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NPS Form 10-900

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Nat. Register of Historic Places
National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **Manito Park and Boulevard**

other names/site number Montrose Park

2. Location

street & number 1702 South Grand Boulevard ☐ not for publication

city or town Spokane ☐ vicinity

state Washington code WA county Spokane code 063 zip code 99203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ **national** ___ **statewide** X **local**

Applicable National Register Criteria

X **A** ___ **B** X **C** ___ **D**

Allyn M 10-22-15

Signature of certifying official/Title Date

WASHINGTON SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

12/15/2015

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

	private
X	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

	building(s)
X	district
	site
	structure
	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10		buildings
1		district
8		site
13	3	structure
4		object
36	3	**Total**

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

City of Spokane Parks & Boulevards

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions.)

LANDSCAPE/Park = City Park
OTHER = Zoo

Current Functions
(Enter categories from instructions.)

LANDSCAPE/Park = City Park

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS:
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS:
MODERN MOVEMENT:

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: STONE
roof: WOOD: Shingle
other:

Narrative Description

Summary Paragraph

Manito Park is located in Spokane, Spokane County, Washington, in Sections 29 and 30 of Township 25 North, Range 43 East, of the Spokane Northwest Quadrangle, and includes approximately 90 acres. The park is bounded on the north by East 17th Avenue, on the east by South Grand Avenue and (south of East Manito Place) South Tekoa Street, and on the south by East 25th Avenue. The western boundaries of the park step northeast to southwest from East 17th Avenue south on South Division Street to West 18th Avenue; south on Browne Street to West 19th Avenue; south on South McClellan Street to West 20th Avenue; and to South Bernard Street (the westernmost boundary) south to West 21st Avenue, before cutting east to South Park Drive and south to East 25th Avenue.

East of the park is South Manito Boulevard, a tree-lined road historically associated with Manito Park and the development of the surrounding residential community. The boulevard includes a central pedestrian parkscape flanked by north- and south-bound single vehicular lanes. This nomination includes both Manito Park and the historically associated boulevard that begins at East Manito Place and travels south approximately thirteen blocks to East 35th Avenue.[1] Residential development surrounds both the park and boulevard.

Manito Park and Boulevard is eligible under the Multiple Property Documentation (MPD) for City of Spokane Parks and Boulevards (1891–1974) as an example of a Community Park (Property Type II) with an attached Boulevard (Type IV). Resources in the Manito Park and Boulevard historic district include buildings, structures, objects, and sites. The nomination encompasses 39 contributing resources which includes the park itself, listed as a contributing district. Ten contributing buildings include those constructed in a distinctive basalt rubble rock style typical of early City of Spokane park development. Contributing structures also include some constructed in the rustic basalt rubble rock style, as well as recreational structures, water features, and remnants of historic-era trolley lines. Contributing objects include monuments and other resources that date from the park's period of significance and contribute to its significance. Finally, contributing sites include named gardens of exceptional design and significance to the park, as well as the parkscaped Manito Boulevard.

Narrative Description

In general, resources are described as one would encounter them upon entering the park at the northern end from South Grand Boulevard at East 18th Avenue, proceeding in a roughly clockwise manner. Table 1 lists the contributing and noncontributing buildings, structures, objects, and sites within the historic district boundaries.

The Manito Park and Boulevard historic district includes 90 acres of named gardens, walking and vehicular paths, buildings, structures, objects, and sites that contribute to the eligibility of the district within the City of Spokane Parks and Boulevards MPD. The boundaries of the district include the individual buildings, structures, and objects, as well as numerous named gardens (sites), their plantings, and designed features. In addition to those specifically listed here, gardens are consistently being added, refined, and redefined to reflect current trends in park and garden interest.

The current landscape of Manito Park includes the named gardens (described in detail below), as well as other designed landscapes that have been cultivated over the past century or more. Areas not part of a named garden are treated in one of several ways. First, numerous natural areas are scattered throughout the park and are maintained as native areas. In these areas, nonnative plants are removed and the areas are diversified with native plants, both those that grow naturally and planted natives. These areas include towering ponderosa pine (*Pinus ponderosa*), and shrubs and flowers such as blanket flower (*Gaillardia*), penstemon, arrowleaf balsamroot (*Balsamorhiza sagittata*), serviceberry (*Amelanchier*), snowberry (*Symphoricarpos*), mock orange (*Philadelphus*), kinnikinnick (*Arctostaphylos uva-ursi*), western sword fern

[1] The nomination boundaries include only the historically associated segment developed currently with Manito Park. The 1907 Olmsted Report recommended a Manito Boulevard Extension 200 feet wide "from 35th Avenue southward to Harlan Boulevard." Manito Park was extended after 1950, but east to South Division Street and not as prescribed in the Olmsted Report; the extension, as built, does not convey the same character and features as the nominated parcel. See Sanborn Fire Insurance Company, Spokane, Washington, Vol. 4, 1950, http://sanborn.umi.com.ezproxy.spl.org:2048/wa/9331/dateid-000016.htm?CCSI=2565n.; also Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, *Spokane*, *Washington*, *1891–1913* (Spokane: n.p., [1913]), 78.

(*Polystichum munitum*), flax (*Linum usitatissimum*), Indian paintbrush (*Castilleja*), camas (*Camassia*), and native grasses. Seminatural areas are also located throughout the park, and include a mix of native and nonnative plants maintained in a less manicured style than landscaped beds and turf.[2] Open spaces of turf interspersed with groves of trees and individual trees are also an important landscape component of Manito. Trees of various ages, including large ponderosa pines that predate the park, as well as other evergreens, oaks, and maples, are examples of the larger mature plant stock that characterizes these areas. Finally, landscaped shrub and perennial beds are maintained in a manicured state, some planted with annuals each year.

One of the most unique features of Manito Park are the basalt outcroppings, which can be seen in various shapes and sizes throughout the park (see below for descriptions of Flag and Goat Hills, two of the largest examples within the park). Wherever basalt features are found, the policy of park staff is to preserve and, if needed, expose by excavation the outcroppings.[3]

In general, the northern section of the park is characterized by sporting and recreational activities with **Flag Hill (contributing site, No. 1)**, a natural geologic feature, defining the northernmost boundary. Flag Hill is a distinctive basalt outcropping that towers over the park and pond below. Surrounded by native ponderosa pines, the rocky hillside leads to a relatively flat expanse at the top of the hill covered primarily in native grasses. Located on Flag Hill are two modern concrete objects that formerly held large flagpoles. The 1907 Olmsted Report specifically mentioned the basalt ledges of Flag Hill, as well as others throughout the park, as being significant to the overall beauty of Manito Park.[4] Over the years, the viewscapes to and from these basalt features have changed based on the surrounding vegetation.

East of Flag Hill, in the northeast corner of the park at South Grand Boulevard, is an entry via East 18th Avenue. The entry road, which continues west to a roundabout, accesses a parking lot for several sporting and recreational features located in the northeast quadrant of the park. A bank of three concrete **tennis courts (noncontributing structure, No. 2)** is located in the northeast corner of the park at the intersection of East 17th Avenue and South Grand Boulevard. Tennis courts have been located in roughly this location since approximately 1908 but were revised in 1938, when three courts were constructed for recreational use simultaneous to new courts constructed at Upper Manito Playground (no longer extant).[5] Though originally built within the period of significance, the current courts are modern and do not contribute to the park's significant historic contexts.

The **Rotary Club picnic shelter (contributing structure, No. 3)** and the **Lower Playground (noncontributing structure, No. 4)** are also located in this quadrant of the park. The picnic shelter and play area are located in a landscaped lawn boarded by East 18th Avenue to the north, South Grand Boulevard to the east, West Shoshone Place to the south, and South Tekoa Street to the west. The Rotary Club picnic shelter is an open, hexagonally shaped structure on a poured-concrete foundation with a pyramidal roof. Six battered piers clad in mortared basalt support the outer edges of the roof, which converge in the center of the structure to a massive hexagonal fireplace. The fireplace has six bays, each with a grill. The roof is clad in wood shingles, with the exposed purlins, rafters, and beadboard structure visible from beneath. The Rotary Club of Spokane announced the donation of the picnic shelter to Manito Park in 1960, at an anticipated cost of $15,000. Designed by architects Henry C. Bertelsen and Eddy, Carlson, & James, the structure marked the fiftieth anniversary of the founding of the Rotary International in 1910, and was completed in February 1961.[6] Veneered in basalt rubble rock, the structure represents the types of facilities added to the City of Spokane parks in the modern period.

The Lower Playground (north play area), designed by landscape architect Debra Clem-Olson in 1997, is located west of the Rotary Club picnic shelter and includes modern play equipment such as slides and swings and other activities for

[2] An example of a seminatural area is located along the slope above Park Drive, south of Duncan Garden and north of an amphitheater-like area. In 2008, staff removed a large number of invasive trees and shrubs and planted various cultivars of dogwoods (*Cornus*), redbuds (*Cercis*), witch hazel (*Hamamelis*), western hemlock (*Tsuga heterophylla*), and white pine (*Pinus strobiformis*).
[3] A project constructed on South Tekoa Street southeast of the Upper Manito Playground between 2011 and 2014, for example, included removal of a steep grass slope to expose basalt cliffs. Below these, staff installed terraces composed of basalt boulders and planted them with drought-resistant trees *(Acer grandidentatum)*, shrubs *(Potentilla)*, and perennials. North of the terracing, staff removed soil that was pushed over the top of the hill when leveling the material yards (also the former site of the Upper Manito tennis courts, no longer extant) to create a slope and path from lower to upper Manito. The area was stabilized with boulders, trees, native grasses, and other plantings.
[4] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 82.
[5] Harold T. Abbott, Manito Park North Tennis Courts, measured November 4, 1938. On file at the City of Spokane Parks and Recreation Department, Spokane, Washington
[6] "Rotary Club Will Donate Park Building," *The Spokesman-Review*, September 2, 1960, 1.

children. The Friends of Manito contributed $20,000 to the purchase of the playground equipment in 1997. Though recreation has been associated with this area of the park since at least 1913, the current structure was built outside of the period of significance and is noncontributing to the district. The lawn that characterizes the space north and east of the picnic shelter and play area was once the location of a ball field (no longer extant).

Continuing west, an additional parking lot is located adjacent to **Mirror Pond (contributing structure, No. 5)**. Mirror Pond is a manmade water feature that utilized a natural spring located in the northwest quadrant of the park. As early as 1908, the city was designing drainage systems for what was then Mirror Lake. By 1912, the water feature was partially enclosed with walls and, sometime thereafter, was renamed the Duck Pond. The water feature has been renamed Mirror Pond as part of an effort to discourage visitors from feeding the ducks. Although Mirror Pond once stretched from its current location east to Grand Boulevard, by 1950 the pond was reduced to roughly its current configuration. Alterations to the pond have occurred throughout the years, including a 2014 renovation and restoration. Recent shoreline improvements included plantings of willows, alders, aspen, western white pine, and red twig dogwoods, as well as emergent plants such as native rushes and sedges, small fruited bulrush, and arrowhead (*Sagittaria latifolia*). The central island, planted with red twig dogwood, aspen, and swamp oak (*Quercus bicolor*), has been a feature of the pond since the turn of the twentieth century.

A **hearth (contributing structure, No. 6),** also known as the Rist Fireplace, is located on the west side of the pond in a grove of pines. The V-shaped structure is constructed of mortared basalt on a poured-concrete foundation. The hearth features a plaque dedicating it, in memoriam, to Lt. Lawrence Rist, killed in action on June 10, 1952. The hearth was an Eagle Scout project completed in 1955 in the distinctive basalt rubble rock style, designed by Funk, Molander & Johnson.[7] Historically installed as a place to build fires for public ice-skating gatherings, the structure's intended tradition continues today.

From the roundabout east of the pond, the road continues south on South Tekoa Street, past **Lower Manito Comfort Station (contributing building, No. 7)** and into the park. The Lower Manito Comfort Station, located adjacent to the pond, is rectangular in plan, sits on a poured-concrete foundation, and has a side-gable roof clad in wood shingles with exposed rafter tails. Simple, unadorned decorative brackets are located on the gable ends, and also support a porch on the south face. The building is clad in the blind mortar method of basalt rubble construction, and features decorative arched basalt lintels over the door and window openings. Though the doors and windows have been altered from their original materials (doors are modern steel, and windows are either lattice concrete block or infilled with applied basalt), the original openings are easily identifiable. Some openings are accentuated by stone half walls that define the entry; two on the south face and one on the north. The building is attributed to architect Chester A. Houghtaling, who detailed the rendering of the Sanitary Building at Cliff Park, a similar facility.[8]

Continuing south adjacent to South Grand Boulevard, Manito Park opens into a landscaped grove. Large trees such as Norway maple (*Acer platanoides*, an invasive species), silver maple (*Acer saccharinum*), Douglas maples (*Acer glabrum*), and oaks shade rolling lawns and a sloped hillside used in the winter for sledding. A concrete **water trough (contributing object, No. 8)** sits next to South Grand Boulevard. The water trough is a rectangular concrete object constructed in 1907. Currently located within the park at roughly East 19th Avenue, which is near its original location, the trough is representative of the early years of park development before the advent of leisure excursions by automobile and was originally used for watering horses after the steep climb from downtown. Though moved, the trough is a contributing object to the district.

Sidewalks and other paths meander through the grove to East Manito Place, once a stop on the Spokane & Montrose Motor Railroad. **Trolley tracks (contributing structure, No. 9)** are visible on East Manito Place just west of the intersection of South Grand Boulevard and are representative of the early transportation options of recreational visitors. The tracks may date from as early as Francis H. Cook's Spokane & Montrose Motor Railroad Company, which journeyed south from downtown Spokane to South Grand Boulevard and approximately East 19th Avenue as early as 1888. Alternatively, the tracks may be the remnants of Jay P. Graves's 1904 streetcar line, which received a franchise from the city to develop Cook's original streetcar line, converted the rail line to standard gauge, and renamed it the Spokane Traction Company. Regardless, the tracks were mentioned in the 1907 Olmsted Report, which noted that "the Manito Park line of electric street railway at present ends on Grand Avenue."[9] Continuing west on East Manito Place, the tree-lined

[7] "Fireplace to Be Memorial to Lt. Rist," *The Spokesman-Review,* June 7, 1953, 12.
[8] C.A, Houghtaling, Det., Park Department, City of Spokane, Sanitary Bldg., Cliff Park, J.W. Duncan Park Superintendent. September 9, 1912. Original drawing located at the City of Spokane Parks and Recreation Department, Spokane, Washington.
[9] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 75.

South Manito Boulevard (see below) continues south through the turn-of-the-twentieth-century residential development, and Manito Place angles northwest toward the center of the park.

Heading north from the intersection of Manito Place onto South Tekoa Street, visitors pass the **George Washington Monument (contributing object, No. 10)** on the east. The George Washington Monument sits on a poured-concrete foundation surrounded by low basalt and granite stones and a semicircle of blue holly (*Ilex xmeserveae*) and Irish yew (*Taxus baccata*). Relocated in 2009 to its present location from a different spot within the park (on a hill to the west), the monument has been altered greatly through the years. The monument includes both a stone stele and bronze water fountain. The stele, and 8.5 foot high by 2 feet square shaft constructed of light grey Wilkeson stone, was adorned with a cast bronze relief of Jean-Antoine Houdon's bust of George Washington, as well as the bronze wheel and distaff emblems of the Daughters of the American Revolution (DAR). The stone is engraved with a band of 13 stars (representing the original 13 states) and 48 flutes (symbolizing the 48 states of the year of its dedication in 1932). Designed by Whitehouse & Price, the Esther Reed chapter of the DAR dedicated and donated the monument on June 14, 1932, at a cost of $900. Vandals damaged the monument at some time, stealing the bronze faceplate of Washington and associated plaque. The faceplate and plaque were replaced with the current stamped concrete memorial on the original stele. Though moved and altered, the monument is a contributing object to the district.

West of the monument across South Tekoa Street is the **Park Bench Café (contributing building, No. 11)**, an **ancillary building (contributing building, No. 12)**, and a small parking lot. Located on the northwest corner of the intersection of Loop Drive and South Tekoa Street, the Park Bench Café was constructed in 1923 on the former site of the swan house and pond.[10] The building originally housed the Peanut Shack, a refreshment stand that sold snacks and lunches to park visitors.[11] The cafe building is rectangular in plan, sits on a poured-concrete foundation, and has a hip roof clad in asphalt shingles, with a hip roof dormer on the east side. The building is clad in the distinctive basalt rubble rock found throughout the park. Window and door openings feature horizontal wood lintels and sills.

North of the Park Bench Café is a smaller ancillary building that is believed to date from around 1912, and may also be the work of C. A. Houghtaling. Similar to the Lower Manito Comfort Station, the building is rectangular in plan, sits on a poured-concrete foundation, and has a hip roof clad in wood shingles with exposed rafter tails. The front façade (west face) is accessed by an arched wood door accentuated by an arched basalt lintel. Chamfered, arched brackets resting on stone half walls that define the entry support the porch over the door. From the ancillary building, which is currently used for storage, continuing north returns the visitor to the roundabout at Mirror Pond.

Heading south on South Tekoa Street leads past the rear entry of the service area of Manito, which includes greenhouses, the **Manito Park Meeting Room (contributing building, No. 13)**, and **Maintenance Garages 1 and 2 (contributing buildings, Nos. 14 and 15)**. The Manito Park Meeting Room is rectangular in plan, sits on a poured-concrete foundation, and features a side-gable roof. The building is clad in a veneer of the distinctive rubble basalt similar to other buildings in the park, and features side-by-side slider windows and modern steel doors. Designed as the Manito Service Building by Phillip A. Heine in 1970, the building is indicative of later interpretations of the blind mortar method of basalt rubble rock style.

Maintenance Garage 1 is an eight-bay-long rectangular building on a poured-concrete foundation with a hip-on-gable roof clad in rolled asphalt with exposed rafter tails. The building is clad in blind-mortared basalt, creating an impressive wall of the west face when looking into the park from the neighborhood along South Tekoa Street. The building was constructed around 1920, with the north four garage bays added in 1939.[12] The building has been modified over the years, including modern garage and pedestrian doors and windows. The building currently features three garage bays (with garage doors), and two garage bays that have been infilled with pedestrian doors. The final three bays appear original, with pedestrian doors and one-over-one windows. One modification, located on the east face, indicates a garage bay may have once opened west: two windows with basalt relieving arches are surrounded by in filled basalt. Adjacent to the building is a small concrete-block structure with a gable roof used to house flammables; it is a functionally related unit to Maintenance Garage 1. In spite of minor modifications, Maintenance Garage 1, constructed around 1920 with a 1939 addition, is contributing to the district.

[10] Refreshment Stand, Park Department, City of Spokane, February 1923. City of Spokane Parks and Recreation Department, Spokane, Washington
[11] Personal communication with Tony Bamonte, 2015.
[12] Sketch of Addition, Manito Garage, Spokane Park Board. October 1939. On file with the City of Spokane Parks and Recreation, Spokane, Washington. Note that the sketch calls for the addition of two bays, though four were added.

