

Spokane Register of Historic Places Nomination

Spokane City/County Historic Preservation Office, City Hall, Sixth Floor
808 W. Spokane Falls Boulevard, Spokane, WA 99201

1. Name of Property

Historic Name **SPOKANE REGISTER
HILLYARD HISTORIC BUSINESS DISTRICT**

2. Location

Street & Number 4912-5220 North Market Street and
3108 East Olympic Ave.
City, State, Zip Code Spokane, WA 99208

3. Classification

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

4. Owner of Property

Name Multiple Property Owners
Street & Number
City, State, Zip Code
Telephone Number/E-mail

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street Number 1116 West Broadway
City, State, Zip Code Spokane, WA 99260
County Spokane

6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey
Date Federal___ State___ County___ Local 1979
Location of Survey Records Spokane Historic Preservation Office

Final Draft Approved by Landmarks Commission 22 Oct 2003

7. Description

Architectural Classification
(see nomination, section 8)

Condition

excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One

unaltered
 altered
Check One
 original site
 moved & date _____

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

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

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property 4.0 acres.

Verbal Boundary Description The Spokane Register Hillyard Historic Business District is located in the east half of Section 33, Township 26N, Range 43E, Willamette Meridian, in the city of Spokane, Washington.

The district boundary begins at a point on Lot 7, Block 23; runs north to East Olympic Avenue; turns east to Lot 3; crosses north across Olympic Avenue; turns west to North Market Street; runs north along the eastern edge of North Market Street to Lot 3, Block 10; crosses west across North Market Street to Lot 2, Block 11; then turns south along the west edge of North Market Street to Olympic Avenue; then crosses diagonally southeast across North Market Street to the point of origin at Lot 7, Block 23.

10. Geographical Data

Verbal Boundary Justification The district boundary encompasses three and one-half blocks of Hillyard's commercial center which is located on the east and west side of Market Street. These particular commercial blocks represent the strongest concentration of early 20th-century historic buildings. The boundary of the Spokane Register Hillyard Historic Business District contains seven fewer buildings than the boundary of the National Register Hillyard Historic Business District because the twelve buildings which comprise the Spokane Register Hillyard Historic Business District are those for which the owners have consented to list.

11. Form Prepared By

Name and Title Linda Yeomans, Consultant
Organization Historic Preservation Planning
Street, City, State, Zip Code 501 West 27th Avenue, Spokane, WA 99203
Telephone Number 509-456-3828
Email Address lindahouse1@aol.com
Date Final Nomination Heard 22 October 2003

12. Additional Documentation

Map City/County of Spokane current plat map.
Photographs and Slides 20 B&W prints, 20 color slides.

13. Signature of Owner(s)

See attached.

13. Signature of Owner(s)

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved

Council/Board Action: _____ as to Form: Michael J. Puccio
Assistant City Attorney

Date: _____

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

CITY ADMINISTRATOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

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

NARRATIVE DESCRIPTION**SPOKANE REGISTER HILLYARD HISTORIC BUSINESS DISTRICT
PROPERTIES***(properties listed numerically by address)*

| ID # | Address | Historic Name of Property | Built Date |
|-------------|--------------------------|----------------------------------|-------------------|
| 1. | N. 4912 Market Street | Inland Empire News Building | 1903 |
| 2. | N. 4920-26 Market Street | Hamer Block-Leslie Apartments | 1901 |
| 3. | N. 5002 Market Street | Kehoe Block | 1907 |
| 4. | N. 5008 Market Street | Nebraska Block | 1907 |
| 5. | N. 5015 Market Street | Minthorn-Russel Block | 1903 |
| 6. | N. 5016 Market Street | United Hillyard Bank Building | 1920 |
| 7. | N. 5021 Market Street | Jenkins Block | 1903 |
| 8. | N. 5112 Market Street | Hillyard Water Company Bldg. | 1907 |
| 9. | N. 5209 Market Street | Shoe Repair-Barber Shop Bldg | 1925 |
| 10. | N. 5215 Market Street | Shell Oil Building | 1915 |
| 11. | N. 5220 Market Street | Family Treasures Building | 1948 |
| 12. | E. 3108 Olympic Avenue | Hillyard Laundry Building | 1906 |

