls to the east. In the center of this series of terraces is a raised pool faced with basalt stones and flanked by a pair of basalt rubble staircases. To the west of this area is a level stretch of ground that joins the two runs of the property's largest and most intact stairway. The steps, with a concrete veneer, are smooth-surfaced. The lower run consists of twelve steps that increase in width from four-and-one-half to seven feet. The basalt-walled sides of the stairway have concrete caps broad enough to provide seating. A Linden tree, visible in early photographs, stands to the east of the first step. The upper run has sixteen steps that decrease in width, and like its companion stairway, curves west as it moves away from the common level. Located far east of the structural remnants is another staircase, set into the slope between basalt rubble walls. It is narrower than its counterpart and consists of three runs. East of these are basalt foundation and wall remains of a rectangular building, measuring approximately 14 feet wide and 20 feet deep.

Paths lead uphill from the east and west stairways, eventually joining to run parallel to the hillside with a final basalt-faced wall holding back the slope. On the east are foundation remnants of a circular structure, and nearby, a square structure. Between basalt outcroppings, dense natural growth covers the remainder of the hillside. In the southwest corner, at an elevation of 2180 feet, is a large pond lined with concrete. Set

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among the rocks, and tucked under the sheer basalt outcroppings that rise another 30 feet to Cliff Drive, the pond is oval in shape and measures approximately 70 feet long, 24 feet wide, and 8 feet deep. Along the pond's uphill or south side are several columns of basalt rubble mortared with concrete, both upright and lying on the ground. Round and tapered, the columns are approximately two feet in diameter at their base. Higher, near the southwest corner of the property, a square basalt rubble column remains standing.

A continuous basalt wall climbs the hillside from the driveway to Cliff Drive along the property's east edge, dividing the Moore-Turner grounds from the Corbin property. Portions of the wall are surfaced with asphalt. The wall once supported a wooden walkway with a series of wooden stairs, connected with continuous wooden handrails. Deteriorated today, stretches of the basalt wall have collapsed.

Early Development

In 1884, before its development, the property was described as "densely covered with timber and almost inaccessible." In 1888, contractor D. B. Fotheringham began construction of the F. Rockwood Moore House at the upper end of Howard Street. "Quite a bit of blasting" was done to improve the site. An 1891 photograph shows a sloping lower lawn enclosed in a semicircular drive leading to Moore's large home with a basalt-faced first story and half-timbering on second and third levels. At the property's street edge, behind a low basalt wall and entries framed by basalt pillars, the lawn is shown dotted with young deciduous and coniferous trees. A one-story building sits uphill southeast of the house. Above the house, a series of rock-faced terraces, cleared of trees and shrubs, horizontally traverse the hillside. In the middle of the hillside, on the fourth terrace, is a circular structure with a conical roof. Above it sits a long, one-story building that appears to be constructed with basalt walls. Pine trees and natural growth cover the remainder of the hill.

The Turner Era

The grounds were extensively remodeled between 1911 and 1913. A *Spokane Daily Chronicle* account listed the work being done that included a large pond with a waterfall flanked by rustic pergolas with basalt rubble columns supporting carved beams near the top of the hillside; an octagonal tea house with wood columns and a conical roof; a lily pond next to a rose arbor of carved wood posts and beams; greenhouses and a conservatory; and two perennial garden beds and a mass planting of roses in a formal bed. No plans survive, but additional newspaper coverage and photographs taken between 1913 and 1932 confirm the description.

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In 1931, the eight-foot-wide public right-of-way on the property's east boundary was established, and sometime before 1945, the long path and stairways that connected Cliff Drive and Seventh Avenue were constructed. In 1940, the Moore-Turner House was demolished. The Spokane City Parks Department acquired the property in 1945, and surveyed the grounds, documenting all surviving structures. A parking lot was placed where the house once stood and the circular drive's west arm was widened while its east arm was graded and planted in lawn. The landscaped hillside south of the parking lot was allowed to grow over with native trees and shrubs.

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Areas of Significance	Landscape Architecture, Social History
Period of Significance	1889-1945
Significant Dates	1889, 1911, 1945
Architect, Designer, and/or Builder	Hugh Bryan, Landscape Architect

Statement of Significance***Summary Statement***

Developed in two main stages, the first from 1889 to 1891, and the second from 1911 to 1913, the Moore-Turner Garden is one of a few landscapes in Spokane to still retain so much of its original form and material, making it easily identifiable as a designed landscape. The Garden's setting and views, its use of natural materials, and its informal design consisting of a series of features connected with paths and rustic stairways, are all reflective of the Arts and Crafts Movement in America. First laid out by F. Rockwood Moore, this residential garden was purchased in 1896 by George Turner and his wife, Bertha. During their ownership, the Moore-Turner Garden achieved its fullest development when the Turners commissioned Portland, Oregon landscape architect Hugh Bryan to supervise extensive additions. The garden comprises over three-fourths of the original five acres that was the setting for the Moore-Turner House, one the city's earliest mansions. Incorporated into the South Hill's unique geology, the Garden site offers some of the city's finest views. The property retains integrity of location and still conveys, through its natural features, including some original trees and plant materials and its structural remnants, a major portion of its historic design, materials, and workmanship. The property's setting, feeling, and association, although somewhat altered by changes of use on surrounding properties, are still clearly evident. No other hillside landscape in Spokane retains the traces of its past to the extent that the Moore-Turner Garden does. While the South Hill's other hillside gardens have been compromised or have disappeared altogether, the remnants of the Moore-Turner Garden are identifiable and its historic relationships tangible. In public ownership, the grounds have restoration potential.

Historical Significance***Early Spokane***

Spokane is the commercial center of an area approximately 200 miles in diameter known as the Inland Empire. Ancient, cataclysmic events produced the scenic beauty of the area's rugged topography displayed in rocky outcroppings, basalt bluffs, and massive rimrocks. Surrounded by mountain ranges to the north and northeast, the city's center contains a series of waterfalls formed by the river as it plunges in elevation. Before 1872, Spokane was a favorite fishing site for various Indian tribes. Derived from the Indian

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word *spokan* which is thought to mean “children of the sun,” the town’s name honors the Native Americans who lived in the area. Drawn by the landscape’s natural beauty and untapped resources, pioneers settled in the area, and by 1880, Spokane’s population had reached 500. Along with the river’s water power, the city gained recognition as a center for mining, lumber, agriculture, and transcontinental rail transport. Spokane experienced a period of fortune, city boosterism, and unprecedented growth with a population exceeding 100,000 by 1910. Prosperous early Spokane homeowners commissioned architects and builders to design and erect homes. These homes were surrounded by natural vegetation indigenous to the area as well as lavish grounds and gardens designed by engineers and landscape architects. Located on a steep slope on Spokane’s South Hill, the Moore-Turner property was regarded as one of the city’s most elaborate residential gardens.