Maintenance Garage 2 is a one and one-half-story building on a basement, rectangular in plan with a side-gable roof clad in asphalt shingles and featuring exposed rafter tails. The building fronts north and features seven garage bays on the front façade. A front-gable dormer clad in wood shingles and accented with decorative supporting brackets is located on the front façade; in the center of the dormer, a pedestrian door flanked by two six-light wood-sash windows accesses a drop-down fire escape. Aside from the wood shingles in the dormer and gable ends, and a small cinder-block shed addition on the rear (south) face, the building is clad in blind-mortared basalt. Doors and windows feature concrete lintels and sills, and most windows retain the original multi-light wood sashes. Some original garage doors are present on the front face, and others have been modernized. Two basalt and one brick chimney are located on the south roof. The building appears to have been designed in 1913 as a collaboration amongst park staff and Secretary of the Board of Park Commissioners Harry J. Gibbon.[13]

Continuing south from the service area is an open lawn with an east–west pedestrian gravel path that leads into Duncan Garden (see below) to the east or a steep hillside to the south. The northern boundary of the lawn is screened from Maintenance Garage 2 by a row of tall ponderosa pines. Two rows of Colorado blue spruce (*Picea pungens*) border the north end of the lawn on the east and west. The rest of the lawn is surrounded by Douglas fir (*Pseudotsuga menziesii*), ponderosa pine (*Pinus ponderosa*), and several western red cedar (*Thuja plicata*). In the southwest corner of the lawn is a grove of large yew shrubs, thought to be the original site of an outdoor plant nursery where stock was grown for subsequent distribution throughout the early parks system. Historically, Manito Park acted as headquarters for the City of Spokane Parks and Recreation Department, a fact reinforced by the monumental maintenance buildings, as well as the presence of the conservatory and other early nursery spaces.[14]

Up the hill to the south is the **Upper Manito Playground Area (noncontributing site, No. 16)**, which includes a parking lot, children's play structure, splash pad, ball field, modern picnic shelter, modern concrete-block ancillary building, and a storage yard. As early as 1913, this area of the park was home to ball fields, a bowling green, tennis courts, and gymnasium apparatus.[15] Presently, all of the equipment, structures, and buildings, with the exception of the Upper Manito Restroom discussed below, are of modern vintage. The Upper Manito picnic shelter was built around 2000 with funds from the Friends of Manito. Around the same time, a Park bond funded the splash pad, which replaced an earlier wading pool.

The **Upper Manito Comfort Station (contributing building, No. 17)** is one story tall, rectangular in plan on a poured-concrete foundation with a side-gable roof clad in standing-seam metal with exposed rafter tails. Simple, unadorned decorative brackets are located on the gable ends and also support porches on the east and west faces. The building is clad in blind-mortared basalt and features decorative arched basalt lintels over the door and window openings. Though the doors and windows have been altered from their original materials (doors are modern steel, and windows are either lattice concrete block or infilled with applied basalt), the original openings are easily identifiable. Stone half walls that define the entry accentuate all door openings (one on each face of the building). As with other comfort stations and ancillary buildings throughout the park constructed in a similar style, this building is attributed to C. A. Houghtaling.

The Upper Manito area is the southernmost end of the park, bordered by East 25th Avenue to the south. Heading north along the southwestern edge of the park is a landscaped natural area with an amphitheater-like quality, surrounded by towering pines and oaks. Continuing north, a sloping hillside leads into the formal, sunken **Duncan Garden (contributing site, No. 18)** and past the **Fountain (contributing object, No. 19)**, both of which are described in detail below.

The sunken gardens lead north to the **Gaiser Conservatory (contributing structure, No. 20).** The first Manito Park greenhouse was originally located near East 18th Avenue and South Grand Boulevard, though the current siting has been home to a greenhouse since 1912.[16] The extant conservatory structure dates from 1974, the year of the Spokane Expo and also the first year the public was granted access to the conservatory.[17] The 1974 iteration is a near exact copy of the original 1912 Lord & Burnham greenhouse design, though the original was constructed of redwood and the extant is built of metal.[18] Remodeled in 1988 to expand the center dome, at which time it was named after longtime board member David Gaiser, the structure maintains the siting and rough massing of the original greenhouse. The decorative "onion

[13] Sketches for the Manito Park Garage, initialed T.C.P/A.R. Morse, February 1, 1912, and Morse Gibbon, August 8, 1913. City of Spokane Parks and Recreation Department, Spokane, Washington.
[14] Personal communication with Steven Nittolo, Manito Park Supervisor, 2015.
[15] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 21.
[16] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 38.
[17] "Plaque Unveiled at Greenhouse Dedication," *The Spokesman-Review,* August 9, 1974. 11.
[18] Lord & Burnham Greenhouse Designers & Manufacturers, "Renovation of Greenhouses for Manito Park, Spokane, Washington," December 6, 1972. Image on file with the City of Spokane Parks and Recreation Department, Spokane, Washington.

dome" roofline is created via a gently curved side gable, with the central entrance massing on the south face rising two stories above the flanking single-story sides. Entrances on the south as well as the east and west gable ends are open to the public, while the rear (north) greenhouses are limited to park employees and accessed via the attached Administrative Offices building on the north. The combined footprint creates a roughly B-shaped plan.

The conservatory interior is described here from east to west. Bromeliads predominate the east wall of the east wing, while the rest of the east wing contains tropical foliage and flowering plants that are interchanged regularly with plants from the growing houses. At the west end of the east wing is a pyramidal arrangement of flowering plants also grown as crops in the growing houses. The center house features an orchid trellis on the east side and a waterfall and stream on the west side; the water feature was added in 2014. This house has a higher roof than the wings so is home to taller specimens. The central wing is landscaped with flowering and foliage plants rotated from the growing houses in an ever-changing landscape. The west wing is populated with cacti and succulents and generally plants that have lower water preferences. It is home to a Christmas cactus that is over 100 years old, and several large cacti and jade trees. The plantscapes in all three of the display houses were designed as much for looks as for education, and many plants have signage.

Throughout the conservatory, crops of flowering plants are continually rotated among the individual foliage and flowering trees, shrubs, and herbaceous plants. These flowering displays include plants such as spring bulbs, streptocarpus, cyclamen, and chrysanthemum. At present, late fall poinsettia crops and large poinsettia trees are combined with a display of approximately 30,000 Christmas lights, attracting an estimated 14,000 people for ten days in December. The growing houses, as in Duncan's day, are where annuals for Duncan Garden are grown. Gaiser Conservatory also supplies nearly all of the annuals for the entire park system.

West of the conservatory is the Begonia House, dedicated in 1978. Louise S. Shank and R. Donald Shank donated the wood post and beam structure as a memorial to Mrs. Eleanor Shank Sivyer. The structure features hanging baskets of begonias and overlooks both Rose Hill and the Ferris Perennial Gardens (discussed below).[19] Dominique Breitenbach reconstructed the structure, on the same footprint with new timber, for his Eagle Scout project in 2012, with funding from the Friends of Manito.

North of and attached to the conservatory is the **Administrative Offices (Contributing Building, No. 21)**. Originally built as the Tool House and Work Room, the administrative office of Manito Park dates from 1912. The building is one and one-half story, rectangular in plan, and features a gable-on-hip roof clad in wood shingles with exposed rafter tails. The central gable massing and entry porch feature decorative bargeboards with a simple flared detail. The building is clad in blind-mortared basalt and features arched basalt lintels over the door and window openings. Though some doors have been altered from their original materials (the main pedestrian entry is a three-light door, replaced around 1970, and one historic barn-door style entry has been infilled with a modern roll-up style garage door), most openings maintain the original fenestration pattern. Windows, though reproductions, are compatible six-over-six light, and original barn-style doors are intact on the west side of the front facade.

On the east side of the conservatory and administrative offices is the park entrance to the Service Area and a **Service Shed (contributing building, No. 22)**. The single-story service shed is rectangular in plan, sits on a poured-concrete foundation, and has a hip roof clad in wood shingles with exposed rafter tails. Simple, unadorned decorative brackets support the entry porch on the north face, which accesses an original arched wood door. A stone half wall that defines the entry accentuates the door opening. The building is clad in blind-mortared basalt, and features decorative arched basalt lintels over the door and window openings. Though the windows have been altered from their original materials to a lattice concrete block or infilled with applied basalt rubble rock, the original openings are easily identifiable. The building is attributed to C. A. Houghtaling.

Continuing north, one arrives at the **Joel E. Ferris Perennial Garden (contributing site, No. 23)**, described in detail below, and a parking lot bordered on the west by Park Drive and on the north by Loop Drive. Traveling east on Loop Drive leads past a newly formed Shade Garden and returns the visitor to the intersection of South Tekoa and Manito Place, the location of the Park Bench Cafe. The Shade Garden began with a donation from the Spokane Hosta and Shade Plant Society, matched by the Friends of Manito, and includes an initial five beds with future irrigation piping for fourteen beds. The plant materials in these beds thus far include cultivars of dwarf hemlock (*Tsuga*), *Chamaecyparis*, *Rhododendron*, and *Hosta*. Begun in 2012, the additional nine beds are scheduled for construction in spring 2015 thanks to additional funding from the Friends of Manito, and will display woody and herbaceous plants for shady areas. The over story that shades these beds is horse chestnut (*Aesculus hipposcastanum*).

[19] "Begonia House joins Manito Showcase," *The Spokesman-Review,* June 27, 1078. 9.

Just northwest of the shade garden and cafe building is a steep rock formation, where the remains of a steel **Bear Cage Cleat (contributing object, No. 24)** mark the original location of the bear cages of the Manito Park Zoo. The metal object harkens to one of the earlier stages of park development.

Loop Road continues northwest, at present passing the Iris Garden, maintained by the Inland Empire Iris Society, just west of the developing Shade Garden. From there, the road circles the steep rock formation known as **Goat Hill (contributing site, No. 25)**, a craggy basalt outcrop that overlooks Mirror Pond to the north, the Lilac Gardens to the west, and the perennial and rose gardens and administrative offices to the south. During the time of the zoo, the hill was home to the goats and also housed the Owl Castle (no longer extant). The bear cages, as mentioned, were integrated into the steep southeast side of the hill. Currently Goat Hill is maintained as a geologic feature planted with native grasses and trees that affords premier views of the park in almost all directions.

The road continues around Goat Hill and over **Loop Road Bridge (contributing structure, No. 26)**. The bridge is an arched, single-span bridge clad in blind mortared rubble basalt; the construction method for the substructure is unknown. The bridge deck is clad in an asphalt wear surface flanked by low basalt walls. Large stone caps accent both the north and south approach, creating decorative newel posts on either side of the bridge deck. Constructed as a Works Progress Administration (WPA) project in 1937, the bridge is a prominent feature in the park and a popular location for photography.[20]

From the bridge, Loop Road becomes Nishinomiya Drive. The road borders **Rose Hill and Gardens (contributing site, No. 27),** located between Park Drive and Nishinomiya. The Rose Garden is described in detail below, and includes both the **Old Fashioned Rose Garden (contributing structure, No. 28)**, the **Formal Rose Garden (contributing structure, No. 29)**, a **stone staircase (contributing structure, No. 30)**, and a **stone wall (contributing structure, No. 31).** South of the Rose Garden is a parking lot and native plant garden. Due west of the Rose Garden, across Nishinomiya Drive, is a series of pathways and rock formations that are the **remnants of the Manito Park Zoo (contributing structure, No. 32)**. The pedestrian trail that leads past a natural rock outcropping is marked on either side by mortared basalt piers that lead to a length of blind mortared rubble basalt wall. This area, once part of the elk and deer enclosure, remains relatively unchanged from its circa 1905 zoo days. The basalt walls harken to one of the earlier stages of park development.

Continuing south on either of the pathways or Nishinomiya Drive leads to the parking lot for the **Nishinomiya Tsutakawa Japanese Gardens (contributing site, No. 33)**, which is also the westernmost edge of the park, bordered by South Bernard Street. The Japanese Garden, discussed in detail below, is surrounded by a **gated fence (contributing structure, No. 34),** features Japanese inspired structures and objects such as the ***azumaya* (contributing structure, No. 35)** and is seasonally open to the public. The adjacent **Japanese Gardens Comfort Station (contributing building, No. 36)** building, constructed around 1970, is located outside of the fence of the Japanese Gardens. It was designed to accentuate the Asian influence of this section of the park. The building is one story tall, sits on a poured-concrete foundation, and features a gable roof clad in wood shingles with a decorative ridge board. The building is clad in vertical board siding with high horizontal windows and horizontal boards in the gable ends, all of which gives the effect of a traditional shoji screen. The building is attributed to Ed Tsutakawa, who also influenced the gardens themselves.

From South Bernard Street and the Japanese Gardens, West Shoshone Place travels northeast back into the park. Between West Shoshone Place and West 20th Avenue, the park takes on a forest-like setting, with tall expanses of ponderosa pine accented with native shrubs and low basalt outcroppings. Continuing northeast on West Shoshone leads to the **Lilac Garden (contributing site, No. 37)**, bordered to the west by Goat Hill. West Shoshone Place continues east past Mirror Pond and the restroom building and intersects with South Tekoa Street.

Manito Boulevard (contributing site, No. 38) (now South Manito Boulevard) was designed as part of the Manito Addition in 1904. At that time, the road traveled from Manito Park to the old site of the Spokane Country Club located at approximately East 35th Avenue. The 1907 Olmsted Report recommended extending the scenic drive, which was at that time surrounded by residential development, to then-named Harlan Boulevard (roughly present-day High Drive Parkway) to connect it to the proposed Latah Park.[21] The parks department developed planting plans for Manito Boulevard "from Manito Place to a point 520 ft south of the south line of 33rd Avenue" in July 1911.[22] In August 1912, the City Council

[20] "$30,241 Repairs to City Parks," *The Spokesman-Review,* June 11, 1937. 7.
[21] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 75.
[22] "Planting plans for Manito Boulevard from Manito Place to a point 520 ft south of the south line of 33rd Avenue," John W. Duncan,

adopted landscape plans for the central, 80-foot-wide treescaped, pedestrian-accessible parkway. The central parkscape is flanked by 20-foot-wide north and south single-lane roads within the residential community. The central area, then as today, features no prescribed pedestrian paths: the arched curbs mark the north–south intersections and ponderosa pines line the central parkscape. Also, by 1912 the former site of the Spokane Country Club was owned by the Fred B. Grinnell & Co., a real-estate brokerage and insurance firm.[23] Though Manito Boulevard was extended after 1950, the extension curves east to South Division Street and not as prescribed in the Olmsted Report. Additionally, the extension, as built, does not convey the same character and features as the original boulevard. The parkscaped alignment of Manito Boulevard from Manito Park to the latitude of East 35th Avenue is contributing to the district.

Rose Hill and Garden (Contributing Site, No. 27)

Rose Hill and Garden is located in the center of the park, and is one of the original named gardens on the property. Roses on the site predate the earliest park iteration of the property, Montrose Park, and cultivated roses were collected as early as 1910 for distribution within both Manito and other parks in the system. Rose Hill is literally the centerpiece of Manito, with approximately 1,500 plants representing over 150 varieties of hybrid tea, grandiflora, floribunda, and climbing roses. Blind mortar or mortar methods of basalt rubble masonry rock walls, stairs, benches, and planters are found in a variety of locations on the hill.

Rose Hill features two distinct areas, the affectionately named **Old-Fashioned Rose Garden (contributing structure, No. 28)** on the west side of the hill, and the **Formal Rose Garden (contributing structure, No. 29)** on the east side of the hill. The Old-Fashioned Rose Garden includes several mortared basalt raised beds with curvilinear borders asymmetrically arranged. Two roughly L-shaped segments of horizontal-slat fence with mortared basalt columns flank the west entrance to the rose garden, with fronting beds lining a small parking lot located on Nishinomiya Drive. From the lot, the gravel path leads east past the raised beds. Within these, plants are arranged informally and feature several rose types including Miniature, English or Austin, Mini Flora, Floribunda, Hybrid Perpetual, Rugosa, Alba, Bourbon, Centifolia, Damask, Gallica, Hybrid Musk, and Polyantha.

Duncan conceived the idea for the Formal Rose Garden in 1940, with preliminary sketches completed by Harold T. Abbott in 1941.[24] The garden was officially established and planted as a joint venture between the Spokane Rose Society and the City of Spokane Parks and Recreation Department in 1948, and served as a both a test garden and for memorial roses. Many of the planters, benches, and plantings in the garden feature memorial plaques. Annual donations for rose purchases from the Spokane Rose Society supplement the Rose Garden budget.

The Formal Rose Garden is an elongated oval of symmetrically arranged beds containing modern rose types including Hybrid Tea, Floribunda, Grandiflora, Large Flowered Climbers, English or Austin, Hybrid Wichurana, and Shrub. The plants in this area are arranged in formal patterns within the beds. At the north end of the Formal Rose Garden, two sets of columned pergolas create an arched boundary between the rose garden and a grove of Colorado blue spruce that obscure the view to the bridge and, down a gently sloping hill, Loop Drive. The pergolas, designed by architect Jerry Shogan and erected in 1996, were donated by and honor professional photographer Erna Bert Nelson, who left a generous bequest to the City of Spokane Parks and Recreation Department following her death.[25] South of, but centered on, the pergolas is the sundial, a memorial to the two sons of Mr. and Mrs. R. Jackson Wortman, Jacob J. and Ward K. Whitehouse & Price designed the Wortman Sundial memorial, and it was installed in the spring of 1950. On the opposite (south) side of the garden, a third pergola mirrors the two on the north, donated by the Friends of Manito in 2004. All three pergolas are constructed on bases veneered in rubble stone, with a single row of Tuscan columns supporting the open beams and crossing rafters. Formally arranged concrete benches, donated by the Rose Society in 1960, line the path of the formal garden.

During the time when Manito Park hosted a zoo, Rose Hill housed the elk and deer barn and enclosure, evidenced by two sections of a dry stacked **Rock Wall (contributing structure, No. 31)** still present on the east slope of Rose Hill. Today, the area is planted with candytuft (*Iberis*), basket of gold (*saxatilis*), snow in summer (*Cerastium tomentosum*), rock cress (*aubretia)*, Alpine rock cress (*arabis*), and phlox. Abbott's 1941 design included the elaborate blind-mortared basalt

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Superintendent, July 1911. On file with the city of Spokane Parks and Recreation Department, Spokane, WA.

[23] Geo A. Ogle, 1912 Spokane Atlas, http://www.historicmapworks.com/Map/US/37706/Index+Map+++Spokane+City+2++Outline+County+Map/Spokane+County+1912/Washington/, accessed November 15, 2014.

[24] H.T.A. [Harold T. Abbot], Preliminary Plan for Duncan Rose Garden Manito Park, October 1941. On file with City of Spokane Parks and Recreation Department, Spokane, Washington.

[25] Janice Podsada, "Manito Park arbor will give roses a place to climb," *The Spokesman-Review,* October 17, 1996.

Staircase (contributing structure, No. 30) on the southeast corner of the garden off Park Drive, today clad in the clinging vines of Virginia creeper (*Parthenocissus quinquefolia*).