Amended April, 2005

NARRATIVE DESCRIPTION

**SPOKANE REGISTER HILLYARD HISTORIC BUSINESS DISTRICT
PROPERTIES**

(properties listed numerically by address)

| ID # | Address | Historic Name of Property | Built Date |
|-------------|--------------------------|----------------------------------|-------------------|
| 1. | N. 4912 Market Street | Inland Empire News Building | 1903 |
| 2. | N. 4920-26 Market Street | Hamer Block-Leslie Apartments | 1901 |
| 3. | N. 5002 Market Street | Kehoe Block | 1907 |
| 4. | N. 5008 Market Street | Nebraska Block | 1907 |
| 5. | N. 5015 Market Street | Minthorn-Russel Block | 1903 |
| 6. | N. 5016 Market Street | United Hillyard Bank Building | 1920 |
| 7. | N. 5021 Market Street | Jenkins Block | 1903 |
| 8. | N. 5112 Market Street | Hillyard Water Company Bldg. | 1907 |
| 9. | N. 5209 Market Street | Shoe Repair-Barber Shop Bldg | 1925 |
| 10. | N. 5215 Market Street | Shell Oil Building | 1915 |
| 11. | N. 5220 Market Street | Family Treasures Building | 1948 |
| 12. | E. 3108 Olympic Avenue | Hillyard Laundry Building | 1906 |
| 13. | E. 3117 Olympic Avenue | Hillyard Post Office Building | 1946 |

NARRATIVE DESCRIPTION

Located five miles northeast of downtown Spokane, the Spokane Register Hillyard Historic Business District is a contiguous facade of commercial block buildings erected from 1901 to 1948. The simple one-story and two-story buildings represent the construction, materials, and design of early 20th-century commercial structures associated with the typical working-class town of Hillyard, a community platted in 1892. The district boundary encompasses three and one-half blocks of Hillyard's commercial center where these particular commercial blocks represent the strongest concentration of historic buildings in the area. The boundaries of the Spokane Register Hillyard Historic Business District are similar to the National Register Hillyard Historic Business District. The local Spokane Register district contains seven fewer buildings than the boundaries of the National Register district because the twelve buildings which comprise the Spokane Register Hillyard Historic Business District are those for which the owners have consented to list.

Natural Setting

Hillyard is a small community located within the northeast city limits of Spokane, Washington in the east half of Section 33, Township 26, Range 43. Hillyard is roughly bounded by Francis Avenue to the north, the Spokane River to the south, Perry Street to the west, and Havana Street to the east. The community is characterized by mixed-use development and domestic architecture built during the last ten decades. A mixture of both historic and non-historic houses, apartments, schools, churches, community centers, parks, playgrounds, and commercial buildings dot the area. The core of commercial development is located along North Market Street.

North Market Street has been Hillyard's primary business thoroughfare for over 100 years and is the center of the Spokane Register Hillyard Historic Business District. The district is distinguished from surrounding residential neighborhoods and contemporary commercial sprawl as a small group of turn-of-the-century commercial buildings which front east and west along Market Street from East Everett Avenue, and extend south to the middle of the block between East Olympic and Wabash Avenues. North Market Street is a one-way street with multiple lanes running north and is located parallel to and one block east of the vacated Great Northern Railroad right-of-way.

Architectural Character

Photographs of early Hillyard taken in the late 1800s and early 1900s revealed one- and two-story wood-frame buildings with false fronts and boardwalks located along Market Street. During a construction surge from 1901-1907, brick masonry and concrete block buildings replaced the early wood-frame buildings. Sporadic construction from 1915 through the 1940s resulted in the addition of five more buildings to the business district. Then, beginning in the late 1970s and early 1980s, the sprawling Great Northern Railroad

center, which was located next to the business district, was demolished. During that time parking lots and new construction were built along Market Street in the Spokane Register Hillyard Historic Business District, replacing at least five historic buildings, some of which were earlier destroyed by fire. Despite the rail yard demolition and addition of new construction, the district is largely intact and maintains its early 20th-century character as evidenced in the buildings located along Market Street.