West Seventh and Eighth Avenues and “The Hill”

Before 1884, the area along West Seventh and West Eighth Avenues was remote, undeveloped, and covered with dense natural growth surrounding basalt outcroppings, some massive in size. Ancient geologic events included lava flows and glacial-related floods that sculpted the landscape. The largest of the basalt flows in Spokane, called the Grand Ronde, covered the area until great portions of the basalt were washed away by the powerful floods. Remnants of the Grand Ronde flow form the bluffs at Cliff Drive and the large outcroppings that protrude from the hillside. Barely accessible in the 1880s, the slope commanded spectacular views of Spokane and distant mountain peaks, and offered some of the most desirable but challenging building sites.

Spokane architect Kirtland Cutter took note of the views and recognized the potential for building along the curve under the cliff. Beginning in 1887, he designed several homes along Seventh and Eighth Avenues starting with a house at the head of Stevens Street for his uncle, Horace Cutter. He also built a home for himself called Chalet Hohenstein at 628 West Seventh Avenue on the north side of the street. The following year, he began work on two more hillside mansions, one for James N. Glover on Eighth Avenue, and the other for F. Rockwood Moore located west of Horace Cutter’s house on Seventh Avenue. In 1889, the home of Cyrus R. Burns was added to the hill on Eighth Avenue. The next year, Cutter designed F. Lewis Clark’s gatehouse west of the Moore home. Horace Cutter’s home was replaced with a larger Colonial Revival home his nephew designed for D. C. Corbin in 1897. At the same time, Cutter also designed Austin Corbin’s house west of the Clark grounds. Two years later, Clark moved into his Cutter-designed mansion on the hillside above his gatehouse. Banker Francis Finucane added his mansion to the hillside in 1906. Kirtland Cutter’s chalet, the Burns home, the Finucane home, and the Moore residence have all been demolished.

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As the neighborhood along West Seventh and Eighth Avenues developed, it gained popularity. Early Spokane businessman Alonso M. Murphy gave Kirtland Cutter credit for helping to establish and plan the neighborhood. In a newspaper article from 1905, Murphy applauds Cutter and says, "It was he who planned Seventh Avenue and who has directed most of the landscape gardening in that part of town...Cutter has done more for Spokane than any other man in the city. He has shown other men how to spend their money in a way that has made the city beautiful, and Spokane's beauty is now a well-known and established fact."

The area was improved with sewer and water lines, street grading, sidewalk paving, and public schools. Many owners added basalt walls and basalt-framed entryways to their property. In an effort to lure potential homeowners to the area, Spokane real estate developer Arthur D. Jones offered lots for sale described in a 1904 *Spokane Spokesman-Review* advertisement that read,

"The Hill...Seventh to Ninth Avenues...Overlooking the City"

"Eight blocks from business center"

"...in the midst of broad acres of lawns, the natural scenic effect of which is unsurpassed in American home grounds"

"When this property is gone, there will be no more...get a home with the best"

"The Hill" offered panoramic view lots for sale at \$14 to \$25 a front foot, providing stiff competition for other affluent Spokane neighborhoods like Browne's Addition. By 1910, West Seventh Avenue was home to wealthy bankers, lawyers, merchants, and railroad and mining magnates. From its beginning, the neighborhood was recognized as one of early Spokane's most prestigious and best-dressed streets.

Frank Rockwood Moore and His Home and Garden

Frank Rockwood Moore came to Spokane in 1879 as young man of 27, and opened a general merchandise store. Moore was described as a "liberal-minded, public-spirited, progressive man" and became a pioneer leader in the community. He helped organize Spokane's First National Bank and was named its first president. He was instrumental in organizing the Washington Water Power Company and was appointed one of the utility's first presidents. Moore was also active in real estate investments and several other Spokane businesses where he served as president or director for electric companies, cable-railways, and banks. Before he reached the age of 40, Moore had amassed a fortune.

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Moore was drawn to the densely wooded slope that rose from West Fourth Avenue uphill to Cliff Drive. In 1884, he purchased four large lots along the south side of Seventh Avenue for \$1000, and in 1889, he commissioned Spokane architect Kirtland Cutter to design a home on the steep slope. A large Tudor Revival style house was built for a reported \$30,000 to \$40,000--a substantial sum of money in 1889. Considered one of early Spokane's most spectacular homes, the house commanded a wide view of the city. Photographs from 1891 depict the house with a semicircular front drive and a sweeping front lawn. The photographs also reveal several structures located above and behind the house and a series of rock-walled terraces that traverse the hillside's steep slope.

Moore's new home attracted great attention, and people rode the Seventh Avenue streetcar to catch a glimpse of his estate. The 1889 promotional booklet, *Spokane Falls Illustrated*, described Moore's new home and its unusual site saying it occupied "a commanding position on the mountain side" with "beautiful and extensive" grounds. The *Spokane Spokesman-Review* said his home was "one of the handsomest residences in the Northwest...admired by thousands of visitors...The grounds take in several acres and present a handsome and unique object of the landscape gardener's art." Another newspaper article reported that Moore's "beautiful home and tasteful grounds...are the admiration of every visitor...and were solely fashioned and carried to completion under his guidance." His home and grounds were praised as "the center of Spokane's social life and culture."

Senator and Judge George Turner

In 1895, F. Rockwood Moore died at age 43. The next year, George Turner and his wife Bertha purchased Moore's property for \$35,000 (later reported to cost over \$100,000). Born in Edina, Missouri in 1850, George Turner studied law and was appointed United States Marshal in 1876. He met and married Alabama debutante Bertha C. Dreher, and together they came west, settling in Spokane in 1885, one year after his appointment to the territorial court of Washington State. He resigned after three years and began a private law practice in Spokane.