Rose Hill is also home to other plants, including dahlias, fuchsia, and various species and cultivars of Thuja, Taxus, Buxus, Magnolia, and Prunus. A tall row of concolor firs (*Abies concolor*) screen the Dahlia Society Trial Garden, located north of the old fashioned rose garden, from the formal rose garden. Maintained by the Inland Empire Dahlia Society, the garden is one of eight official trial gardens in the US and Canada and features flowers grown from tubers sent by growers from around the world. Planting is done in late May or early June, and plants begin blooming in July, with August and September an especially magnificent time to view the flowers.[26]

The Hardy Fuchsia Garden is located on the northeast slope of Rose Hill. Established in 1995 by the Northwest Fuchsia Society, the garden is bounded by a dry stack method of basalt rubble wall that features cascades of phlox and juniper. A mature Colorado blue spruce and boxwood (Buxus) hedge partially screen the garden from the formal rose garden.

Duncan Garden (Contributing Site, No. 18)

Duncan Garden was originally named the Sunken Garden after Charles Balzer hauled out wagonloads of loam that were used throughout the City of Spokane park system in the early 1900s. Reportedly Balzer's son (C. Norb Balzer) and his friends had dug a six foot deep hideout in the park and covered it with pine boughs. After discovering the hideout and the rich soil that had been excavated, Balzer begin excavating the site to use the soil at other locations in the city. The land became so scoped out that the succeeding superintendent, John Duncan, decided to turn it into a formal garden. The original garden dates from 1912, and was eventually named for its designer, John Duncan, in 1941. The garden includes 3 acres of formally manicured lawns and annual beds, with numerous decorative elements. Historic photos depict minor changes to the gardens over time, though the character of the symmetrical, formal garden has endured for over a century. Horticulture manager Jim Flott and landscape architect Debra Clem-Olson designed the current planting beds in 1994.

The garden has a sharp rectangular massing aligned vertically north to south. Symmetrically spaced pathways bisect the garden into quarters and, again, into eighths; one exception to this is the southernmost quarter, where paths from the east and west corners converge in a triangle at a circular bed. Each section of the garden is mirrored east–west, with parterre (formal, symmetrical garden) surrounding manicured lawns.

From Gaiser Conservatory, entry to the garden is via one of three symmetrically spaced formal concrete staircases, one on either end and one in the center. The stairs feature rectangular newel posts embossed with a delicate tulip motif, designed by Spokane artist Ken Spiering in 1992. The motif is recreated in the metal rails between newel posts, and also in the northwest concrete retaining wall, added around 2000. The wall defines a raised area with a metal fence that overlooks the garden and features several concrete picnic tables. The fence atop the wall is obscured by a row of spreading yew (*Taxus densiformis*) hedges. The garden is also entered through formal entrances centered on both the east and west sides. Access to both entrances pass through breaks in tall evergreen hedges that reach out to the east and west. These funnels of green are emphasized by towers of columnar-shaped Hicks yews (*Taxus Hicksii*) that lead through a series of three massive arches of European hornbeam (*Carpinus betulus*).

The symmetrically arranged geometry of the garden is emphasized by its enclosure. The concrete wall topped with spreading yew hedges on the northeast corner transitions into the tall Hicks yew hedges that surround the garden on the east and west sides. These austere walls of evergreen, and the north "wall" of stairs and steeply sloped lawn, is contrasted by the southern boundary of low box hedges with a soft screen of double row cedar (*Thuiopsis dolobrata*) trees that transition to a gently sloping hill of ponderosa pine. This, combined with the triangular paths of the south garden area, seems to imply a shift from the formal to a more organic landscape south of the garden.

Within Duncan Garden, columnar-sheared arborvitae (*Thuja occidentalis*) line the outer walkways, reminiscent of pillars along a promenade. Circular spaces in the garden are defined by low box hedge bed enclosures, including those surrounding modern, classically inspired concrete urns located throughout the garden. William Cassidy designed the urn plan in 1994. The central path is softened by these circular features and, in the center of the garden, the fountain (see below). At the southern end of the garden, a circular reflecting pool features classically inspired details including elaborate cornucopias with an encircling egg and dart motif. Three granite benches partially encircle the reflecting pool enclosure. A

[26] Inland Empire Dahlia Society, IEDS Trial Garden, Manito Park's Rose Hill, http://inlandempiredahliasociety.com/index_files/IEDSTrialGarden.htm, accessed March 19, 2015.

domed gazebo featuring fluted Tuscan columns marks the southern edge of the garden. The Friends of Manito ordered the gazebo from A & M Victorian Decorations, Inc., and installed it as part of a centennial celebration in 2004.

The Duncan Garden **Fountain (contributing object, No. 19)** was the gift of Mrs. L. M. Davenport in memory of her late husband, who was a member of the park board from as early as 1908. Designed by Whitehouse & Price in 1955, the fountain is circular and constructed of gray granite, with an outer pool. A shallow bowl, holding a bronze sculpture of three swans, tops a central fluted pedestal. The fountain is surrounded by a tripartite low rail, and is accessed via three low stairs at each of the cardinal directions.

Joel E. Ferris Perennial Gardens (Contributing Site, No. 23)
John Duncan established the perennial garden around 1940, and it was named for Joel Ferris, a former park board member, in 1960. Located north of the administrative offices, the garden features educational signage and year-round plantings in informal beds designed to flower from early spring to late fall. The garden features twelve main areas, six of which are planted in loose themes and six as cottage-style beds. Cottage-style beds are designed to have complementary colors and textures while providing color throughout the season. Themed beds may include cutting, fragrance, alpine, medicinal, grass, xeriscape, semishade, and/or butterfly beds.

Throughout the garden, beds are interspersed with basalt boulders, pampas grass (*Cortaderia selloana*), hydrangea, Rose of Sharon, hardy hibiscus, euonymus burning bush (*Euonymus alatus*), and selective screenings of larger evergreens and flowering deciduous trees such as magnolia, paperbark maple (*Acer griseum*), Turkish filbert (*Corylus colurna*), bristlecone pine, and subalpine fir (*Abies lasiocarpa*). The informal beds and rolling lawn are semi-screened from the adjacent parking lot on Park Drive by a tall, noncontinuous wall of arborvitae hedges. The southern boundary is a short, gently sloping hill that leads to the road in front (north) of the administrative offices.

A gravel path defines the eastern edge of the garden and leads to a U-shaped area that houses the butterfly garden. The butterfly garden is semi enclosed by a formal screen of medium-sized box hedges surrounding a lawn with a circular bed and birdbath. Mr. and Mrs. Alfred Hengen donated the birdbath in 1947, in honor their daughter, Helen Barbara Hengen. The surrounding beds contain a collection of plantings known to attract butterflies such as heuchera, chives, yarrow, blanket flower, hyssop, and lemon balm. Benches have been placed along the enclosing hedges. A majestic corkscrew willow is located northeast of the butterfly garden and perennial gardens. The Manito Meeting Room, which borders the butterfly garden to the south, is screened from the garden by a large English holly, dogwoods, mountain hemlock (*Tsuga mertensiana*), and crab apple.

Nishinomiya Tsutakawa Japanese Garden (Contributing Site, No. 33)[27]
When it was a part of the Manito Zoo, the current site of the Nishinomiya Tsutakawa Japanese Gardens was home to ostriches, emus, and kangaroos. Begun in 1962, opened in 1973, and completed in 1974 in time for the Spokane World's Fair (Expo '74), the garden features carefully arranged boulders, a waterfall, manicured trees and shrubs, and traditional Japanese elements, such as the decorative surrounding fence and gates, bridges, pagodas, and the Kiri Pond (dedicated in 1966). Expert consultants, trained in Japan, guide changes to the garden. The garden was originally named for Spokane's Sister City Nishinomiya; the addition of Tsutakawa to the name was a later recognition of Ed Tsutakawa. Tsutakawa was instrumental in forming the sister city bond with his ancestral home of Nishinomiya, and in bringing master designer Nagao Sakurai from Japan to aid in the garden's development.

The garden is surrounded by a wood **"great fence" (*ōgaki*) (contributing structure, No. 34)** reminiscent of a *Genji* wall. From outside, the interior of the garden at the fence line appears to be encircled by a sentinel of ponderosa pines, with an occasional scarlet maple spilling over the fence transom (*ranma*). The interior garden is accessed via one of four gates (*mon)*. The main gate, which faces west toward South Bernard Street, and the three other gates, which face roughly each of the four cardinal directions, are each gable-roof structures built of natural materials left in their raw state. Gate doors are constructed of vertical wood slats and feature iron latches. The main gate was dedicated on September 23, 1971.[28]

As one enters the Japanese Garden, threshold stones (*norigoe-ishi*) within the gates symbolize the entrance into the garden from the secular world. At the main (west) gate, the *norigoe-ishi* are of local basalt, while the south gate features an interpretation of this ideal manifested in smooth concrete pavers to provide adequate accessibility to all. Paths (*yūhodō*)

[27] Japanese naming conventions elucidated in this section derive from Andrew R. Deane, *Japanese Gardens Online: A Comprehensive Online Handbook*, Tokyo, 2012, http://www.japanesegardensonline.com/, accessed March 17, 2015.
[28] "Entrance to Spokane's Japanese Garden Dedicated," The *Spokesman-Review,* September 24, 1971. 8.

throughout the garden are neither straight nor symmetrical, creating a sense of gentle movement as the visitor encounters a series of viewpoints.

From the main gate, the entrance path widens to embrace the view of the pond (*ike*), presenting a "stone beach" (*ishihama*) of cobblestones set in concrete that leads to the water's edge. Two rectangular concrete platforms set into the *ishihama* on the southwest bank act as "peep stones" (*nozokimi-ishi*), a stable place from which to admire the pond. Large basalt "garden rocks" (*niwa-ishi*) are scattered along the water's edge, within the *ishihama* and at various places within the pond. The *ike* is irregular and asymmetrical in shape, with a central island (*shima*). Both *ike* and *shima* shorelines are lined with a combination of basalt and short pieces of circular wood posts reminiscent of bamboo. The *shima* features a Japanese maple, Austrian pine, Scots pine, mugho pine, and yew.

Gravel (*jari*) paths wrap the pond and lead the visitor past the various features and viewsheds within the garden. Accentuating the paths are various types of low barriers, such as ropes strung between low posts, or low or medium-high bamboo fences. Similar barriers also encircle significant features within the garden, such as lanterns, stone compositions (*ishigumi*), and other landscape elements.

Important features within the garden include the washing basin (*chōzubachi*), traditionally used to purify the hands, forehead, and mouth, again symbolic of leaving the secular world behind. Water from the bamboo water spout (*kakehi*) pools in the basin's water hole (*mizuana*). The *chozubachi* is surrounded by a seemingly natural circle of rough basalt stones in varying heights, accentuated with "chestnut cobbles" (*kuri-ishi*) in the declivity surrounding the basin. Plantings of juniper and pine accentuate the *ishigumi*; a freestanding pedestal-style stone lantern (*tōrō*) is nestled within the greenery. A side path adjacent to the *chozubachi* leads to the Fosseen Lantern, a gift of Mayor Yoneji Yagi Isamu Otani's family and the people of Nishinomiya, Spokane's sister city. Donated to the garden in 1989, at which time it was between 100 and 130 years old, the lantern stands off-center in a circular enclosure of tall ponderosa pines, medium-height golden maples, and lower juniper and dwarf rhododendron shrubs.[29]

From the *chozubachi,* basalt stairs lead up a hill to the south gate (closed to the public), or the path continues its meander around the pond. Additional basalt steps lead to the gazebo (*azumaya*), a hexagonally shaped structure of cedar and pine perched on the gentle sloping south hill. Spokane's Japanese community donated the ***azumaya* (contributing structure, No. 35)** in 1973.[30] The *azumaya* both serves as a resting place and affords magnificent views of the garden. The path around the pond continues past the waterfall (*taki*), which was dedicated in 1970.[31] The *taki* is accentuated by an *ishigumi* of tall stones that decrease in size, emphasizing the drop of the waterfall to the pond's flat plane. The Tsutakawa Pagoda, a tiered stone tower, also donated by the Otani family and the people of Nishinomiya in 1989, is located on the north bank of the waterfall. The pagoda, like the Fosseen Lantern, was at least 100 years old when it was donated. The path continues toward the south gate, passing the gracefully-curved arched bridge (*soribashi*) that crosses the pond. The current bridge, attributed to Debra Clem-Olson, was installed in 1998. The path continues north to a shed-roof arbor covered with clematis, the north gate, and then curves west around the north end of the pond to the main gate.

Flora in the Japanese garden emphasizes evergreens, which symbolize eternity and perseverance, such as Scots pine (*Pinus sylvestris*), western red cedar (*Thuja plicata*), hemlock, juniper, and towering native ponderosa pine. The garden also features a grove of European beech (*Fagus sylvatica*), Japanese maples, Katsura trees, boxwood, larger PJM and dwarf rhododendrons, amongst others, and barberry (*Berberis*).[32] The garden also highlights numerous native basalt *niwa-ishi*, which accentuates the gentle movement of the pathways and are often surrounded by blankets of green moss.

Lilac Garden (Contributing Site, No. 37)

Nestled at the north base of Goat Hill and formerly the home of the zoo's buffalo exhibit, the Lilac Garden is bordered to the north by basalt boulders along West Shoshone Place and to the south by an encircling hillside of evergreens. The garden presents as a loosely formed grove, with shrubs asymmetrically arranged in a gentle rolling lawn bisected by a central path. The Lilac Garden has 80 lilacs of 66 cultivars or species; approximately one-third of the individual varieties

[29] Edward M. Tsutakawa, letter to the US Customs Service, Seattle, Washington, RE: Importation of Gift Lanterns from Nishinomiya, Japan, July 18, 1989.
[30] "City's Japanese Garden Needs Finishing Expert," *Spokane Daily Chronicle,* June 2, 1973. 7.
[31] Martha Taschereau, "Water Ripples at Manito Gardens," *The Spokesman-Review,* July 14, 1970. 6.
[32] PJM stands for Peter John Mezitt, founder of Weston Nurseries in Massachusetts. In 1939 Mezitt's son, Ed, hybridized rhododendrons to create what is known as the PJM Group, one of the most widely planted rhododendron in the United States. Dick Brooks, "The Weston Hybrids," *Journal of the American Rhododendron Society*, Volume 53, No. 4, 1999, 195.

within the garden are unknown, with the remainder comprising various varieties and hybrids. The plants are displayed as a taxonomic collection, with groupings divided by early, middle, and late bloom times. The informal, staggered garden invites the visitor to her or his own examination of individual aesthetics, with no prescribed trails aside from the central bisecting path. The lilacs themselves are scattered without groupings based on variety or size.

One of the first planned gardens that Duncan envisioned and began planting in 1912, Manito's Lilac Garden helped earn Spokane the name "The Lilac City" in the 1930s. Lilacs are not native to the area but were introduced by settlers from the East Coast and Midwest. Local lore varies, but sometime around the turn of the twentieth century, lilacs were introduced to Browne's Addition and soon thereafter, local garden clubs like the Spokane Floral Association began to officially promote the flower in context with its community. By the end of the 1930s, local interest was so high that Manito Park boasted over 140 lilacs, with a springtime Lilac Festival introduced in 1938. The one-day event quickly blossomed into a weeklong gala featuring a parade, royal court, parties, and flower shows. Still immensely popular today, Spokane's Lilac Festival draws an annual attendance of around 160,000 people. In 2013, the Lilac Society, which helps support the garden at Manito, erected a monument in the park celebrating the 75th anniversary of the Spokane Lilac Festival and Association.

Table 1. Inventory of contributing and noncontributing resources of Manito Park and Boulevard Historic District.

No.	Resource Name	Date(s)	Architect/Designer	Contributing/Noncontributing
1	Flag Hill	n.d.	[geologic feature]	Contributing Site
2	Tennis Courts	1938, altered	Harold T. Abbott	Noncontributing Structure
3	Rotary Club Picnic Shelter (North Picnic Shelter)	1961	Henry C. Bertelsen and Eddy, Carlson, & James	Contributing Structure
4	Lower Playground (North Play Area)	1997	Debra Clem-Olson	Noncontributing Structure
5	Mirror Pond	1908, 1912		Contributing Structure
6	Hearth (Rist Fireplace)	1955	Funk, Molander & Johnson	Contributing Structure
7	Lower Comfort Station	Ca. 1912	Chester A. Houghtaling	Contributing Building
8	Water Trough	1907		Contributing Object
9	Trolley Tracks	Ca. 1900		Contributing Structure
10	George Washington Monument	1932, altered	Whitehouse & Price	Contributing Object
11	Park Bench Cafe (Concession Stand)	1923		Contributing Building
12	Ancillary Building	Ca. 1912	Chester A. Houghtaling	Contributing Building
13	Manito Meeting Room	1970, 2002	Philip A. Heine	Contributing Building
14	Maintenance Garage 1	Ca. 1920		Contributing Building
15	Maintenance Garage 2	1913, addition 1939	Morse and Gibbon	Contributing Building
16	Upper Manito Playground	Ca. 1990		Noncontributing Structure
17	Upper Comfort Station	Ca. 1912	Chester A. Houghtaling	Contributing Building
18	Duncan Garden	1912	John W. Duncan	Contributing Site
19	Duncan Garden Fountain	1955	Whitehouse & Price	Contributing Object
20	Gaiser Conservatory	1912, 1974, altered 1988	Lord & Burnham	Contributing Structure
21	Administrative Offices	1912		Contributing Building
22	Service Shed	Ca. 1912	Chester A. Houghtaling	Contributing Building
23	Joel E. Ferris Perennial Gardens	1940	John W. Duncan	Contributing Site
24	Bear Cage Cleats	Ca. 1905		Contributing Object
25	Goat Hill	n.d.	[geologic feature]	Contributing Site
26	Loop Road Bridge	1937	WPA	Contributing Structure
27	Rose Hill and Gardens	Ca. 1920 - present		Contributing Site
28	Old Fashioned Rose Garden	Ca. 1920		Contributing Structure
29	Formal Rose Garden	1940 - 1953	Harold T. Abbott	Contributing Structure
30	Stone Staircase	1940		Contributing Structure
31	Stone Wall	Ca. 1905		Contributing Structure
32	Remnants of the Manito Park Zoo	Ca. 1905		Contributing Structure
33	Nishinomiya Tsutakawa Japanese Gardens	1960 - 1974	Nagao Sakurai	Contributing Site
34	Fence and Gates	1971		Contributing Structure
35	*Azumaya*	1973		Contributing Structure
36	Japanese Garden Comfort Station	1974	Ed Tsutakawa	Contributing Building
37	Lilac Garden	1912	John W. Duncan	Contributing Site
38	Manito Boulevard	1904		Contributing Site
39	Manito Park (overall site)	1904-1974		Contributing District

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Recreation and Culture
Politics and Government
Landscape Architecture

Period of Significance

1904–1974

Significant Dates

1888: Montrose Park Development Launched
1891: City accepts official donation of first park
1904: Manito officially dedicated to the city
1908: Improvements under Olmsted Plan begin
1974: Japanese Gardens complete

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Olmsted Brothers (Landscape Architects)
Abbott, Harold T. (Landscape Architect)
Sakuri, Nagado (Landscape Architect)
Houghtaling, Chester A. (Architect)
(see Table 1)

Statement of Significance Summary Paragraph

Manito Park and Boulevard in the Spokane, Washington is eligible for listing in the National Register of Historic Places (NRHP) under the MPD City of Spokane Parks and Boulevards (1891–1974) as a Community Park (Property Type II) with an attached Boulevard (Type IV). Used as a park as early as 1886, by 1891, when the city of Spokane began formally accepting donations of land for public parks, "Montrose Park", as it was originally called, was an established recreational area. The period of significance for Manito Park and Boulevard begins in 1904, when the park was officially dedicated to the city of Spokane, and continues through 1974, the date of Expo '74 and the completion of the Nishinomiya Tsutakawa Japanese Gardens, which marked the last major building campaign of the Park. Manito Park is locally significant for its associations with events that have made a significant contribution to the broad patterns of local history (Criterion A) and as a designed historic landscape (Criterion C). Manito Park and Boulevard is eligible for the NRHP under all three of the historic contexts defined in the MPD, including Early Parks (1891–1906), Spokane Board of Parks Commissioners and the Olmsted Influence (1907–1959), and Parks in the Modern Period (1960–1974).