The Spokane Register Hillyard Historic Business District consists largely of brick masonry and formed concrete block buildings. Constructed quickly and economically, many of the buildings are simple commercial block structures with minimal stylistic embellishment. Character-defining features from the historic period include the alignment of buildings with zero setbacks along Market Street, flat rooflines with simple parapets, cast concrete cornices, corbelled brickwork, block or *bas-relief* letters on the building's facade that proclaim its name, the rhythm and patterns achieved by vertically proportioned windows on the second story, and storefronts with traditional design configurations of bulkhead, recessed entry, display windows, and transoms. Six of the twelve contributing buildings have merchandise bays on the first floor along with single occupancy hotel rooms or offices on the second floor. Five of the buildings were designed and built by noted Spokane developer, Arthur D. Jones, and his real estate development business known as the Hillyard Townsite Company. One of the buildings were designed by a prominent Spokane architect, including the United Hillyard Bank Building (built in 1920), which was designed by Henry Bertelson. Although the majority of buildings in the Spokane Register Hillyard Historic Business District are vernacular commercial block structures, the United Hillyard Bank Building stands alone as a rare example of Beaux Arts Classicism.

The buildings in the district retain good exterior integrity. Two exceptional buildings--the Hillyard Laundry and the United Hillyard Bank Building--are pivotal resources in the historic district. They retain their historic facades, including near-original storefront design, finish, and fabric. Other buildings in the district display minimum alterations at street-level such as the Kehoe Block and the Nebraska Block, where the original design and material of the buildings' storefronts was modified. The following identification numbers correspond to those on the accompanying sketch map:

1. INLAND EMPIRE NEWS BUILDING

| | |
|-------------------|---|
| Address | N. 4912 Market Street |
| Built date | 1903 |
| Legal address | Hillyard Add N25' Lots 5-6 & N27' Lot 7, B 18 |
| Parcel number | 36343.2312 |
| Style | Commercial Block |
| Architect/Builder | Unknown |

This two-story brick masonry building features a corbelled cornice, buff-colored brick facade veneer, second-story facade windows that are one-over-one, double-hung, wood-sash units with segmental arches, and a storefront with a recessed center entrance. Storefront bulkheads are altered with an application of rock veneer applied in the 1960s.

The building was built for furniture merchant John Stough, whose business was active from 1903 to 1914. The building was occupied from 1914 to 1919 by furniture merchant Frank Murray. In 1919, the *Inland Empire News*, a local Hillyard newspaper, and later, the *Northside Post*, maintained a printing business in the building that ran through the 1950s.

2. HAMER BLOCK-LESLIE APARTMENTS

| | |
|-------------------|-----------------------------------|
| Address | N. 4920-26 Market Street |
| Built date | 1901 |
| Legal address | Hillyard Add N74' Lot 4, Block 18 |
| Parcel number | 36343.2304 |
| Style | Commercial Block |
| Architect/Builder | Unknown |

The two-story red brick masonry Hamer Block-Leslie Apartments has a plain parapet with a corbelled brick cornice, and one-over-one, double-hung, wood-sash windows with keystones and concrete flat arches located on the second story. The street-level storefront configuration is intact. The word, "LESLIE" is in relief above the door to the second-story apartments. A contemporary mural is painted on the north elevation of the building.

From 1901 to 1950, various tenants occupied the building. These included a clothing store, meat market, hardware shop, plumbing and heating store, saddlery business, Grossman Brothers Furniture, Brown Shoes & Repair, the Lighthouse Cafe, and Westminster Bakery. Upstairs, the Leslie Apartments were rented as single occupancy rooms.