George Turner lived in Spokane for 47 years and enjoyed a career that spanned local, national, and international affairs. He was a successful lawyer and civic leader, eminent jurist, United States senator, and international arbitrator. In 1889, George Turner was noted for his leadership in framing the constitution for the State of Washington. In 1897, he was elected to the United States senate on the Fusion Party ticket and served until 1903. During his term, Senator Turner "served with distinction" on an international boundary commission with Elihu Root and Henry Cabot Lodge. In 1910, Turner was appointed to a United States counsel that oversaw arbitration of northeastern fisheries

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between America and Great Britain. During his broad career, Senator Turner was one of four men considered for United States Secretary of State to succeed William Jennings Bryan, and was asked to consider running for the governorship of Washington State and for the Vice Presidency of the United States. Senator Turner worked with several Presidents of the United States including Grant, Arthur, McKinley, Wilson, Hoover, and Theodore Roosevelt.

Bertha C. Dreher Turner

Bertha C. Dreher was born in Montgomery, Alabama and married George Turner when she was 18 years of age. Expertly schooled in social graces and Southern hospitality, Bertha Turner proved to be extraordinarily proficient at hosting elaborate receptions and social affairs for her prominent husband. Her graciousness extended to distinguished royalty, nobility, and statesmen including William Jennings Bryan and United States President Theodore Roosevelt who visited the Turner's property in 1903. She traveled abroad with her husband during his political career and documented their lifetime together. With no children of their own, the Turners doted on their nieces and nephews and were fond of their dogs who often accompanied them on automobile trips. Bertha Turner kept several scrapbooks with photographs, correspondence, personal invitations, and momentos, and donated her collection to Washington State College (now Washington State University).

The Moore-Turner Garden

Entertaining in the most gracious and elegant surroundings was a key element in the successful political career and social status of George Turner and his wife Bertha, and their home and garden provided the perfect backdrop. The Turners entertained Spokane society with noted summer parties, garden soirees, celebrations, fetes, birthdays, and weddings. In 1911, they began plans to remodel their grounds, and contacted the famed Olmsted Brothers Landscape Architecture Firm from Brooklyn, Massachusetts. Failing to receive a prompt response from the Olmsteds, they hired Portland landscape architect Hugh Bryan. Using the existing terraces and topography, Bryan added many features, creating a resplendent landscape design in the Arts and Crafts style. The grounds were planted with "carloads of flowers, bushes, shrubbery and trees." Structures, water features, stairways and paths were added. Headlines from a *Spokane Daily Chronicle* article described the plans.

"1911 Landscaping Plans Splendid"

"George Turner Can Swim, Fish or Hunt Mushrooms on Own Grounds"

"Gardens Said Largest in Northwest"

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The article reported that \$10,000 was spent on the landscaping which included flowers, shrubs, and trees imported from Holland, England, France, and the Orient. The terraces were planted with a rose garden and perennial beds while stairways and paths led up to a white-columned tea house and the large pond framed with Iris. A two-tiered pergola with columns constructed of basalt rubble and scroll-sawn beams was built next to the pond. The reflection pool, fed by a Mask of Pan fountain, was surrounded by ferns and aquatic plants. The upper terraces featured a building to store ice and one for growing mushrooms while the lower terraces held a conservatory and greenhouses. Manicured lawns surrounded the house and lower terraces. A newspaper account reported that "twenty men found six months employment...on the back grounds alone."

City of Spokane Parks Department Ownership

George and Bertha Turner lived in their home and grounds for over 35 years. George Turner died in 1932, and Bertha Turner moved into the Jefferson Apartments. She died in 1939, and Spokane Savings Bank assumed ownership of the house and grounds, trying several times to sell the property. Regarded as "an expense with no revenue," the house was demolished in January, 1940. Local merchant and community leader Ben Goldstein purchased the grounds in 1942. Encouraged by the success of his Roosevelt Apartments built in 1929 across Seventh Avenue from the Turner property, Goldstein hoped to erect a 30- to 40-unit apartment on the land after World War II. Instead, the Turner property was purchased along with the D. C. Corbin House by the Spokane City Park Board in 1945. The acquisition occurred because of the efforts of Park Board President Laurence R. Hamblen, and the generosity of Mr. and Mrs. George F. Jewett, who provided the purchase funds. The D. C. Corbin House has been restored and is now the Corbin Art Center. The combined Corbin-Turner grounds are maintained as Pioneer Park.

Significance as a Designed Landscape

The Moore-Turner Garden was characteristic of an Arts and Crafts garden. The water features, curved pathways, the use of natural materials in the pergola, arbor and teahouse, and rock stairs and walls, and the adaptation of garden design to the setting are typical for the style. The garden's formal plantings, intended to soften basalt walls and steps and create a sculptured effect, are reflective of the style that began as a rejection of Victorian formality and stiffness. Favored in America after 1880, and spread through the availability of books and periodicals as well as the City Beautiful Movement, the era of the large home in a country garden setting lasted until World War I.

In Spokane, gardens were an important residential feature through the 1930s, but most of the large-lot grounds designed by professionals were done before 1912. Of these, the hillside grounds along Seventh and Eighth Avenues were among the most impressive. The

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Moore-Turner Garden had only one comparable landscape in Spokane--the Davenport grounds on Eighth Avenue just west of Division Street. John C. Olmsted and his assistant, James Dawson, of the Olmsted Brothers firm worked with Kirtland Cutter to design the house and grounds of Louis Davenport's five acres. The Davenport grounds, described as "spectacularly beautiful," took advantage of a deep ravine and stream and a series of springs that crossed the steep property. Olmsted channeled the runoff into a series of pools and waterfalls, surrounding them with a woodland setting that included Daphne, Iris and thousands of Rhododendrons. The design approach differed from the Moore-Turner Garden due to the early topographical alterations made by F. R. Moore, but both gardens belong to the Arts and Crafts school.

Across Division Street from the Davenport home, the Olmsted firm designed a series of basalt walls for the hillside grounds of the James L. Paine estate. Olmsted and Dawson also designed the Rockwood subdivision for Jay P. Graves, and encouraged the extensive use of basalt formations and walls, entries and stairways in the design. Above Seventh Avenue on Cliff Drive and Sumner Avenue, the Olmsted firm designed Thomas J. Humbird's grounds and Daniel W. Twohy's property. On a level two acres rather than on a hill, the Humbird property has basalt mounds incorporated into its planting design. The Twohy grounds now hold an apartment building, and the Davenport and Paine properties have been developed as part of Spokane's medical complex. The Davenport, Paine, and Twohy homes and gardens have all been demolished, but some remnants of the rock walls surrounding Paine's grounds still stand.