Parks are evolving landscapes. As such, Manito Park and Boulevard retains integrity from its period of significance, even though it has been altered since its earliest days as a public park. Manito Park and Boulevard remains in its original location, and retains the park boundaries that defined it at the time of its donation to the City as Manito Park in 1904. The park and boulevard retain their original setting, surrounded by a fine residential neighborhood. The district also retains integrity of design, materials, and workmanship, as landscapes, gardens, passive and active recreational opportunities, and pleasure drives remain from every period of the park's evolution. The district retains integrity of feeling as it remains the city's primary community park since its inception. Furthermore, the park retains integrity of association, as its design continues to tell the story of its association with significant recreational, cultural, political, and architectural trends in Spokane's history.

Narrative Statement of Significance

The History of Manito Park: 1891–1907

Francis H. Cook arrived in Spokane in the late 1870s. A journalist by trade, Cook came to Spokane from Tacoma to found the city's first newspaper, the *Spokan* [sic] *Times*, which he ran for three years before selling the paper and purchasing land south of the city center for a farm.[33] Cook acquired 40 acres approximately 1 mile south of town and two blocks north of present-day Manito Park. His farm roughly encompassed lands between 9th and 14th Streets and between South Division Street and South Latawah Street.[34] Cook then began to acquire lands to the south of his original holdings, including the eastern half of what is now Manito Park.[35] Cook soon amassed a total of 680 acres. As early as 1884, the *Spokane Falls Review* called Cook's lands the future sight of Spokane Heights, a bluff-top development that would be "dotted and crowned with elegant suburban residences and villas."[36] As noted in the MPD, the article called the location healthy and beautiful, noting that Cook planned to "cut the ridge and crown of the hill into building lots at some future day."[37]

In the mid-1880s, Cook, by then the new president of the Washington and Idaho Fair Association, offered to host the county's first agricultural fair on his lands in 1886. As such, local opinion persists that the current site of Manito Park may have been the original fairgrounds, but the exact location of the fair remains under debate.[38] Regardless, in 1888, Cook

[33] Adapted from Doris J. Woodward, *The Indomitable Francis H. Cook of Spokane: A Man of Vision* (Spokane: Tornado Creek Publications, 2010), 19–30.
[34] U.S. Department of the Interior, Bureau of Land Management, patent details for Francis H. Cook, May 20, 1884, http://www.glorecords.blm.gov/details/patent/default.aspx?accession=WACAA 007034&docClass=SER&sid=n5xayg5s.3lc.
[35] Woodward, *Indomitable Francis H. Cook,* 32.
[36] "Spokane Heights: The Future Building Spot for Wealthy Spokaneites," *Spokane Falls Review*, February 16, 1884.
[37] "Spokane Heights: The Future Building Spot for Wealthy Spokaneites," *Spokane Falls Review*, February 16, 1884.
[38] The location of the original fair grounds is in dispute. Some local historians claim that the fair was held in Cook's Montrose Park addition, south of the Spokane River; others claim that it was held in Corbin Park, north of the Spokane River. Although the earliest location of the fairgrounds is unclear, an 1891 Sanborn Fire Insurance Map for Spokane, produced the year before Francis H. Cook offered parkland to the city, labels an L-shaped parcel approximately the size of four city blocks as "city park." The "city park" lots are located directly east of the current eastern border of Manito Park at Grand Avenue. The 1891 "city park" stretched east of Grand Avenue between E 16th and E 19th Avenues. This confirms that portions of Cook's property served as park lands as early as 1891, which makes it contemporary with Coeur d'Alene Park, the city's first park, accepted by Spokane in 1891.

subdivided his Montrose Park lands and began promoting them—before the City of Spokane had acquired its first public park—as a "mountain of roses" that would include "three parks, drives and walkways, miniature lakes and fountains."[39]

Like other real-estate developers south of the city center, Cook had to construct a means of conveying people from the city below to his lands atop the bluff. In 1888, Cook, with partner T. J. Dooley, established the Spokane & Montrose Motor Railroad Company to make the journey from downtown Spokane to the top of what became known as "Cook's Hill." It was the city's first motorized trolley.[40] From this point forward, the development's natural park lands, which included multiple springs, became a common picnic site, appearing in event notices and articles throughout the 1890s and beyond. One article in 1901 noted that "the juniors of the Salvation Army are holding their picnic at Montrose park. The picnickers left the city this morning at 9 o'clock to spend the entire day. Special arrangements were made with the Cook's Addition Car Line Company to run cars every 20 minutes for the entire day."[41]

An 1890 map of Spokane shows the Montrose Park addition as gridded, crossed with Cook's "motor line." A two-block rectangular section between 17th and 33rd Streets includes the eastern portion of Manito Park. A park called "Central Park" appears as part of the Montrose Park addition, but the map does not define its boundaries.[42] The 1890 map predates many park donations to the city, yet names them, suggesting that many of the city's early parks, including Manito Park, were already known recreational sites long before they were officially donated to the city. Other parks included Coeur d'Alene Park which appears in its current location; a lost park known as Dexter Park appears south of Manito Park; Cliff Park appears in its current location north of Manito Park; and the Washington and Idaho Fairgrounds are shown, by this time, north of the river.[43]

Owners of private parks were responsible for improvements. This arrangement changed in 1891, when the City of Spokane acquired its first public park. As early as 1887, real-estate developers J. J. Browne and A. M. Cannon offered Coeur d'Alene Park to the city in exchange for park improvements. The city officially accepted the park in 1891 and formed the first city park board to manage improvements like fencing. Cook soon followed suit. In 1892, Cook offered a total of 26 acres for parks and a reservoir to the Spokane County water commission, according to the *Spokane Daily Chronicle*.[44]

However, the Panic of 1893 stopped these plans. In 1893, railroads, banks, and other business faltered, the stock market plunged, and the county skidded into a dramatic economic depression. Cook forfeited his trolley line, all his lands, and his family's large home to avoid bankruptcy.[45]

Early in 1903, mining magnate Jay P. Graves and his business partners purchased Cook's lands. Graves's Spokane-Washington Improvement Company made plans to complete some of the work that Cook began. The Improvement Company soon announced plans for a residential development with three separate parks connected by broad boulevards.[46] These plans continued to evolve throughout 1903.

In summer 1903, engineer Otto Welle laid out a large residential plat consisting of 56 blocks with two main drives: Grand and Manito Boulevards. The *Spokane Daily Chronicle* described these roads as "running parallel with each other north and south, or lengthwise through the tract. Grand Street is being graded 75 feet in width and will have a double car track for the new Graves system. The boulevard will be 175 feet in width."[47] The article, which provides numerous details of the proposed development, further notes that there will be two parks in the plat: "The first of about 25 acres is bordered on the north by Seventeenth, the south by Twenty-first, east by Grand and west by the boulevard. This park contains what is now Montrose Park."[48] These boundaries roughly define the eastern portion of Manito Park today. "The second park," continued the article, "is just half a mile further south. The two are connected by the boulevard. This second park contains

[39] Chrisanne Beckner and Natalie Perrin, "National Register of Historic Places Multiple Property Documentation Form for City of Spokane Parks and Boulevards (1891–1974)," August 13, 2015, 5, on file with the Spokane Historic Landmarks Commission, City of Spokane, Washington.
[40] Woodward, *Indomitable Francis H. Cook*, 38.
[41] "Picnic at Montrose," *Spokane Daily Chronicle*, July 5, 1901.
[42] Map of the City of Spokane Falls, Washington, 1890, on file with the City of Spokane Department of Building and Planning.
[43] Map of the City of Spokane Falls, Washington, 1890.
[44] "A Free Reservoir Site, Mr. Francis H. Cook Offers the County Twenty-Six Acres of Land," *Spokane Daily Chronicle*, January 23, 1892.
[45] Woodward, *Indomitable Francis H. Cook*, 47–48.
[46] "Big Park Plan for Cook's Hill," *Spokesman-Review*, February 27, 1903.
[47] "It Is Named Manita Park," *Spokane Daily Chronicle*, July 31, 1903. The misspelling of the tract's name in this article continues to baffle historians.
[48] "It Is Named Manita Park," *Spokane Daily Chronicle*.

15 acres, and is bounded on the north by Twenty-seventh, the south by Twenty-ninth, east by Tekoa and west by Latawah."[49]

Negotiations for the development and its parks were still not complete, and the plan continued to evolve. A September 1903 article in the *Spokesman-Review* characterized the final park donation as a single park of 90 acres provided by various landowners, including the Spokane-Washington Improvement Company, Washington Water Power Company, and Frank P. Hogan.[50] The City of Spokane, in return, was obligated to bring two water mains to the site in support of development, to keep them supplied with water, to build a driveway 50 feet wide around the park, and to preserve the land and use it as a park forever.[51]

The second park, described above as the destination at the southern end of Manito Boulevard, was later developed as residential lots, which now feature large homes that face the mature trees lining Manito Boulevard.

At the time of the park's donation, officially accepted in 1904, Charles E. Balzer was serving as the City of Spokane's parks superintendent.[52] Balzer, who had previously worked as the city's florist, soon addressed Manito Park's natural topography by adding manicured lawns, whimsical plantings, and in 1906, the first exhibits of a park zoo that nestled into the park's natural contours and employed some basalt outcroppings as exhibit boundaries. Many of Balzer's additions, including his own residence and concession stand, early greenhouses, and other structures, including an arch over the park's entry, deteriorated over time and were either removed or replaced by the 1930s. However, during this early period, Manito Park came to be known as a beautiful, scenic getaway and became the subject of numerous photographs, as its many flowers bloomed profusely through the spring and summer.[53] According to contemporary historians Tony Bamonte and Suzanne Schaeffer Bamonte, "during Balzer's early years as superintendent, rapid changes took place in Manito Park attracting visitors by the thousands. People dressed in their Sunday attire, packed a picnic basket and gathered up the children to spend a day at the park. Beautiful flower gardens and floral sculptures adorned the park, and a growing zoo captured the attention of young and old alike."[54] Historic photos from the first decade of the twentieth century confirm the setting, including succulents and cacti; pathways lined with a profusion of flowers; lush topiaries shaped into whimsical subjects like walking elephants; cages and animal exhibits; a ball field; and a dance pavilion (destroyed by fire on June 28, 1902) near the shoreline of Mirror Lake—a larger version of today's duck pond. Basalt rubble rock structures, like the Owl Castle, an aviary with castellated turrets, may have been an early model for the basalt construction that characterizes the park to this day.[55] Balzer must have been resourceful: he also reportedly built the park's first playground equipment from former power poles.[56] This ingenuity, however, eventually lost him favor with the park board. In 1908, the Park Board cited Blazer's persistence in undertaking "park improvements of his own initiative" and failure to comply promptly with the orders of the Board.[57] Balzer was asked to resign from the role of superintendent the following year.

Manito Park under the Spokane Board of Park Commissioners, 1907–1960

Once Manito Park was officially dedicated to the City of Spokane in 1904, it came under the care of the city's parks board, a three-person body composed of the mayor, the president of the city council, and the city engineer.[58] This board served until 1907, when Aubrey L. White spearheaded an effort to amend the charter and establish a new Board of Park Commissioners. As White described, a board free of political influence: "It was evident that a political group, existing only as long as the administration remained in office, could not be expected to take a constructive attitude toward park affairs."[59]

This new board, modeled after a similarly structured one in Hartford, Connecticut, was made up of ten individual members serving terms of ten years each. The board, under White's presidency, was hugely influential in acquiring land for the City

[49] "It Is Named Manita Park," *Spokane Daily Chronicle*.
[50] "Big Park for the City," *Spokesman-Review*, September 25, 1903.
[51] "Big Park for the City," *Spokesman-Review*.
[52] Tony Bamonte and Susan Schaeffer Bamonte, *Manito Park: A Reflection of Spokane's Past* (Spokane: Tornador Creek Publications, 2004), 86.
[53] Bamonte and Bamonte, *Manito Park*, 89–100.
[54] Bamonte and Bamonte, *Manito Park,* 88.
[55] Bamonte and Bamonte, *Manito Park*, 89–100.
[56] Bamonte and Bamonte, *Manito Park*, 88.
[57] G.A. Sonnemann, F.E. Goodall, and A.W. Jones, letter to the Honorable Board of Park Commissioners, Spokane, Washington, August 6, 1908, Washington State Archives, Eastern Regional Branch, Eastern Washington University (hereafter WSA-ERB).
[58] City of Spokane, *Charter of the City of Spokane, Washington, Approved by the People at an Election Held March 24, 1891* (Spokane: W. D. Knight Company, 1896), sections 210–16.
[59] Aubrey L. White, "The Spokane Parks," *The Quarterly* 20, no. 3 (June 1932): 25–26.

of Spokane's park system. From this period on, the city's parks were not seen as individual elements, but as a system of interconnected, multifunctional units that served every type of person and were easily accessible from all locations in Spokane. According to a report released by the board in 1913, by that time, the new board "by purchase and donation have increased the public park area of Spokane from 173.1 acres to 1,934 acres."[60]

In these early years, White and the park board made two significant decisions that affected not only Manito Park but all parks in the City of Spokane system. First, White invited John Charles Olmsted of the Olmsted Brothers Landscape Architecture firm to visit Spokane in 1906 and subsequently produce a park plan to encompass the entire city of Spokane. John, who shared the management of his father's firm with his half-brother, Frederick Law Olmsted Jr. at that time, was the firm's landscape planner. He was also deeply involved in the planning of parks in many other areas of the Pacific Northwest. As noted in the MPD, John Charles designed the Portland park plan and the Seattle park plan, as well as the sites of both cities' world fairs.[61] Second, White hired John W. Duncan as park superintendent for Spokane; Duncan would ultimately serve from 1910 to 1942. Though his scope as superintendent was citywide, Duncan, working primarily from Manito Park, would usher in a new age of impressive architecture and landscape architecture at Manito Park that would endure until the present.

By the time John Charles Olmsted visited Manito Park, the site was already a beloved destination. Olmsted provided plans for three new City of Spokane parks as part of his 1908 report to the park board: Adams Park, Liberty Park, and Corbin Park. All three sets of designs called for water features, including ponds, lakes, and wading pools, and recommended plantings, winding walkways, and where possible, as in Liberty Park, croquet, tennis courts, and a ball park. Manito Park already included many of these amenities, including a popular water feature known as Mirror Lake, extensive plantings, walks, and some play equipment.

For Manito Park, Olmsted's plan, prepared with James Frederick Dawson (a partner in the firm), acknowledged, "the city is fortunate in possessing already a local park so large, so well situated, and so accessible as this." However, the plan noted the park's design was not harmonious-- the city had not prepared or followed a comprehensive plan for the park. The Olmsted firm recommended a number of changes, including improving the park's boundaries and enlarging it approximately 31 acres to the west; this plan never manifested. Other recommendations were more attainable. As mentioned in the MPD, the Olmsted plan recommended adding an "adequate playfield," and avoided losing the park's unique and characteristic rocky ledges and shelves to ill-advised and poorly designed lawns. The plan paid close attention to the city's many rocky basalt ledges, a feature of the park that remains visually interesting and unique today. It noted,

> The picturesque, weather-beaten ledges, especially interesting to city people used to tidy, clipped lawns and grass plots, appear to be in process of being gradually covered over with a thin layer of earth followed by grass. Here and there, pretty much at random, stiff flower beds have been formed. This scrappy method of procedure will result in many more or less isolated and ineffective little lawns, pleasingly irregular in outline and surface, but tending too much to extreme smoothness and stiffness of effect.[62]

Under Duncan, with the guidance of the Olmsted plan, Manito Park flourished. By March 1910, Duncan wrote to White his recommendations and early accomplishments. For Manito Park, he noted that "I have found much of it in general disorder and as soon as the weather will permit, I will have cleaned up all the rubbish which may be found littering up the place, especially near the Greenhouse and Zoo."[63] Duncan further noted that he was growing flowers from seed that would provide a show for the City of Spokane's parks in the future.[64] An April letter from Duncan to the board noted that he had collected many native shrubs at the Manito Park nursery. "This includes 1,000 Sumach—1200 Philadelphus—1500 Oregon Grape—1500 Wild Roses and 200 Willows, making a total of fifty-four hundred (5400- [*sic*] shrubs. The actual cost of collecting these shrubs was thirty-five dollars and seventy-five ($35.75) cents, and the cost of preparing the ground and planting was sixty dollars and fifty ($60.50) cents."[65] In June, Duncan requested further improvements, noting that the most important work for Manito was to rebuild the park's greenhouses. Duncan recommended that the zoo acquire a "larger variety of native animals and birds" and that the "ground at the extreme south end of Manito should be graded enough to

[60] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 9.
[61] Beckner and Perrin, "City of Spokane Parks and Boulevards (1891–1974)," 16.
[62] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 82–84.
[63] John W. Duncan to Mr. A. L. White, Spokane, Washington, March 7, 1910, Folder 26, Box 1, Parks Records Collection, Washington State Archives, Eastern Regional Branch, Eastern Washington University, Spokane, Washington (hereafter WSA-ERB).
[64] Duncan to White, March 7, 1910.
[65] John W. Duncan to Mr. George A. Sonnemann, Chairman of the Committee on Improvements, Spokane, Washington, April 5, 1910, Folder 26, Box 1, Parks Records Collection, WSA-ERB.

allow at least one ball field."[66] He also recommended, "some provision should be made for more tool- and store-room and for workshops for general repairs."[67]

By 1911, a special committee of the park board had agreed to order new greenhouses from the prominent greenhouse designers, Lord & Burnham, for a total of $9,100.[68] By 1912, the park board had also constructed a new toolshed and warehouse, also known as the head house, at the north end of the greenhouses. The building, constructed of rubble basalt, serves as offices for the park today.[69]

Duncan also improved the park's gardens in 1912. Previously, Balzer had located a source of rich, loamy soil in the park north of the current greenhouses. He extracted the soil over a long period, carting the dirt to other locations in Manito and other parks.[70] Duncan looked at the pitted landscape and envisioned a highly symmetrical "sunken garden"—a formal European garden with a long lawn crossed by a geometric pattern of walkways and flowerbeds. Duncan designed and created the Sunken Garden that year. From the greenhouses above, visitors could look down a wide staircase and over the beautiful and highly symmetrical garden. An edition of the *Municipal Journal* from 1912 claimed, "the City of Spokane, in conjunction with the park commissioners, has converted the low stretch of barren waste into a beautiful sunken garden, where dozens of species of flowers grow and where fountains of water play."[71] Today, the Friends of Manito describe the garden as 3 acres, "designed in a classical European Renaissance style with bilateral symmetry, a central water feature, and geometrical planting beds."[72] Duncan seeded other gardens that year, which continue to impress Manito Park visitors, including the park's lilac garden, founded with 128 lilac cultivars from Rochester, New York.[73]

Also in 1912, board president White traveled across the United States to visit parks in other cities, including Minneapolis, Washington, Boston, and Chicago. While numerous things impressed him, as he wrote to the park commissioners, some ideas, especially those employed in Minneapolis, struck him as models for Spokane. He noted that Minneapolis was not laying miles of macadam immediately, but instead, building graded clay and gravel roads to open new lands to visitors as quickly as possible. Roads were then paved a few at a time. As personal automobiles became increasingly common, White recommended Spokane do the same for its parkways and driveways.[74] "Next to that came the playgrounds," noted White. "I was much impressed with the method of development, and that is that they were putting in moderately good equipment, building an occasional clubhouse on the playgrounds of moderate and serviceable character, having arrangements for winter classes the same as summer."[75] Furthermore, in Boston, multiple playfields were located close together: "In the Franklin Field, there were 41 games of ball going on at the same time."[76] White noted the popularity of playgrounds for small children and the flexibility of open fields that would be useful for numerous different games.[77]

By 1913, the City of Spokane park system included many of Olmsted's ideas, as noted in a comprehensive report released to the public that year. This remarkable document details the history of the City of Spokane's parks, the work of the independent Board of Park Commissioners in its first six years, the character of all the parks the city managed and cared for. The document that has come to be known as the Olmsted Report.