3. KEHOE BLOCK

| | |
|-------------------|--|
| Address | N. 5002 Market Street |
| Built date | 1907 |
| Legal address | Hillyard Add S52' exc E10' Lot 6, Block 13 |
| Parcel number | 36343.1810 |
| Style | Commercial Block |
| Architect/Builder | Hillyard Townsite Company |

The Kehoe Block is a two-story brick masonry building that features a cast concrete cornice with an egg-and-dart and antler motif and a center, diamond-shaped parapet with the word “KEHOE” in relief. Decorative, coursed brickwork is found above and below second-story windows, and brick quoins embellish building corners on the west facade. Original one-over-one, double-hung, wood-sash windows are located on the second-story. The original storefront configuration is intact but the original door and merchandise windows have been replaced. A c. 1930s flat, metal awning projects from the top of the windows.

Built for Thomas Kehoe, the building was originally constructed as the Kehoe Hotel, a single room occupancy hotel with 18 rooms on the second story. The first floor was occupied by a variety of businesses from 1907 to 1952, including the Kehoe Saloon, LeRoi Grocery, Buckley Hardware, and Kehoe Hardware.

4. NEBRASKA BLOCK

| | |
|-------------------|--|
| Address | N. 5008 Market Street |
| Built date | 1907 |
| Legal address | Hillyard Add N50' Lot 5 & N50' exc E10' Lot 6 Block 13 |
| Parcel number | 36343.1808 |
| Style | Commercial Block |
| Architect/Builder | Hillyard Townsite Company |

The Nebraska Block is constructed of formed concrete blocks and is distinguished with quoins at the second-floor windows. The windows are double-hung wood-sash units with keystone and concrete flat arches. The storefront is altered with contemporary fabric.

Built as an early single room occupancy hotel, the building was referred to as the Nebraska House and the Nebraska Hotel. Local legend recalls that part of the building operated as a brothel with reports that “ladies of the evening” were engaged in business transactions on the second floor. From 1907 to 1952, first-floor space was occupied by a variety of tenants including dentist W. G. Beaumont, lawyers Brown and Upton, Gibson Billiards, Walker Grocery Store, Imperial Pool & Beer Parlor, Louis Via Grocery Store, and various cafes and restaurants.

5. MINTHORN-RUSSEL BLOCK

| | |
|-------------------|--|
| Address | N. 5015 Market Street |
| Built date | 1903 |
| Legal address | Hillyard Add S52' Lot 1, S52' E40' Lot 2, Block 14 |
| Parcel number | 36343.1903 |
| Style | Commercial Block |
| Architect/Builder | Hillyard Townsite Company |

With brick masonry construction, the two-story Minthorn-Russel Block has an arcaded corbel cornice and is divided into two bays by brick pilasters at the corners and center of the building. It has four double-hung, wood-sash windows with segmental brick arches on the second floor; the windows are covered with plywood. The original storefront configuration is intact with two recessed entrances. The storefront is altered with covered transom windows and bulkheads. A faded advertisement painted in 1903 is located on the north elevation of the building and reads, "Drugs, Russel Hotel, Rooms for Rent."

The building was built for druggist, Sherman Minthorn, and for merchant, Robert Russel, with eight single-occupancy hotel rooms on the second floor that were referred to as the Russel Hotel. Commercial space was located on the first floor. The Hillyard City Drug from 1903 to 1985 occupied the north storefront, and the south storefront was occupied by the Buckley Clothes Shop. Beginning in 1935, the Capitol Bar was located in the south storefront, and continues to occupy this space.

6. UNITED HILLYARD BANK BUILDING

| | |
|-------------------|---|
| Address | N. 5016 Market Street |
| Built date | 1920 |
| Legal address | Hillyard Add pt of Lots 3-4, Blk 13, S60' of W40' of Lot 3, S60' of Lot 4 |
| Parcel number | 36343.1807 |
| Style | Beaux Arts Classicism |
| Architect/Builder | Henry Bertelsen, architect |

This two-story brick masonry building features buff-colored brick veneer on the facade, a decorative brick sawtooth and terra cotta cornice capped with eight evenly spaced cartouches and the initials "UHB" (United Hillyard Bank), and a galvanized metal marquee with decorative cresting that is suspended over the front entrance. Seven windows with curved brick arches, which are capped with terra cotta keystones, punctuate the facade. The original storefront is intact. A concrete addition is attached to the back (east elevation) of the building.