Other landscape architects found commission in Spokane. Miles E. Estep completed grounds in the Rockwood subdivision along Highland Boulevard and also designed the grounds of August Paulsen's estate on Thirteenth Avenue. Like Olmsted, Estep used the basalt both as a design element and as a building material in rock walls and entries. The Estep design for A. W. Witherspoon's property on Highland survives as do the Paulsen grounds, although reduced in size.

Little documentation exists for residential gardens in Spokane after 1912, and for a period after 1916, even landscape architects disappear from city directory listings. The Olmsted firm did complete smaller Sumner Avenue landscapes for Walter Leuthold in 1926, and for William Powell in 1931. The June 1921 edition of *Architect and Engineer* recognized Aubrey White's Browne's Addition garden and the Edward Lindsley grounds at 2314 East Altamont Circle. Beyond the city limits, Jay P. Graves' estate above the Little Spokane River, designed by Olmsted, was given merit as an outstanding designed landscape. Flowerfield, Louis Davenport's country home on the Little Spokane River, was also designed by Olmsted. One other noteworthy garden outside the city was the

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Blakely garden, off Upriver Drive near the Upriver Dam. The Moore-Turner Garden remains unique among designed Spokane landscapes because of its size and location, its well-documented history, its visible remains, and its capability for restoration..

MOORE-TURNER GARDEN***Major Bibliographical References*****Books and Pamphlets**

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Turner and Corbin Research Files, Corbin Art Center.
Washington State University Archives, WSU Library, Pullman.

Additional Sources

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Clem, Debbie. Landscape Architect, Site tour, March, 2000.
Cole, Catherine. Turner Garden Research, March, 2000.
Hamilton, Michael. Geologist, Site tour, March, 2000.

Additional Documentation

Maps

1. Marycliff-Cliff Park National Register District.
2. Spokane County Plat Map showing Lots C, D, E, F, Block 28, 2nd RR Addition.
3. Circa-1946 survey map from Spokane Park Department.
4. 1999 map of Corbin and Turner Heritage Garden Restoration Project Preliminary Plan Development, Spokane Parks and Recreation Department.

Photography

1. Circa-1891 photo of Moore grounds and house looking south.
2. Circa-1891 photo of Moore grounds and house looking east.
3. Circa-1920 postcard of Moore House looking east.
4. Circa-1920 postcard of Moore House looking south.
5. Circa-1911-1932 photo looking east.
6. Circa-1911-1932 photo looking east along terraced garden hillside.
7. Circa-1911-1932 photo looking south uphill, Mrs. Turner on step.
8. Circa-1911-1932 photo looking south uphill at Mrs. Turner on steps.
9. Circa-1911-1932 photo looking southwest at pond.
10. West Seventh Avenue looking east.
11. Entrance to Moore-Turner Garden along West Seventh Avenue.
12. Roadway to Moore-Turner Garden looking east.
13. Front lawn of Moore-Turner Garden looking northeast.
14. Parking lot located on site of Moore-Turner House looking east.
15. Parking lot looking south up hillside.
16. Large Elm tree at northeast corner of property.
17. Circular rock-walled bed located at northwest corner of property.
18. Rock stairs leading to reflecting pool and looking south up hillside.

MOORE-TURNER GARDEN

19. Same perspective as photo #5 looking east; figure standing where road once located.
20. Reflecting pool looking southwest.
21. Reflecting pool looking southwest.
22. Rock staircase and rock wall leading south uphill after passing through lower pergola.
23. Rock staircase and Linden tree looking south uphill; same perspective as photo #7.
24. Stairway east of greenhouse ruins to teahouse, looking southwest.
25. Teahouse ruins, looking southeast.
26. Stone house ruins, looking east.
27. Stairway to pump house, looking southwest.
28. Pump house ruins, looking east.
29. Stairway on upper west to pond. looking south.
30. Rock wall at southwest edge of property, looking southwest.
31. Upper pond, looking east.
32. Upper pond, looking west.
33. Pergola ruins above pond, looking southwest.

Slides

1. West Seventh Avenue looking east, circa-1891 photo.
2. Moore-Turner House looking east, circa-1891 photo.
3. Moore-Turner House looking south, circa-1891 photo.
4. Moore-Turner House looking east along front driveway, circa-1900-1920 photo.
5. Moore-Turner House looking southeast, circa-1900-1920 photo.
6. Moore-Turner grounds at northwest corner by front driveway, circa-1913-1932.
7. Moore-Turner hillside behind house looking east, circa-1913-1932.
8. Moore-Turner grounds behind house, Bertha Turner on steps, circa-1913-1932.
9. Seventh avenue entrance, looking east-southeast.
10. Driveway at turn east, looking east.
11. Driveway, lawn and Horsechestnut tree looking northwest.
12. Driveway to Corbin House, looking east.
13. Terraces, walls from parking lot, looking south.
14. Above first wall, west side of property, looking northeast.
15. Terrace, from path, looking east.
16. Reflecting pool, looking west-southwest.
17. Stairway west of reflecting pool, looking south-southwest.
18. Lower stairway at rose arbor site, looking south.
19. Upper stairway at rose arbor site, looking south.
20. Ruins, pump house, looking northeast.
21. Path and highest (sixth) wall, looking east-northeast.
22. Stairway to upper pond, looking south.