By this time, Duncan's efforts on behalf of Manito Park were obvious. Photographs in the Olmsted Report featured the new "Tool House and Work Room," a long, single-story building of rubble basalt walls and multiple, paired, six-over-six-light, double-hung windows. A projecting central gable emphasized the building's classical symmetry and complemented the

[66] John W. Duncan to Mr. A. L. White, President Park Commission, Spokane, Washington, June 1, 1910, Folder 26, Box 1, Parks Records Collection, WSA-ERB.
[67] Duncan to White, June 1, 1910.
[68] Special Committee to the Board of Park Commissioners, Spokane, Washington, November 29, 1911, Folder 49, Box 3, Parks Records Collection, WSA-ERB.
[69] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 26.
[70] According to a brochure entitled "A Walking Tour of Manito Park," prepared by the Friends of Manito, Charles Balzer removed a total of "42,500 wagon loads of loam that were used in the gardens of all the city's parks." The brochure does not provide a source for this number.
[71] "Convert Barren Waste Into Sunken Gardens." *Municipal Journal & Public Works,* Volume 33, no. 16 (1912): 576.
[72] Friends of Manito, "A Walking Tour of Manito Park," Spokane, Washington, n.d., on file with City of Spokane Parks and Recreation Services.
[73] Friends of Manito, "A Walking Tour of Manito Park," n.d.
[74] Aubrey L. White to the Board of Park Commissioners, Spokane, Washington, June 19, 1912, Folder 25, Box 2, Parks Records Collection, WSA-ERB.
[75] White to the Board of Park Commissioners, June 19, 1912.
[76] White to the Board of Park Commissioners, June 19, 1912.
[77] White to the Board of Park Commissioners, June 19, 1912.

Sunken Garden and the park's new greenhouses, which were both a nursery and a showcase for visitors to enjoy.[78] Other photographs featured some of the many attractions that drew crowds to the nursery, including chrysanthemum and pelargonium displays and effusive, layered Easter displays.[79] Manito, said the report, was "the most popular park of the Department, the number of visitors being far in excess of any other city park."[80]

Other improvements noted in the 1913 report directly matched the recommendations of the Olmsted plan, which emphasized adding recreational opportunities to Manito: "The south end of the park, near Twenty-fifth Avenue and Tekoa and Bernard Streets, was graded and seeded, so that it is now ready for use for playfield purposes." Furthermore, "four new tennis courts were laid out and a bowling green constructed, and a lot of playground apparatus erected."[81] Mirror Lake, one of the park's most popular features, and one that dated from Cook's era, was also improved: "The lake at the north end of the park has always been an unsightly place, on account of the impossibility of keeping the water during the summer months. To obviate this, a concrete wall, founded on bedrock, was built all along the north and west sides of the lake. This has been a great improvement, as it has made the lake now a beautiful sheet of water, which in winter is a great mecca for skaters, a sport which was much enjoyed last winter."[82] Drives were laid out, roses were planted, beds filled, and picnic areas cleared. The character of Manito Park continued to solidify during the early years of the Board of Park Commissioners under President A. L. White and Superintendent John W. Duncan. Throughout its period of significance, Manito changed with the City's changing circumstances and evolved into a park known for its exceptional gardens.

As the Progressive Era began to wane, Duncan and White started to call for the removal of Manito Park's zoo in 1919, basing their recommendations on the Olmsted plan.[83] The zoo remained a popular feature of the park, however, though Duncan and the Park Board began to reclaim pieces of its land for other improvements. In 1923, for instance, a pond with an island that housed the swan house was filled, making space for a new café now known as the Park Bench Café.[84] Although the zoo remained for another nine years, in 1932, as the Great Depression deepened, jobs evaporated, and businesses collapsed. The *Spokesman-Review* editorialized on whether or not a zoo at Manito was worth the expense.[85] In October that year, the park board voted to shut the zoo down to save the expense of feeding and caring for the park's menagerie. Duncan was given two months to dispose of all the animals, and the park was free to envision new uses for the spaces previously dedicated to housing them.[86]

As Duncan claimed space for new gardens, monuments also became more common. In 1932, Spokane's Esther Reed Chapter of the Daughters of the American Revolution (DAR) donated a monument honoring President George Washington.[87] Also in the 1903s, a loop drive and an arched stone bridge, built by the WPA, were constructed near the park's northern end. In 1940, Duncan created the perennial garden north of the existing greenhouses and head house. Local historians Tony Bamonte and Suzanne Schaeffer Bamonte called it "an informal counterpart to Duncan Garden's formal style."[88] Duncan also planned "Rose Hill" before his retirement in 1942, though his plans would not be carried out until a partnership developed in 1947 between the City of Spokane Parks and Recreation Department and the Spokane Rose Society, spearheaded by Parks Superintendent (and designer of the formal rose garden) Harold T. Abbott. The garden now includes "150 varieties of hybrid tea, grandiflora, floribunda, and miniature roses," as well as what has affectionately been called an "old-fashioned rose garden."[89]

Duncan retired in 1942, but as Superintendent Emeritus he remained an honored and much-beloved caretaker for Spokane's most popular park. After his retirement, the Sunken Garden was renamed the Duncan Garden in his honor. Other gardens have also been renamed to honor many of the civic leaders who helped support Manito Park throughout its

[78] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 26.
[79] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 34–35.
[80] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 37.
[81] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 37.
[82] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 37.
[83] Aubrey L. White to the Board of Park Commissioners, Spokane, Washington, February 13, 1919, Folder 28, Box 2, Parks Records Collection, WSA-ERB.
[84] Bamonte and Bamonte, *Manito Park*, 98.
[85] "Is the Manito Zoo Worthwhile?" *Spokane Daily Chronicle*, August 2, 1932.
[86] Spokane Board of Park Commissioners. "Minutes of Regular Meeting of the Park Board: October 13, 1932," Spokane Board of Park Commissioners, Minute Book 4, WSA-ERB.
[87] Bamonte and Bamonte, *Manito Park*, 118. The Washington Monument was later moved to its current location.
[88] Bamonte and Bamonte, *Manito Park*, 123. In 1960 the garden was renamed in Ferris's honor.
[89] Friends of Manito, "A Walking Tour of Manito Park," n.d.

early years. For instance, the greenhouses, which were replaced in-kind in 1974, were renamed the Gaiser Conservatory for longtime patron Dr. David Gaiser.[90]

Manito Park in the Modern Period, 1960–1974

Parks are ever-evolving landscapes, and improvements continued at Manito Park throughout the period of significance. In 1961, the Spokane Rotary Clubs donated funds to construct an impressive picnic shelter with surrounding fire pits, charcoal grills, and picnic tables.[91] The City of Spokane also engaged in a Rose Hill Redevelopment Plan in 1965 and, as previously mentioned, replaced the park's aging greenhouses in 1974, both completed in time for Expo '74.

The Nishinomiya Japanese Garden, designed by noted landscape architect Nagao Sakurai, was also constructed during this time. Designed and constructed between 1965 and 1974 to honor Spokane's sister city, Nishinomiya, the garden opened in time for the World's Fair in Spokane.[92] As noted by the Friends of Manito, "various garden elements have been artistically placed in an asymmetric, strolling pond style, creating a beautiful garden in the Japanese tradition."[93] The garden has evolved over the years via donations from Nishinomiya, including features and plantings such as lanterns, shrines, and cherry trees.

The Japanese Garden, however, also saw changes due to internal mandates and competing visions. Sakurai, chief landscape architect and designer for the Imperial Palace in Tokyo for many years, completed his initial sketches in 1967. He envisioned a Japanese tea garden, with paths leading the visitor through a series of contemplative moments culminating at the tea house, a structure that was never built. Original design features such as the zigzag bridge, stepping stones, and upper trail supported his vision, though these have since been removed or closed off. Sakurai, who suffered a stroke while working on the garden in 1970 and passed away in 1973, never saw his vision complete. Before his death, Sakurai had returned to Japan, leaving the garden in need of a "finishing expert," a rare commodity and extremely hard to find outside of Japan.[94] However the Sister City of Nishinomiya made a nation-wide plea to obtain landscape artists to finish the Spokane project and the Tsushima Landscape Architectural Co. was eventually hired. [95] Company owner Masakazu Tsushima and two of his employees (Hirohiko Kawai and Shosuke Nagai) brought the garden to near completion in time for the opening of the World's Fair in 1974.[96].

Further refinements of the gardens came in 1988 when the park hired Masa Mizuno to build a new path. In lieu of a tea garden that lacked a tea house, Mizuno revised the garden into a more traditional strolling garden, with greater emphasis on the view corridors.[97] The gardens were officially named the "Spokane-Nishinomiya Gardens in 1976. In 2008 the name of the gardens were adjusted to honor businessman Ed Tsutakawa, whom was instrumental in the establishment of the gardens.

Manito Park continues to evolve, and to attract attention and visitors for its stunning floral displays, peaceful walks, outstanding recreational opportunities (including a second playground recently added), and history. As noted by the *Spokesman-Review* on the hundredth anniversary of the park's donation, "for 100 years, Manito Park has been the place where Spokane stops to take a whiff of the genus *rosa*. and just about every other kind of blooming thing. The land was deeded to the city on May 19, 1904, and this scenic patch of rocky outcrops, ponds and four natural springs has been the premier city park in Spokane ever since."[98]

Criterion A: Recreation and Culture (1904–1974)

Though the land first opened as Montrose Park in 1888, when real-estate developers donated Manito Park to the City of Spokane in 1904 it became the sixth park in the city's growing park system.[99] Manito Park is eligible for listing in the NRHP under Criterion A: Recreation and Culture as an excellent example of a community park first conceived as part of a wealthy residential development and then donated to the city and continually improved throughout the period of

[90] Bamonte and Bamonte, *Manito Park*, 112.
[91] Bamonte and Bamonte, *Manito Park*, 127.
[92] Tracy L. Rebstock, "Nishinomiya Tsutakawa Japanese Garden," Spokane Historical, http://spokanehistorical.org/items/show/113, accessed August 11, 2014.
[93] Friends of Manito, "A Walking Tour of Manito Park," n.d.
[94] "City's Japanese Garden Needs Finishing Expert," *Spokane Daily Chronicle,* June 20, 1973. 7.
[95] "Japan Gardeners to Arrive" *Spokesman Review*, August 14, 1973.
[96] "Japan Garden: A Flower Blooms," *Spokane Daily Chronicle*, January 26, 1974.
[97] Robert Herold, "Lost in Translation?", *The Pacific Northwest Inlander,* September 19, 2012.
[98] Jim Kershner, "At 100 with Nature," *Spokesman-Review*, May 16, 2004.
[99] A. L. White to the Board of Parks Commissioners, Spokane, Washington, June 1, 1908, WSA-ERB.

significance (1904–1974). Manito Park and Boulevard is considered Spokane's most popular park and has provided residents and visitors with walkways, play areas, gardens, a pleasure drive, and other attractions for more than 100 years.

In the last half of the nineteenth century, park designs underwent a significant revolution. Cities began to develop large urban parks, many of which developed not as individual sites but as systems of parks and boulevards designed to fully serve all the growing segments of a city. Significant parks and park systems from this era that reflect this revolution include: New York City's Central Park, constructed between 1858 and 1861 and designed by Frederick Law Olmsted Sr. and Calvert Vaux; Boston's Emerald Necklace, a connected park system designed by the various Olmsted partner firms between 1878 and 1895; George E. Kessler's Kansas City park system, first designed in 1893; and Frederick Law Olmsted Sr.'s landscape design for the Chicago World's Fair, held in 1893.[100] These parks and park systems were designed as beautiful respites for regular working-class Americans who spent most of their days in gritty, dirty, industrial cities.

Manito Park began as an informal spot for walks and picnics—a wild, almost undevelopable, rocky landscape high above the city of Spokane on a southern bluff. When it was donated to the City of Spokane in 1904, it was developed as a linked park and boulevard. Development in the park itself preserved its most significant topographical features, including water features (Mirror Pond), views (Flag Hill), greenswards, and dramatic basalt ledges and outcroppings that continue to characterize the park today. Manito Boulevard, which provided a link between the park and the former Spokane Country Club to the south, was lined with trees and continues to be used as a pleasure drive.

In 1908, Olmsted Brothers Landscape Architects, specifically John Charles Olmsted and J. Frederick Dawson, provided guidance for the development of a park system in Spokane, and included specific recommendations for Manito Park, some of which would guide the park's development throughout the twentieth century.[101] The Olmsted Report adhered to the design principles of Olmsted Sr., but emphasized playgrounds and ball fields that provided people with opportunities for exercise and games. Throughout the period of significance, Manito Park developed under the philosophies of both Olmsted generations. The naturalistic portion of the park features walkways, views, a loop drive and bridge, and rubble basalt buildings and structures that highlight Spokane's unique topography. Other portions of the park, including greenswards, feature playgrounds, ball fields, picnic shelters, tennis courts, a hill for sledding, and a popular duck pond that freezes over each winter, much to the delight of local ice skaters.

Under successive park superintendents, Manito Park has continued to evolve, offering an ever-greater number of activities and attractions. The park continues to fulfill its original mission and entice the people of Spokane out into the fresh air where they can retreat from the busy city, walk, play, and appreciate the unique character of Spokane's dramatic topography.

Criterion A: Politics and Government (1904–1974)

Manito Park and Boulevard is also eligible for listing in the NRHP under Criterion A for its association with broad trends in Spokane's political history. Manito Park was developed under the influence of the City Beautiful Movement and under Spokane's Board of Park Commissioners, headed by President Aubrey L. White. The park is a standing monument to the work of the City of Spokane parks superintendents including Charles E. Balzer, John W. Duncan, and Harold T. Abbott.

In the early years of the twentieth century, the City of Spokane's park system was evolving. White, a dynamic advocate for parks, was the first president of the city's Board of Park Commissioners, a highly influential, independent, ten-member board tasked with acquiring land, improving parks, and promoting the city's park system. After the Olmsted Brothers submitted a parks plan for Spokane, the board implemented that plan. The board adhered in their work to the tenets of the City Beautiful Movement, including the democratic idea that parks should be accessible to all citizens and to the idea that parks were, in and of themselves, instruments for improved health and well-being. Under the board, parks throughout Spokane developed to provide the greatest access to fresh air and exercise to the greatest number of residents and designed to be aesthetically beautiful, clean, and worthy of city pride.

Under the parks board and the Olmsted plan, Manito Park developed into the city's primary community park, the epitome of the City Beautiful ideal. Charles E. Balzer, an early park superintendent, took up residence in Manito Park, established the park as the location of the city's greenhouses, built the park's first playground equipment, established elaborate gardens, and brought in animals for the park's early zoo.[102] John W. Duncan replaced Balzer, perhaps Spokane's most prominent park superintendent. Duncan established the city's nursery at Manito Park, added impressive structures,

[100] Beckner and Perrin, "City of Spokane Parks and Boulevards (1891–1974)," 9.
[101] Spokane Board of Park Commissioners, *Report of the Board of Park Commissioners*, 71.
[102] Bamonte and Bamonte, *Manito Park*, 86–100.

including greenhouses and the head house, and then designed and constructed some of the city's most impressive gardens, including a lilac garden, the Joel E. Ferris Perennial Garden, and a formal sunken garden now known as Duncan Garden.[103] Subsequently, Harold T. Abbott followed Duncan; he helped finalize Duncan's plans, including those for Manito Park's Rose Hill.[104] The park continued to improve in the modern period, when the City of Spokane Parks and Recreation Department added new greenhouses and community members helped establish the well-loved Japanese Garden.[105]

Criterion C: Landscape Architecture (1904–1974)

Manito Park and Boulevard is also eligible for listing in the NRHP as a designed historic landscape under Criterion C: Landscape Architecture. Under the guidance of the Olmsted Brothers, Aubrey L. White, the Board of Park Commissioners, and a century of dedicated parks professionals, Manito Park and Boulevard has evolved into a landscape whose design is itself a work of art. Manito Park did not develop under a park plan but in response to changing priorities in park design. Initially a beautiful landscape providing unique opportunities for the public to get out into the fresh air, Manito Park evolved into a showplace featuring stunning gardens and well-stocked greenhouses, a variety of passive and active recreational opportunities, and walks and drives that highlight the site's topography, views, and unique collection of flora and fauna. Evidence of early craftsmanship remains visible in the design of Manito Boulevard and the architectural distinction of buildings and structures like the head house (administrative offices building), bridge, restrooms, and other service buildings, all constructed in the basalt rubble rock style from 1912 through the 1970s. Manito Park gardens, including Duncan Garden (1912), Lilac Garden (1912), Rose Hill and Garden (ca. 1920–1940), Joel E. Ferris Perennial Garden (1940), and Nishinomiya Tsutakawa Japanese Garden (1974), are sites that highlight the workmanship of early park designers.

Significant landscape features throughout the park were present from the beginning, when the relatively flat topography of the wide Spokane River valley prairie developed after repeated glacial events during the Pleistocene epoch. The basalt bedrock formed during the Miocene epoch, as successive flows of lava covered over 20,000 square miles (mi) in Washington, Oregon, and Idaho, was later deposited with lenses of outwash sands and gravels during the draining of Glacial Lake Missoula and the formation and draining of Glacial Lake Columbia. For early European American settlers, these soils were ideal for growing grains such as wheat and barley. Later developers like Francis H. Cook, however, found the irregular basalt formations unsuitable for the standard 50 x 100 ft. lots of suburban residential landscapes.

The landscape reflects Cook's early contribution to Manito Park and Boulevard. Early logging efforts left the area practically barren, a fact visible in early photos (see Figures Continuation Sheets below). Selective groupings of native ponderosa pines and other trees unsuitable for logging left on the landscape then grew into the towering evergreens scattered throughout the park and gardens today. The basalt formations considered unsuitable for development by both Cook and Jay P. Graves were eventually revered and incorporated into early park design and the Olmsted Report. Early Montrose Park, with its wild roses, was also a harbinger of the delight later generations of Spokane residents came to take in the designed landscapes of Rose Hill and Garden. Manito Boulevard, designed as a central landscape within an upscale residential neighborhood, reflects the development plans of both Cook and Graves and their partnerships with the City and other entities.

The almost organic nature in which the landscapes of Manito Park have evolved represent multiple iterations of landscape architecture theory. The turn of the twentieth century, emphasized in the United States by the classical revival movements reflected in City Beautiful and other architectural design, gave rise in 1912 to the formal sunken gardens known today as Duncan Garden. Charles Balzer, an early Manito caretaker, literally carved the foundation for Duncan Garden from the earth. Later formally realized by John W. Duncan, the garden now bears Duncan's name.

At the turn of the twentieth century, architecture and landscape architecture were no longer influenced solely by the classics. The National Park Service fostered a new generation of landscaper designers and architects using a rustic style characterized by local materials and sweeping vistas. In Spokane, swaths of basalt made a spectacular building material, utilized on buildings and structures in Manito as early as 1912. The rustic, mortar method of basalt rubble rock construction was also used to define planters in the Old-Fashioned Rose Garden and other areas of the park, and would later be mimicked in applied veneers on buildings and structures throughout the park.

Under Duncan's direction, by the 1930s the Olmsted Report heavily influenced and guided Manito Park improvements. When the zoo closed many of the sweeping paths from this era remained. Where Balzer had utilized the geologic outcroppings of basalt for animal enclosures or otherwise covered them with lawn, Duncan reestablished these natural

[103] Tracy L. Rebstock, "Duncan Gardens," Spokane Historical, http://spokanehistorical.org/items/show/25, accessed February 9, 2015.
[104] Bamonte and Bamonte, *Manito Park*, 113.
[105] Bamonte and Bamonte, *Manito Park*, 125.

features as essential components within the decorative landscape. Cook's logged landscape was evolving with new plantings, and the sweeping vistas from the tops of outcroppings such as Flag and Goat Hills were cultivated to be, if less expansive, no less majestic in their views to the various areas of the gardens. The end of the 1930s also brought new plantings and a more established Lilac Garden, an informal taxonomic (the science of categorizing by classification) display of the species.

By contrast, in 1940, Duncan introduced his concept for the Formal Rose Garden, which ultimately led to the formation of the Spokane Rose Society and, in June 1948, collaborative planning for the new garden. Planting began in 1949, with as many as 250 of the first rose bushes donated by nationally recognized plant suppliers Jackson & Perkins, who continued to be a benefactor of the garden through the 1960s. The garden was officially completed in June 1953, at which time the garden featured over 1500 plants.[106] The formal rose gardens were surrounded over the years by various other taxonomic groupings, including fuchsias and dahlias.

Later garden additions, such as the Japanese garden begun in the late 1960s, spoke to interests of the time and introduced new concepts in landscape architecture. The designer for the gardens was noted landscape architect Nagao Sakurai. He was the first landscape architect to graduate from the Imperial University of Japan, and was Chief Gardener at the Imperial Palace in Tokyo for 20 years. A well-known landscape architect in Japan, he was selected by the Japanese Government to design the Japanese Exhibit at the 1939 Golden Gate and New York International Expositions (1939). After the Expo he returned to Tokyo, but later immigrated to the U.S. in the 1950s. One of his earliest commissions was the design of a garden called Shikyeon (now known as the Hannah Carter Japanese Garden), completed in 1962 for Gordon Guiberson in Los Angeles. This successful commission, on which he collaborated with Kyoto garden designer Kazuo Nakamura, helped jumpstart his career. Sakurai became one of the leading post-war designers of Japanese gardens in the country at a time when Japanese culture was just beginning to regain acceptance after World War II. Sakurai's projects include the Japanese Tea Garden in Central Park, San Mateo; the Zen Garden in Golden Gate Park, San Francisco (1953); and the Japanese Rock Garden, Micke Grove Regional Park, Lodi (1965). The Spokane garden was his last project.

Manito Park, in essence, can be viewed as its own taxonomic display of gardens. Natural, formal, and informal gardens; groupings by species or requirements (for example, rose vs. shade gardens); collections designed to attract fauna (butterfly garden); or expansive lawns designed for passive or active recreation all have a place in the park. As such, Manito is not associated with any one trend or school of theory in landscape architecture but has embraced over a century of ideals and is still evolving. Significant topographical features interwoven into the broader designed landscape enabled working- and middle-class families of the past and present to recreate in fresh air and open environments. Rather than being viewed as a single work of art, Manito Park and Boulevard represents itself as a gallery of landscape architecture open to all.

[106] "Dream Moves Into the Realm of Reality at Rose Hill Show," *Spokane Daily Chronicle,* June 24, 1953. 10.

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property 90 acres
(Do not include previously listed resource acreage.)

UTM References ____NAD 1927 or X NAD 1983

Table 2. UTM points for nominated boundary – Exact Boundaries.
Point numbers in the table below correspond to points on Map 1.

Point Number	North	East
1	5276370	469379
2	5275910	469486
3	5275840	469346
4	5274480	469385
5	5274490	469367
6	5275860	469315
7	5275980	469186
8	5275460	469248
9	5275460	469107
10	5275530	469020
11	5275880	468993
12	5275880	468705
13	5276060	468708
14	5276060	468812
15	5276100	468814
16	5276100	468879
17	5276160	468882
18	5276160	468993
19	5276270	468994
20	5276270	469099
21	5276360	469106

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1	47°38'19.07"N	117°25'0.73"W	3	47°37'19.84"N	117°24'27.64"W
2	47°38'22.74"N	117°24'28.06"W	4		

Verbal Boundary Description (Describe the boundaries of the property.)

The park is bounded on the north by East 17th Avenue, on the east by South Grand Avenue and (south of East Manito Place) South Tekoa Street, and on the south by East 25th Avenue. The western boundaries of the park step northeast to southwest from East 17th Avenue south on South Division Street to West 18th Avenue; south on Browne Street to West

19th Avenue; south on South McClellan Street to West 20th Avenue; and to South Bernard Street (the westernmost boundary) south to West 21st Avenue, before cutting east to South Park Drive and south to East 25th Avenue. The boundary also includes the central parkscape east of the park bounded by the north and southbound lanes of South Manito Boulevard from East Manito Place south approximately thirteen blocks to East 35th Avenue.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of Manito Park (as of January 2015) and the segment of South Manito Boulevard between Manito Park and West 35th Avenue were selected because they best represent the boundaries of the park within its significant historic contexts and the period in which significant park features were built.

11. Form Prepared By

name/title Natalie K. Perrin and Chrisanne Beckner, with research from Lynn Mandyke (Spokane Landmarks)

organization Historical Research Associates, Inc. (HRA) date August 17, 2015

street & number 909 N Beech Street, Suite 210 telephone 503-247-1319

city or town Portland state OR zip code 97227

e-mail nperrin@hrassoc.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** None

Photographs:

See Photograph Continuation Sheet and Sketch Map

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

name City of Spokane

street & number 808 West Spokane Falls Boulevard telephone 509-625-6200

city or town Spokane state WA zip code 99201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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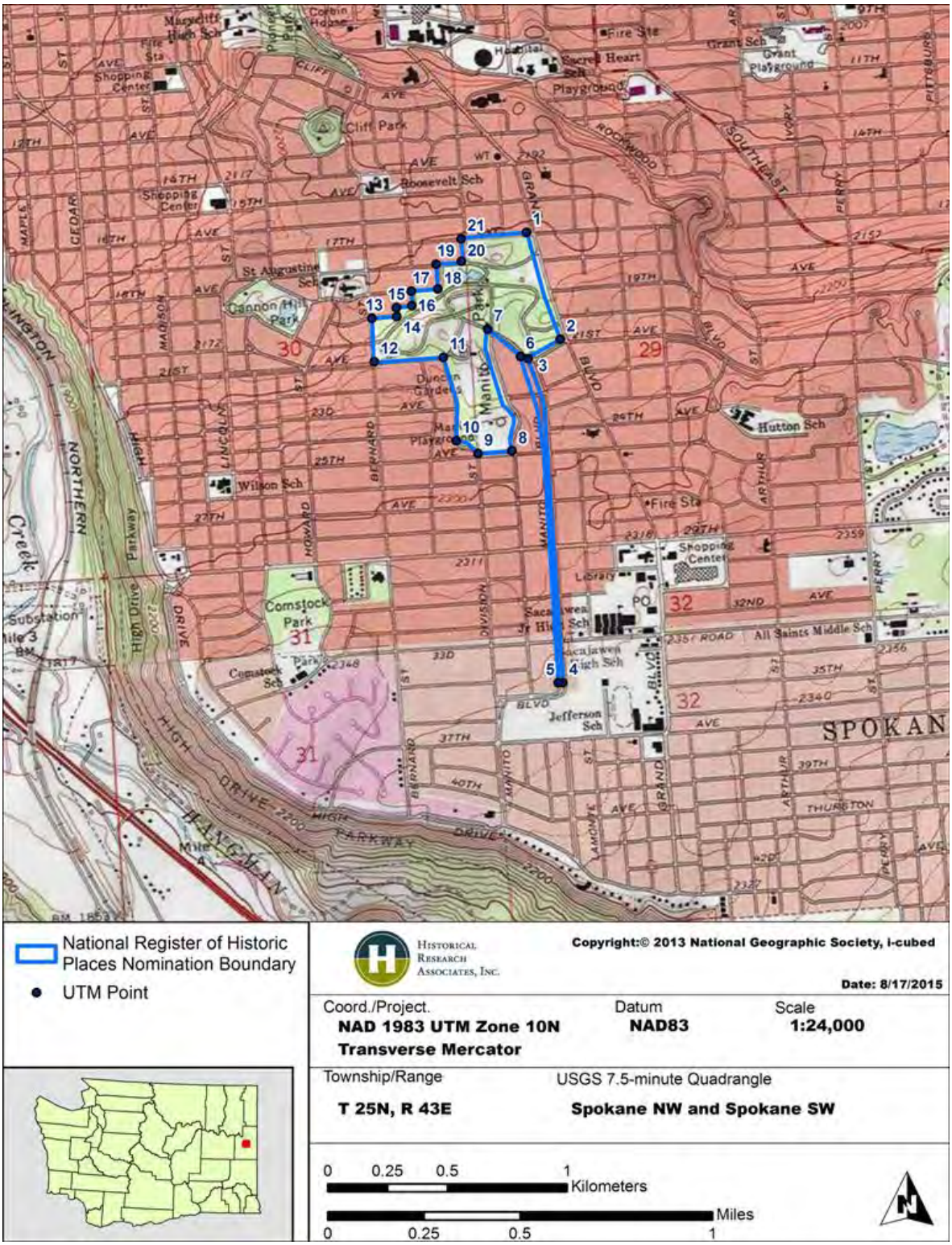
Maps Continuation Sheet

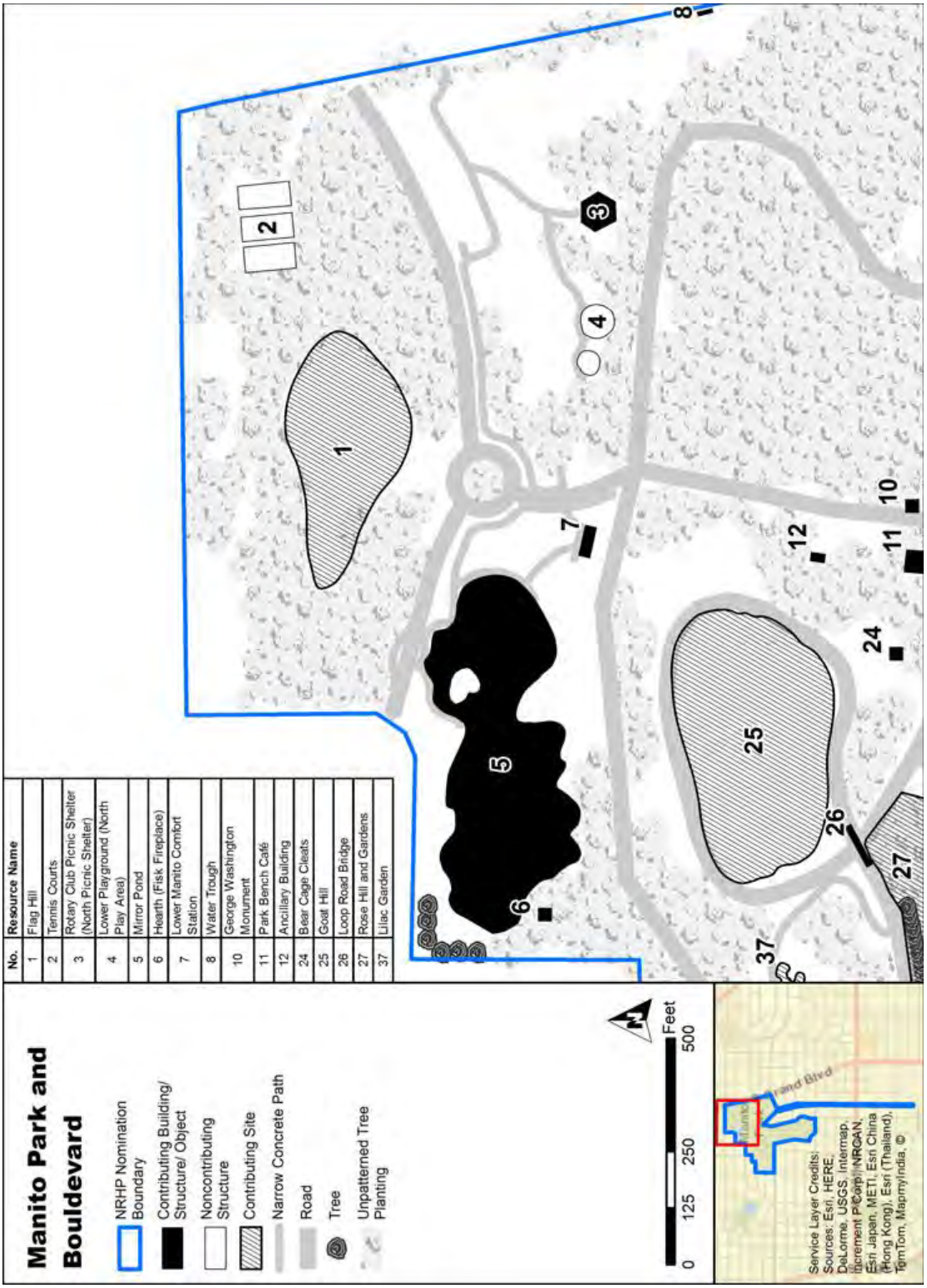
Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

1	47°38'19.07"N	117°25'0.73"W	3	47°37'19.84"N	117°24'27.64"W
	Latitude	Longitude		Latitude	Longitude
2	47°38'22.74"N	117°24'28.06"W	4		
	Latitude	Longitude		Latitude	Longitude

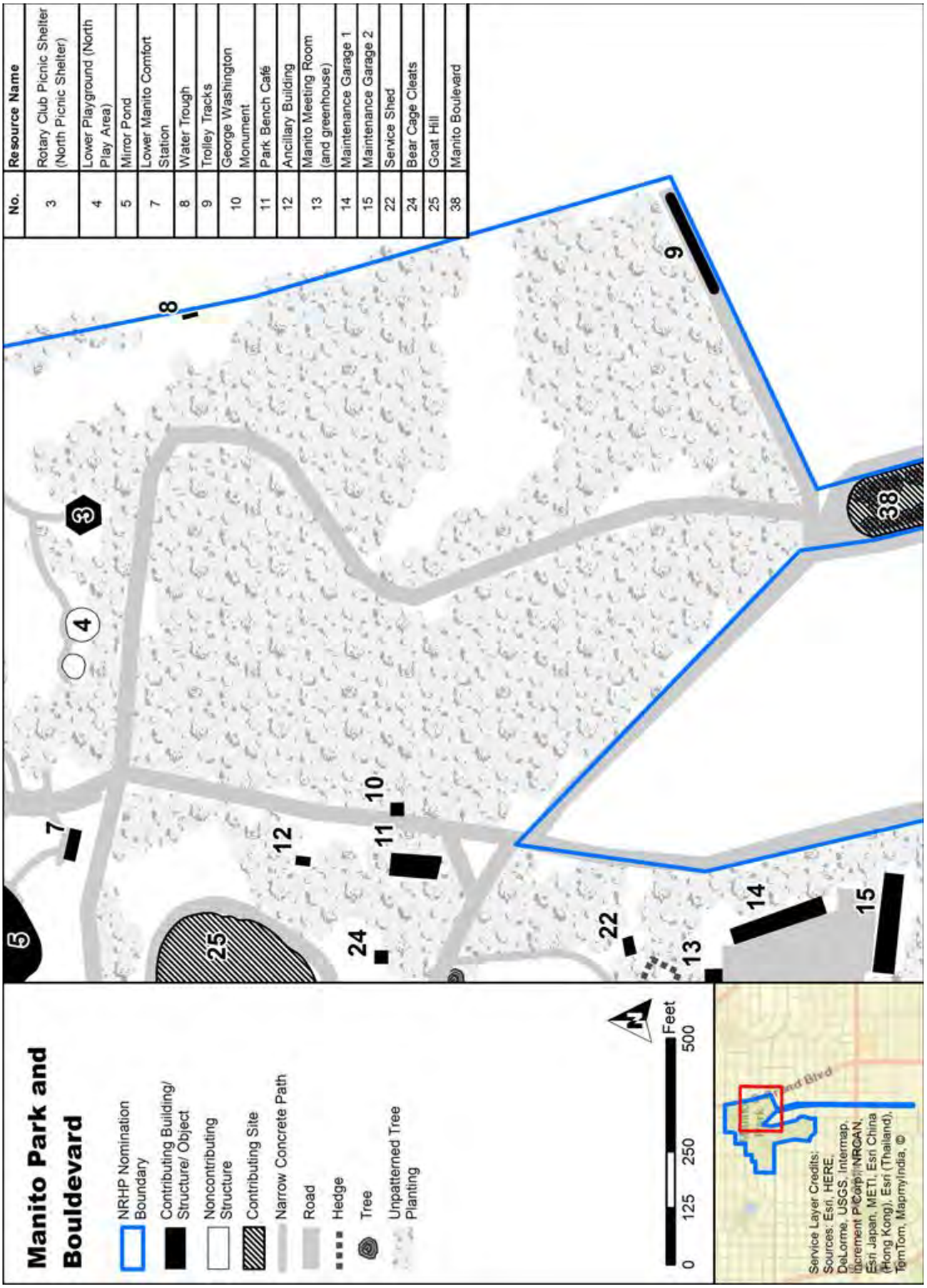
Map 1. Google Earth map of the National Register nomination boundary for Manito Park and Boulevard. UTM points match with those listed in Table 2 in Section 10.