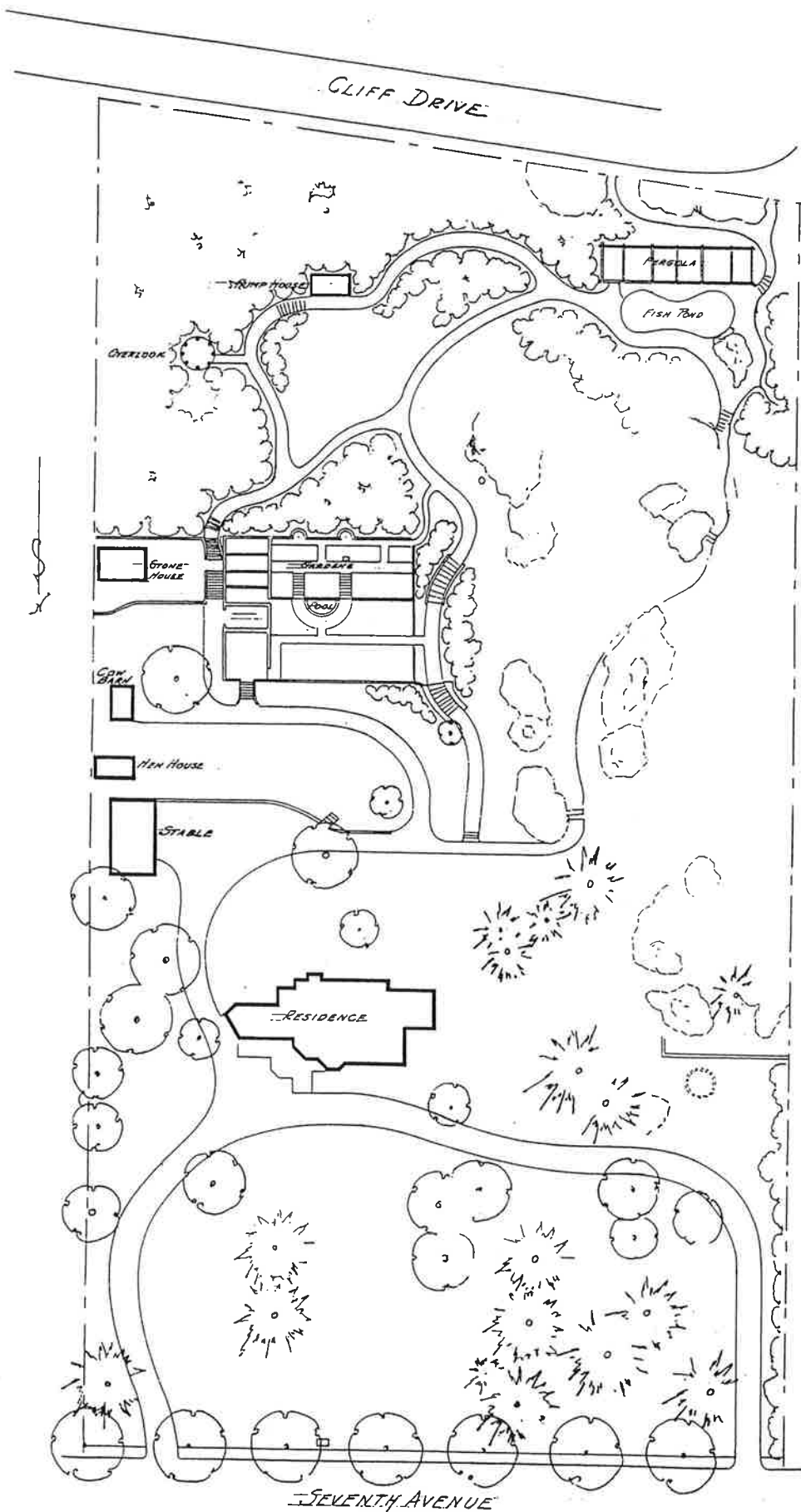
MOORE-TURNER GARDEN

23. Upper pond from west, looking east.
24. Upper pond, looking southwest.
25. View out from below upper pond, looking north.
26. Pond and pillars from Cliff Drive, looking northwest.

RESTORED PLAN OF TURNER TRACT

1946

SPokane, WASH. 1" = 40'



ORIGINAL

Spokane Register of Historic Places Nomination

Continuation Sheet Item Number 12

D. C. CORBIN HOUSE and GARDEN

Additional Documentation

Amendment to Spokane Register of Historic Places Nomination

D. C. CORBIN GROUNDS

Description

Built in 1898, the D. C. Corbin House is built on a steep slope with huge basalt outcroppings and vegetation indigenous to the Inland Northwest that grows on the steep hillside behind the house. Representing the rustic, country look of Arts and Crafts-style designed gardens, the D. C. Corbin Grounds once included a kitchen garden, a small perennial bed, and wooden footbridges. Remnants of the original landscape include a rock-walled castle overlook and a series of woodland pathways that exist today.

Circa-1900 Appearance

A circa-1900 black and white photograph reveals the castle overlook and wooden footbridges. A large basalt outcropping forms the base for a circular, rock-walled tower that appears to be approximately twelve feet tall and six feet wide. The entire structure is made of basalt rock. Castellations mark the top of the tower, and two arched windows open from the east elevation of the tower wall. A footbridge bridge constructed of wood (appears to be peeled logs in the photograph) leads from the castle overlook east to another basalt outcropping and spans approximately 25 feet. A smaller bridge is located beneath the larger bridge, marking a footpath. Both bridges are constructed with three-foot-high handrails and balustrades that depict a cross-buck design. A pathway from the southwest corner of the D. C. Corbin House led uphill to footbridges and the entrance to the castle overlook. A rose garden was located along the west side of the pathway, and small perennial beds lined both sides of the pathway. Natural woodland pathways wind back and forth across the hillside behind the house to a sheer basalt face that borders Cliff Drive at the property's southern border. Altogether, the pathways comprise about 2200 lineal feet and measure approximately three to four feet in width.

According to accounts given by former residents of the D. C. Corbin House, a kitchen garden was located directly behind the house above the rock wall. The garden measured approximately 30 feet wide and 60 feet long. Revealed in historic photographs, an apricot tree from the original garden remains at the southeast corner of the house. A 1902 Sanborn Map reveals a frame building used as stables for livestock (perhaps horses and cows) located uphill behind the kitchen garden. Another feature found on the property were a series of wood frame steps that were built on the boundary that separated Corbin's property from the Moore-Turner property adjacent and to the west. The steps are thought to have been built by the Spokane Park Department during the 1930s or 1940s. They ascended the steep slope from the driveway to Cliff Drive at the top of the bluff.

The hillside behind the house originally extended east, following the contour of the bluff. In 1963, plans were made to blast through a portion of the rocky hillside along the eastern edge of the Corbin Grounds to make way for construction of a two-lane street called Ben Garnett Way. Several historic buildings were demolished including the Cyrus Burns and Finucane homes and the Parabola Apartments. Ben Garnett Way was completed in 1969 and has had a tremendous impact on the hillside's original design.