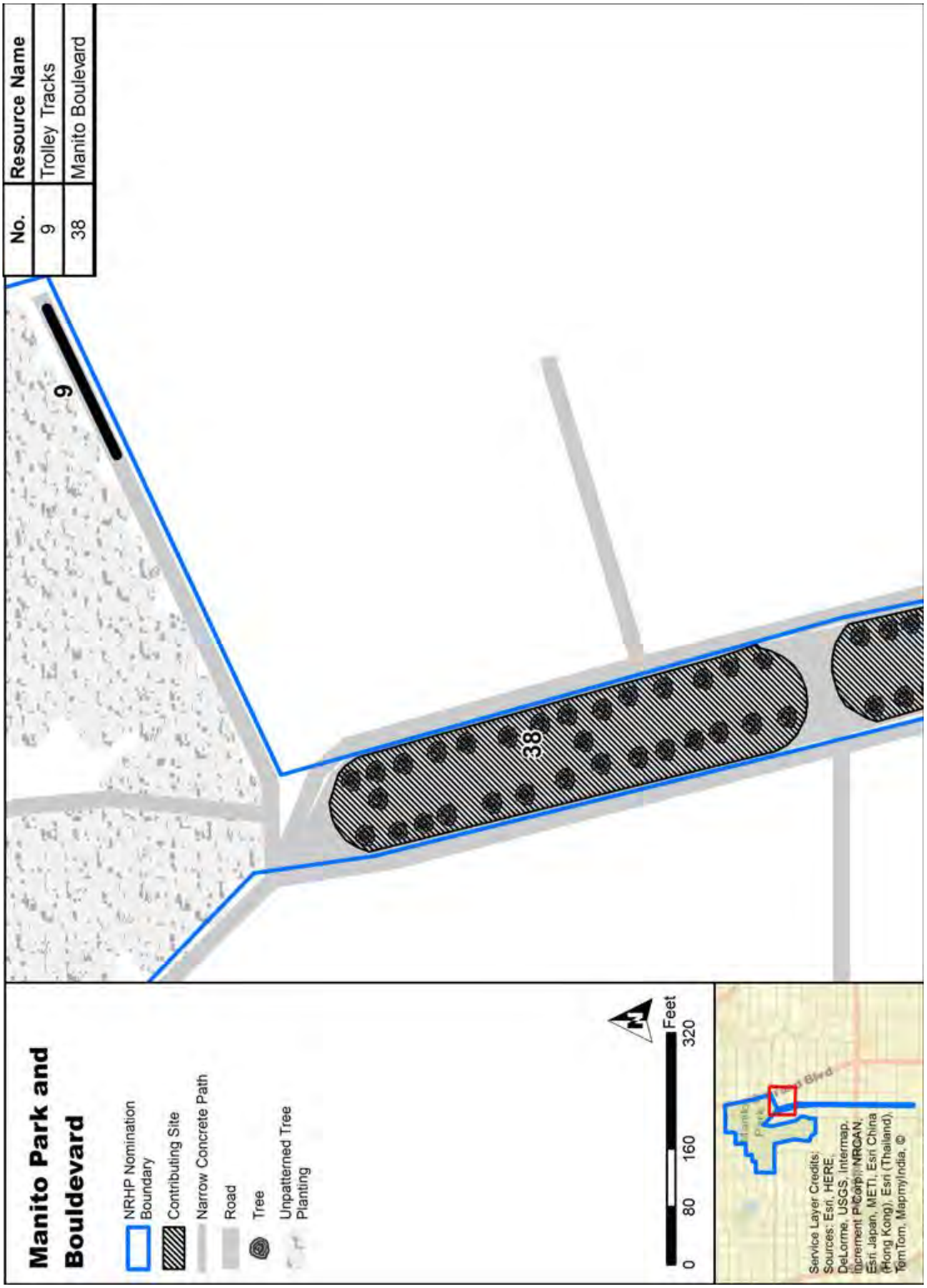
Map 2. Topographical map of the National Register nomination boundary for Manito Park and Boulevard. UTM points match with those listed in Table 2 in Section 10.



Map 3. North section of Manito Park, showing Mirror Pond, Flag and Goat Hills, and other buildings and structures.

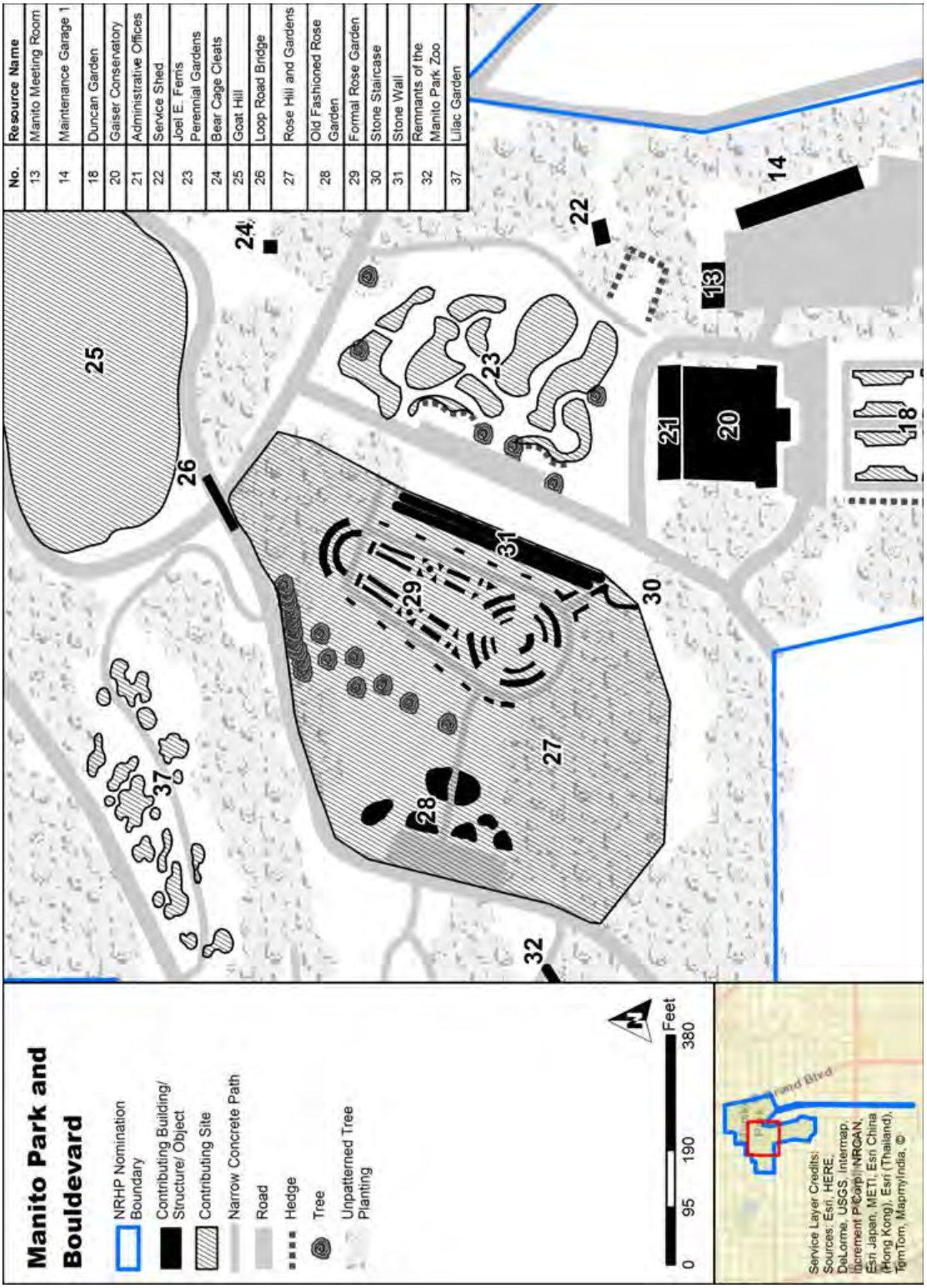


Map 4. Eastern edge of Manito Park and northern extent of Manito Boulevard.

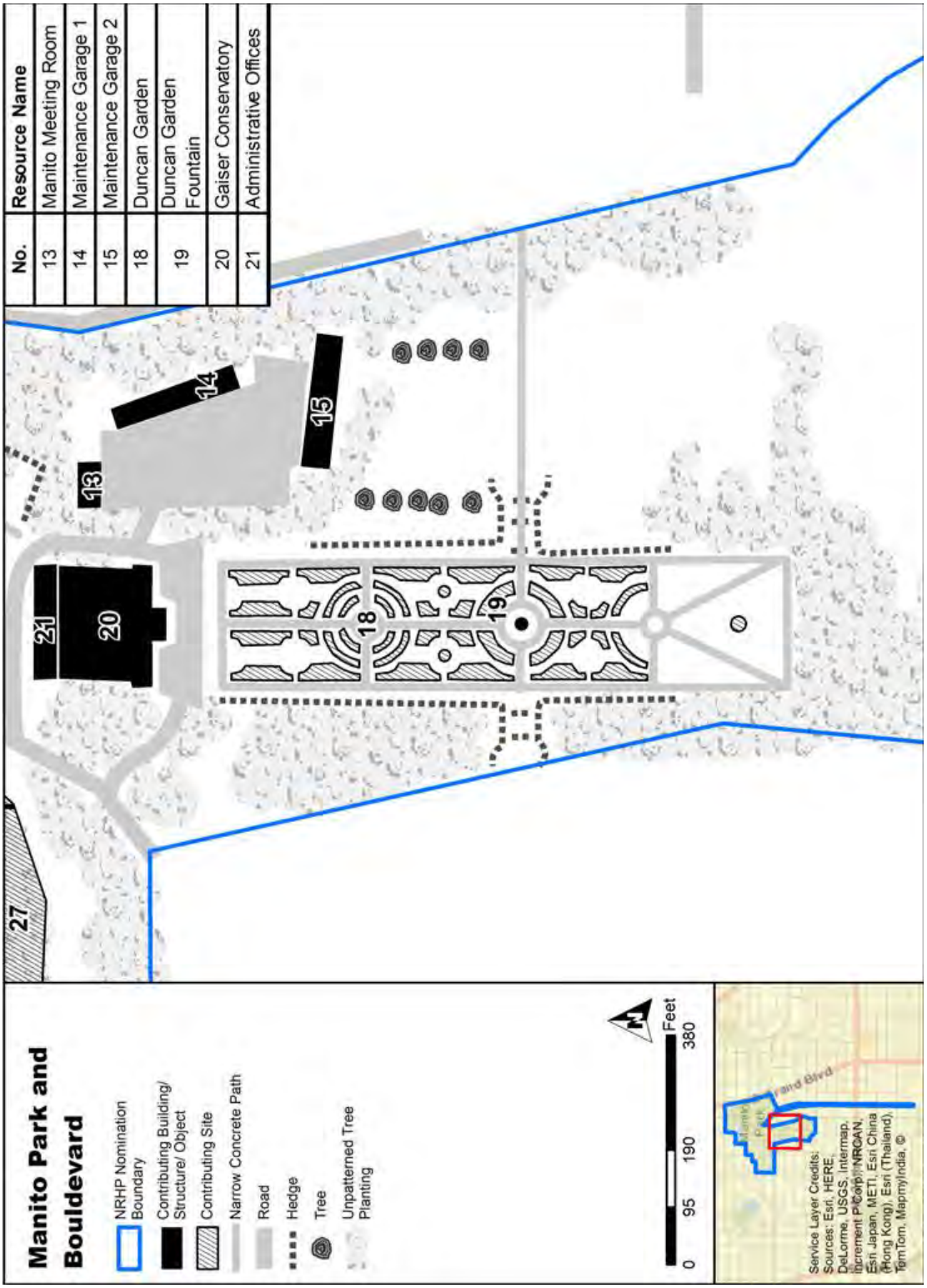


No.	Resource Name
9	Trolley Tracks
38	Manito Boulevard

Map 5. Detail of landscape treatment of Manito Boulevard.



Map 6. Detail of the center of Manito Park, showing Rose Hill, Joel E. Ferris Perennial Gardens, and sections of the service complex buildings and structures.



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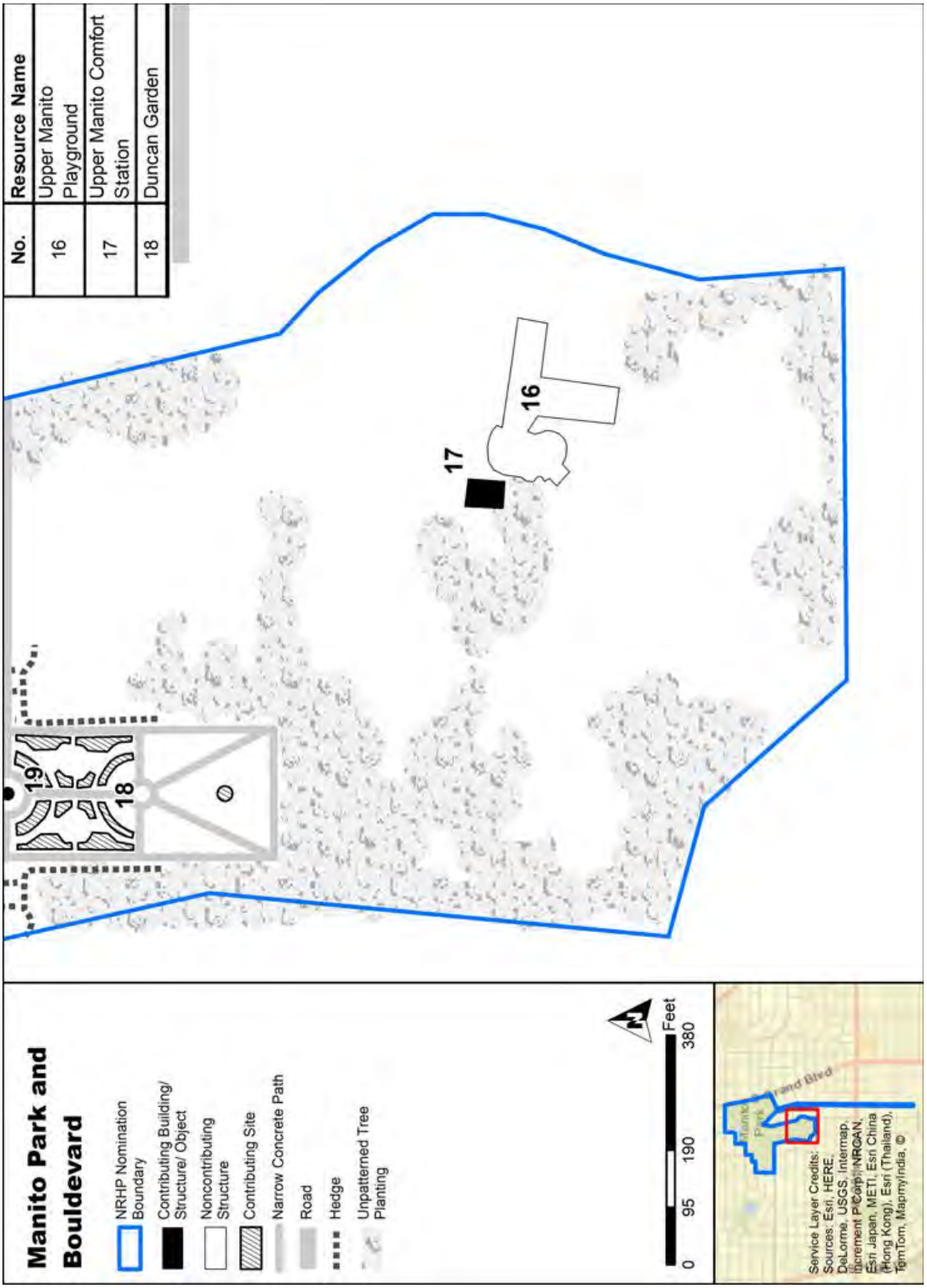

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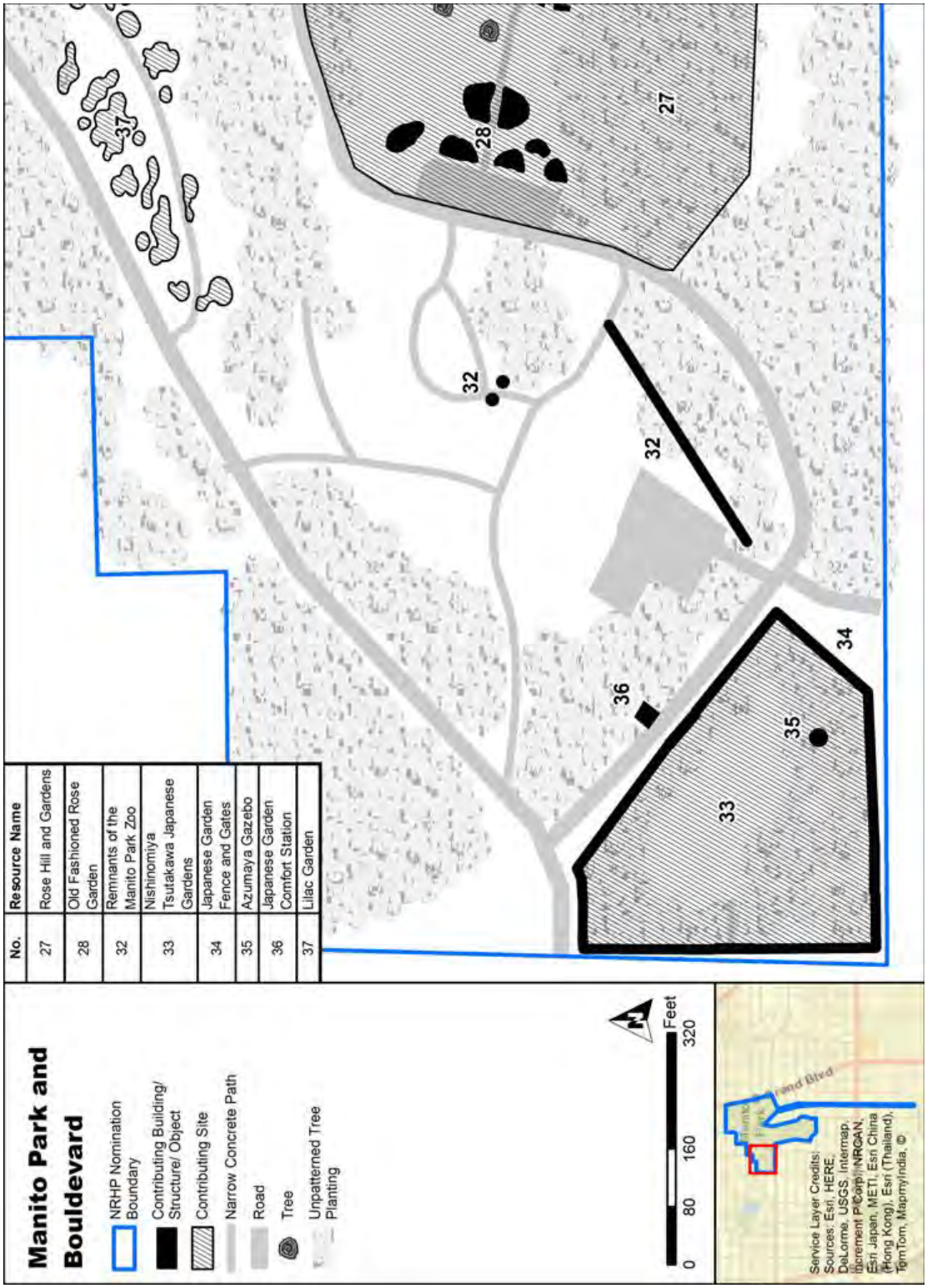