Significance

The D. C. Corbin Grounds were associated with the development of West Seventh Avenue, one of Spokane's most socially prominent neighborhoods known as "the Hill." Although not as extensive as the Moore-Turner Garden or the Louis Davenport Garden, the D. C. Corbin Grounds were a fine example of the designed Arts and Crafts landscape garden style popular in America during the late 19th and early 20th centuries.

Spokane Register of Historic Places Nomination

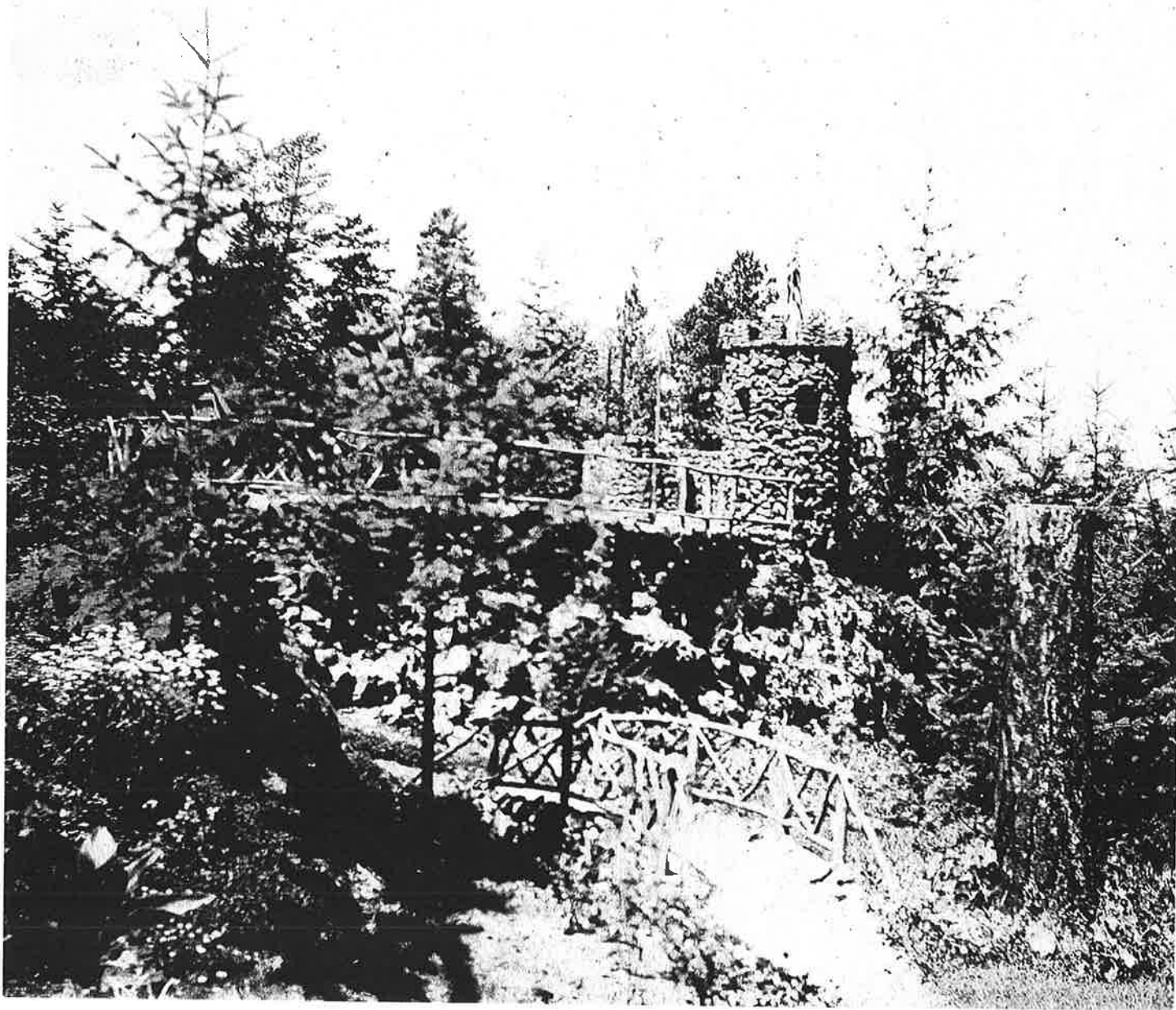
Continuation Sheet

Item Number 12

D. C. CORBIN HOUSE

Photo 1

Circa-1900 photo showing castle overlook and wooden footbridges at rear of property behind house.

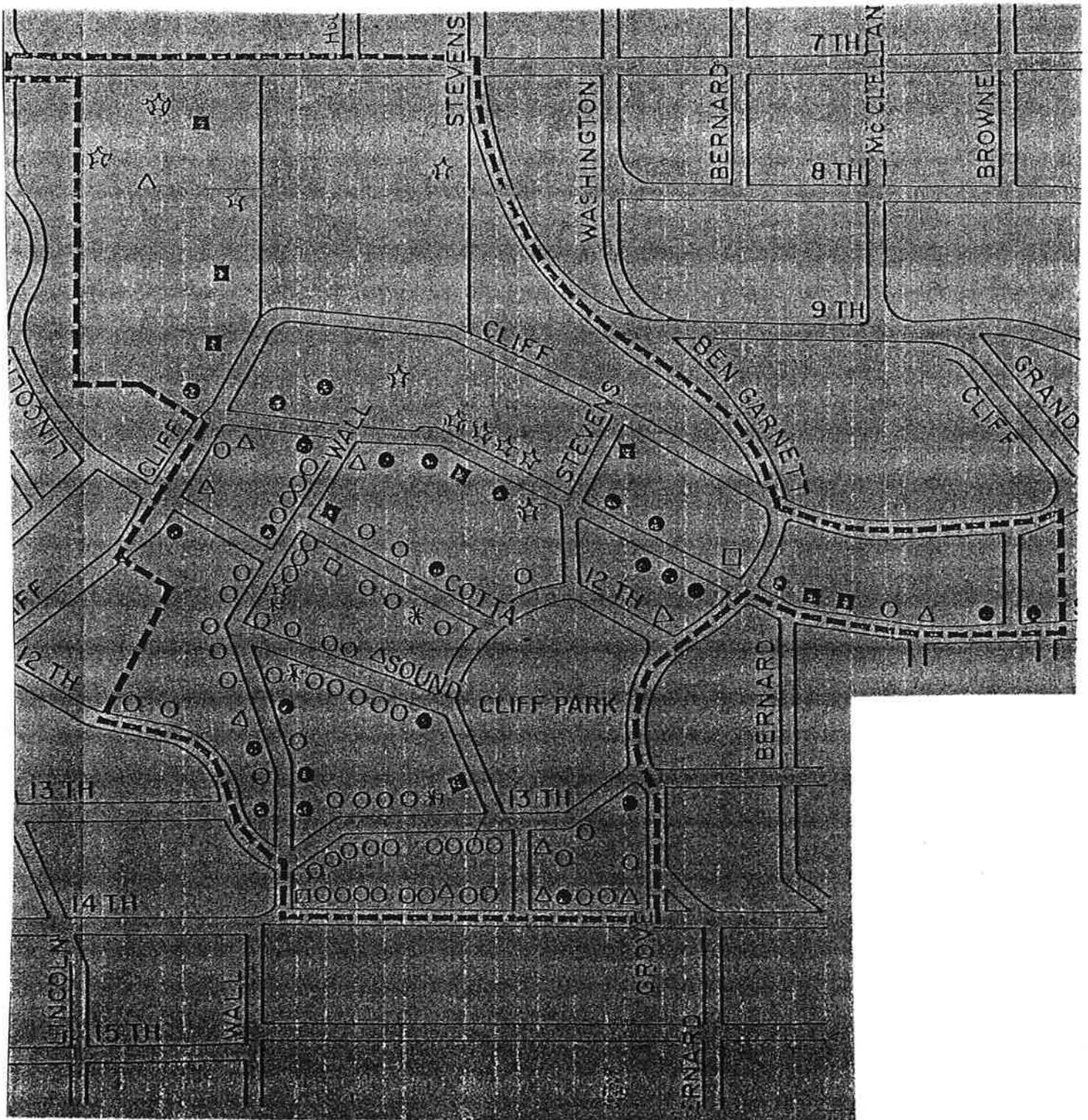


Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Map 1

Marycliff-Cliff Park National Register District.

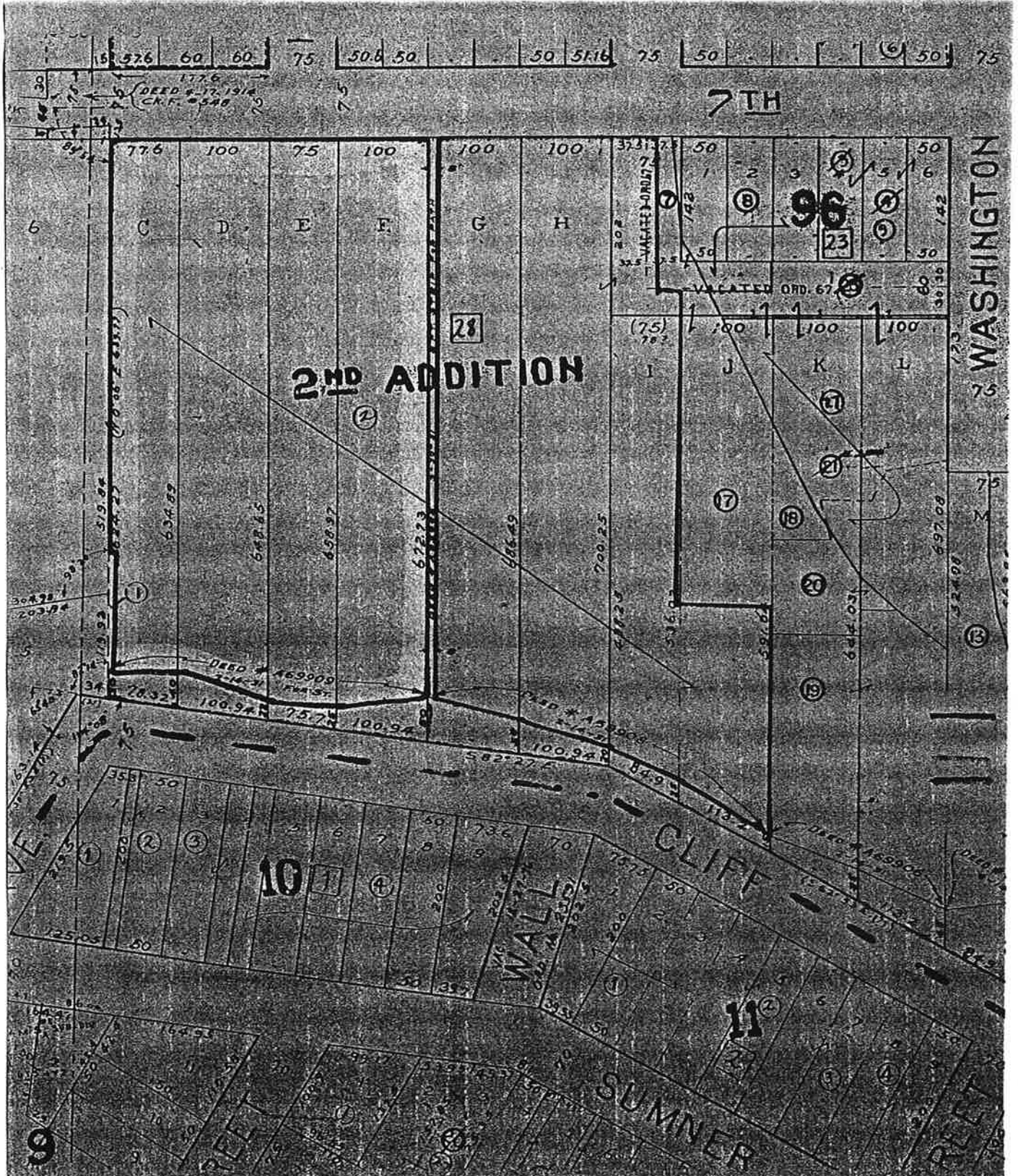


Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Map 2

Moore-Turner Garden property on Lots C, D, E, F.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photo 1 Photocopy of circa-1891 photo.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

MOORE-TURNER GARDEN

Addition Documentation

Photo 2

Photocopy of circa-1891 photograph.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photos 3 and 4 Photocopies of circa-1920 postcard photographs.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photo 5: Photocopy of historic photograph with rose garden to left.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photo 6: Photocopy of historic photograph with Bertha Turner in center roadway, rose garden to left, rooftop of house on far left, and steps to lower pergola on right.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photo 7

Photocopy of historic photograph (post 1911) with Bertha Turner on stairs leading to lower pergola; Linden tree on far left.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

MOORE-TURNER GARDEN

Addition Documentation

Photo 8

Photocopy of post-1911 photograph with Bertha Turner on steps that lead to columned tea house shown in upper left-hand corner of photograph.