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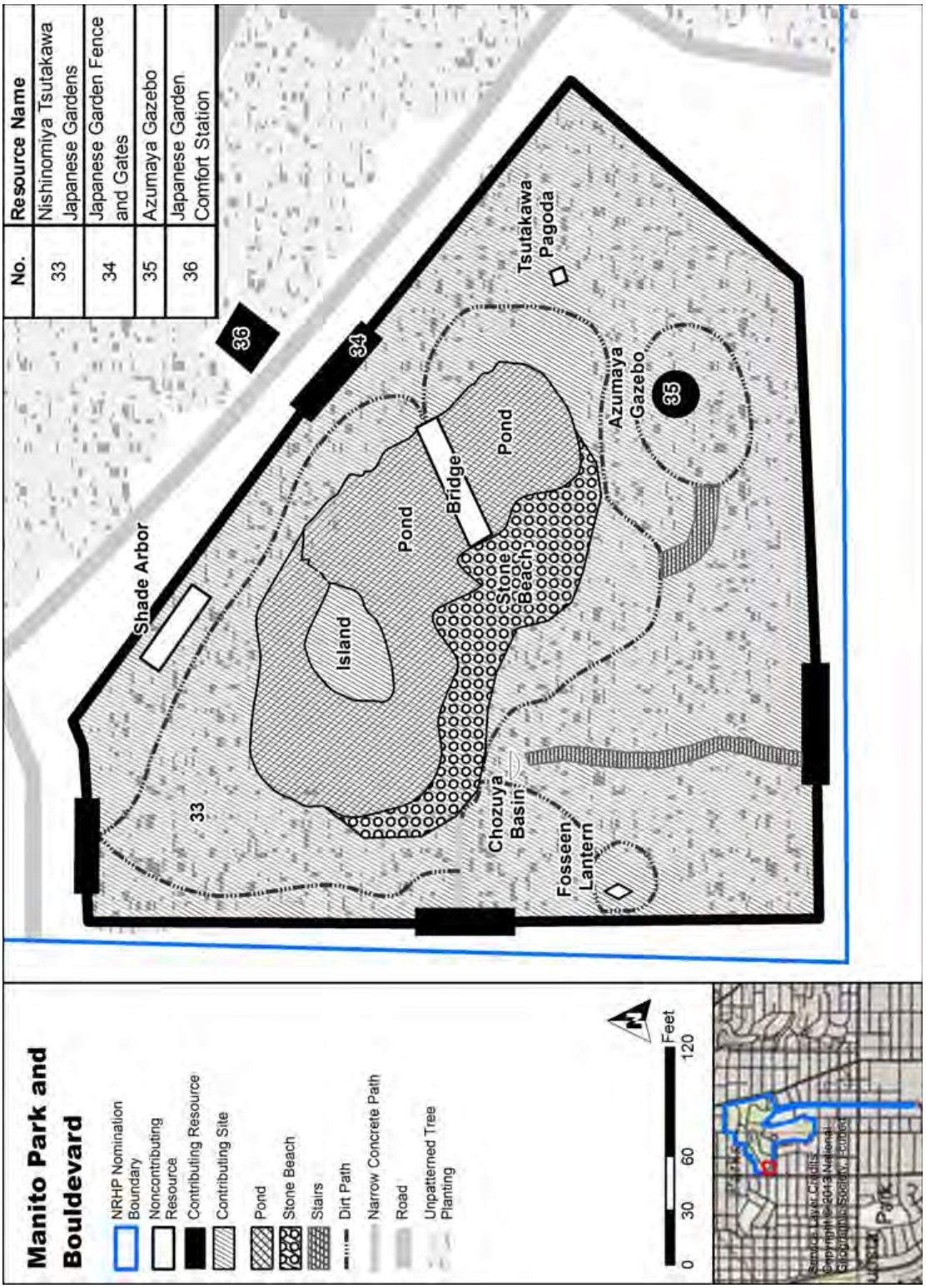

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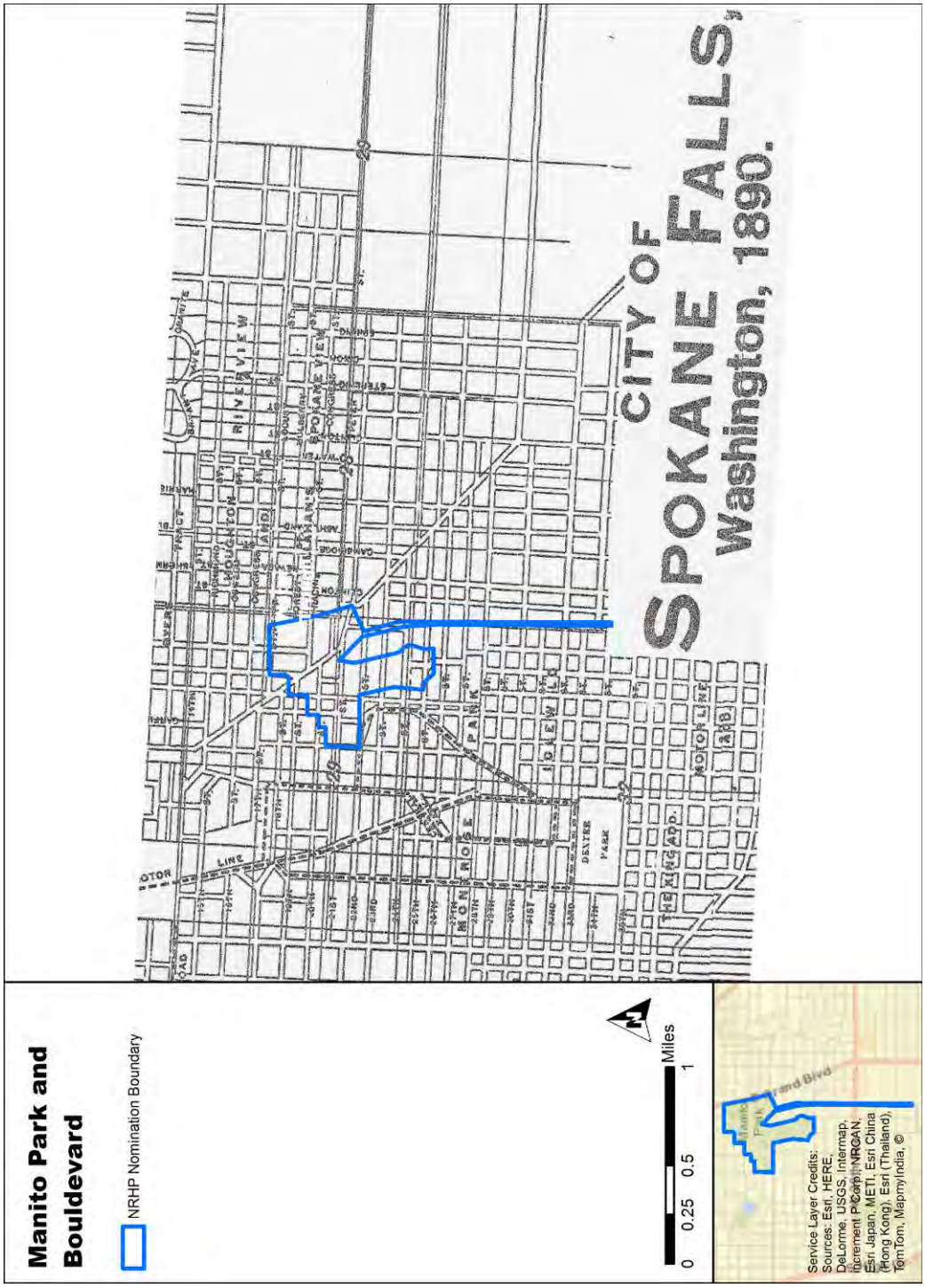

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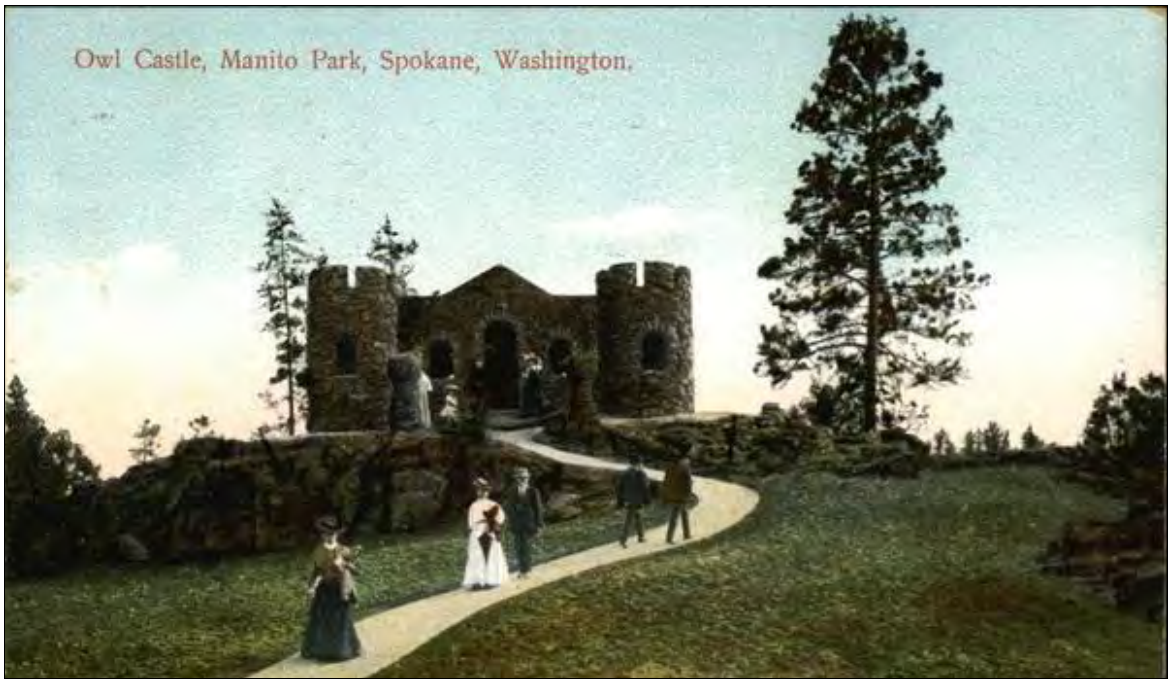

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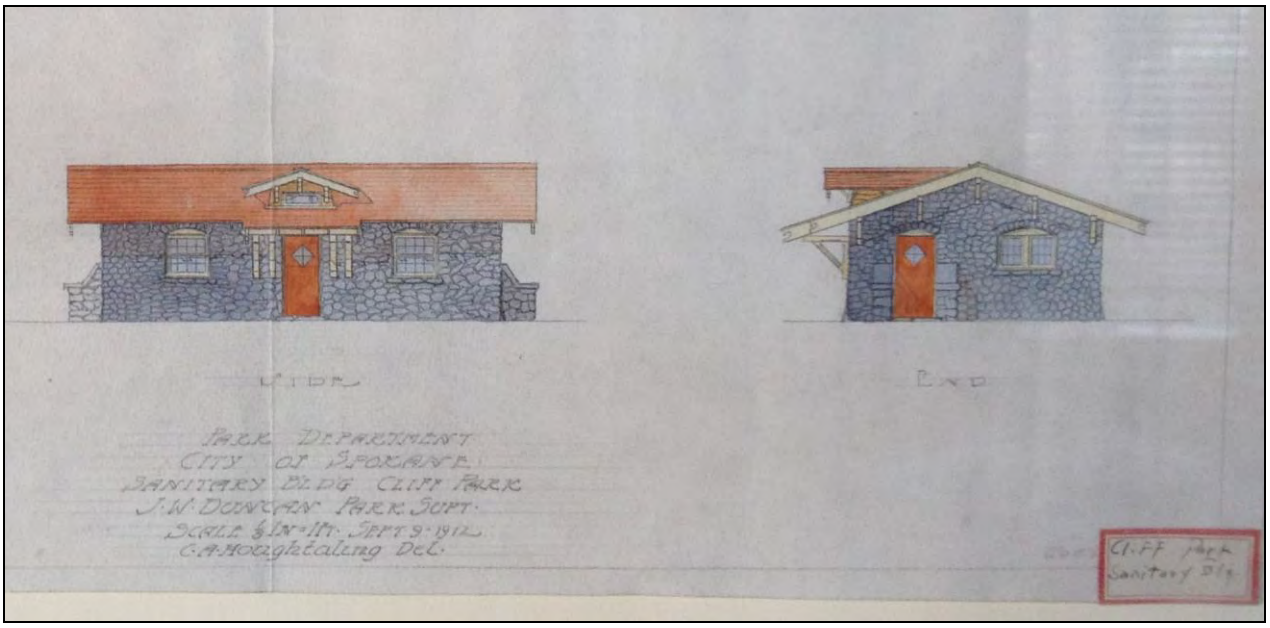

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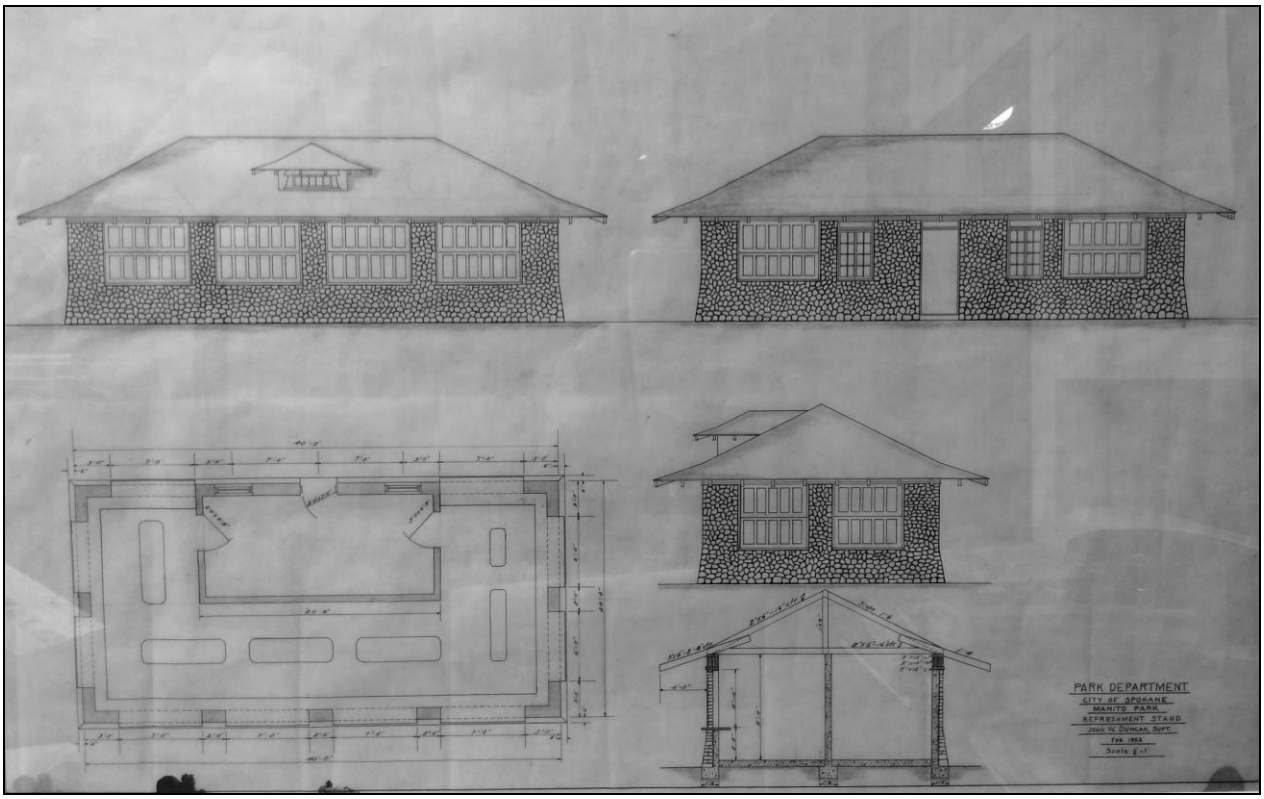

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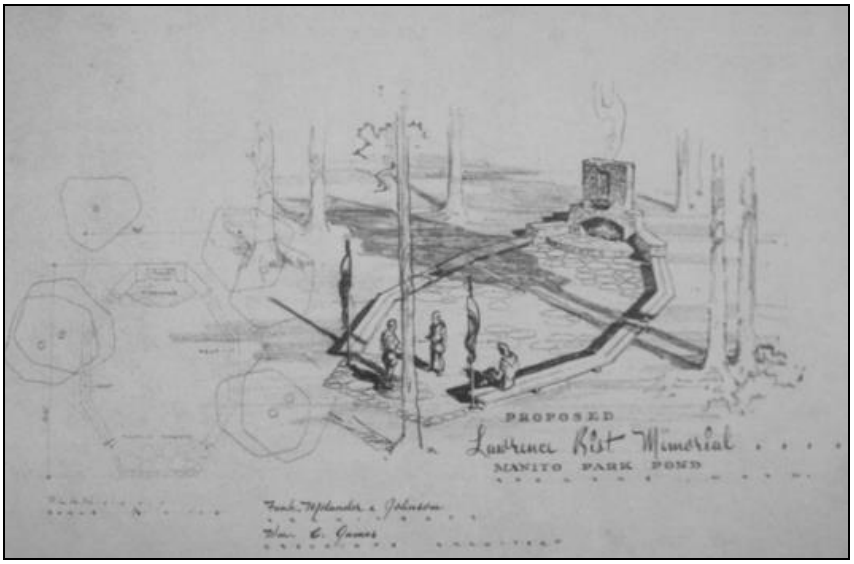

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Name of Property: Manito Park and Boulevard
City: Spokane
County: Spokane County
State: Washington
Photographers: Chrisanne Beckner, MS, and Natalie Perrin, MS
Date: November 15, 2014
Location of digital files: Historical Research Associates, Inc. (Portland, OR)

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OFFICE
W 4

PICNIC
SHELTER
MANITO PARK

WATER TROUGH
BUILT IN 1907 AND USED
FOR YEARS BY TEAMS OF
HORSES COMING UP
THE GRAND AVENUE HILL
Spokane Parks and Recreation