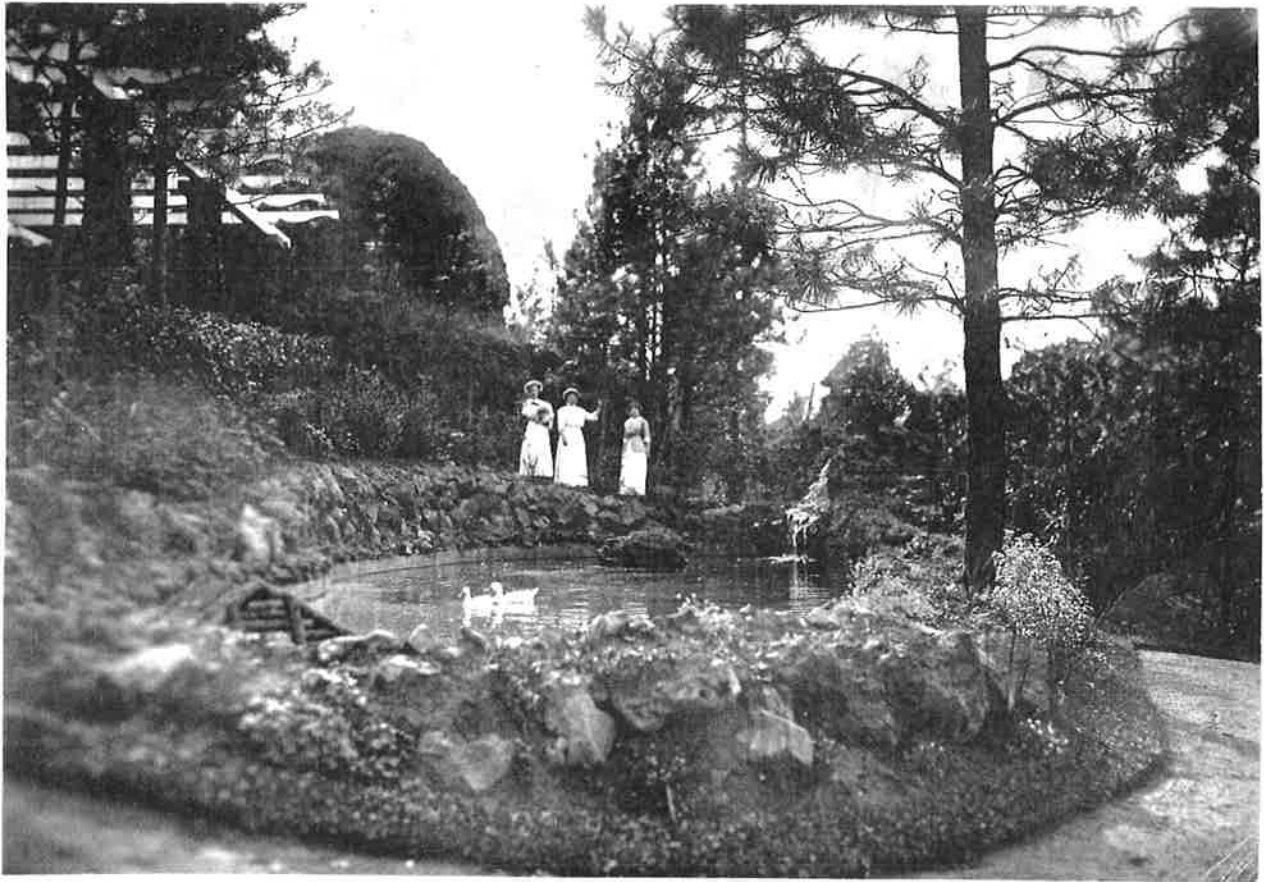


Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Additional Documentation

Photo 9

Photocopy of post-1911 photograph showing women standing on southwest edge of 70-foot-long pond; upper pergola in far left-hand corner. Note waterfall at head of pond.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photo 10 West Seventh Avenue looking east.
Photo 11 Entrance to Moore-Turner Garden along West Seventh Avenue.



Spokane Register of Historic Places Nomination

Continuation Sheet

Item Number 12

MOORE-TURNER GARDEN

Addition Documentation

Photo 12

Roadway to Moore-Turner Garden looking east.

Photo 13

Front lawn of Moore-Turner Garden looking northeast.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photo 14 Parking lot located on site of Moore-Turner House looking east.
Photo 15 Parking lot looking south up hillside.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Additional Documentation

Photo 16 Large Elm tree at northeast corner of property.

Photo 17 Circular rock-walled bed located at northwest corner of property.



MOORE-TURNER GARDEN

Addition Documentation

- Photo 18 Rock stairs leading to reflecting pool; looking south up hillside.
Photo 19 Same perspective as Photo #5 looking east; figure standing where
 roadway once located.



Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

Photos 20 and 21 Reflecting pool looking southwest.



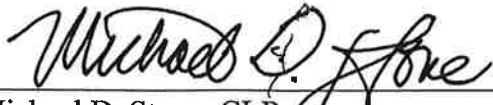
Spokane Register of Historic Places Nomination
Continuation Sheet Item Number 12
MOORE-TURNER GARDEN

Addition Documentation

- Photo 22 Rock staircase and rock wall leading south uphill after passing through lower pergola.
- Photo 23 Rock staircase and Linden tree looking south uphill; same perspective as Photo #7.



13. Signature of Owner(s)



Michael D. Stone, CLP
Interim Director of Parks and Recreation

14. For Official Use Only:

Date Received: _____

Attest:

Date Heard: _____

City Clerk

Commission Decision: _____

Approved
as to Form: _____

Council/Board Action: _____

Assistant City Attorney

Date: _____

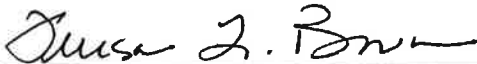
We hereby certify that this property has been listed in the Spokane Register of Historic Places.

MAYOR, City of Spokane

or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission



OFFICER, City/County Historic Preservation Officer

City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201