In 1908, the First National Bank built a tall, two-story building that served as one of the banks in Hillyard (another bank was next door north and was called the State Bank of Hillyard). Both bank buildings were demolished and replaced in 1920 by the current United Hillyard Bank Building, which was designed by Spokane architect, Henry Bertelsen. The building housed the United Hillyard Bank on the first floor. Various physicians leased offices on the second floor.

7. JENKINS BLOCK

| | |
|-------------------|---|
| Address | N. 5021 Market Street |
| Built date | 1903 |
| Legal address | Hillyard Add part of Lots 1-2, Block 14 |
| Parcel number | 36343.1902 |
| Style | Commercial Block |
| Architect/Builder | Hillyard Townsite Company |

The small, one-story Jenkins Block is a brick masonry building with a coursed brick cornice. The storefront configuration is intact with a recessed center entrance. Original display windows and transoms have been replaced with metal-framed plate-glass windows.

The building has been used by a variety of tenants including the Hillyard Post Office (1903-1911), Squibb Jewelers, Noel & Willmore Grocers, Fitzpatrick Meats, and W. S. Bryant Real Estate.

8. HILLYARD WATER COMPANY BUILDING

| | |
|-------------------|---|
| Address | N. 5112 Market Street |
| Built date | 1907 |
| Legal address | Hillyard Add part of Lots 5-6, Block 12 |
| Style | Commercial Block |
| Architect/Builder | Hillyard Townsite Company |

The small, one-story Hillyard Water Company Block is made of formed concrete blocks and has a cast concrete cornice, smooth concrete quoins, an intact storefront configuration with a recessed entrance and original wood transoms. Alterations include a c. 1980s metal awning suspended over the storefront.

The Hillyard Water Company Building was built by the Hillyard Townsite Company for use as an office for the Hillyard Water Company. After 1930, the building housed Cambern Brothers Baker, the Neighborhood Baker, and the Hillyard Dutch Shops, Bakers & Delicatessen. Cora Squibb's Black & Gold Dress Shop occupied the storefront from 1945 to 1965. The building was also called the Morgan Building up until 1929.

9. SHOE REPAIR-BARBER SHOP BUILDING

| | |
|-------------------|--|
| Address | N. 5209 Market Street |
| Built date | 1925 |
| Legal address | Hillyard Add part of Lots 11-12, Block 8 |
| Parcel number | 36343.1113 |
| Style | Commercial Block |
| Architect/Builder | Unknown |

The Shoe Repair-Barber Shop Building is a small, one-story hollow clay tile building with raked red brick veneer on the facade. The simple building is highlighted with a paneled frieze on the upper portion of the facade. The original storefront configuration is intact with original wood transoms, display windows, and recessed entrance. From 1925 to 1975, the building continuously housed a variety of shoe repair shops and barbershops.

10. SHELL OIL BUILDING

| | |
|-------------------|-------------------------------------|
| Address | N. 5215 Market Street |
| Built date | 1915 |
| Legal description | Hillyard Add part of Lot 1, Block 8 |
| Parcel number | 36343.1102 |
| Style | Commercial Block |
| Architect/Builder | Unknown |

The Shell Oil Block is a small, one-story brick masonry building with a corbelled brick cornice and a two-bay intact storefront. The entrance with original door and hardware is located in the southern-most bay. Rosettes appear on a cast iron I-beam located above the storefront's transom windows.

The Shell Oil Block was home to Ethan O. Palmer Auto Repair in the 1920s and 1930s, and to S & E Plumbing and Heating Company from 1945 to the late 1980s.

11. FAMILY TREASURE'S BUILDING

| | |
|-------------------|--|
| Address | N. 5220 Market Street |
| Built date | 1948 |
| Legal description | Hillyard Add part of Lots 3 and 4, Block 7 |
| Parcel number | 36343. 1003 |
| Style | Commercial Block |
| Architect/Builder | Unknown |

The Family Treasures Building is a simple, one-story formed concrete block structure with tan brick veneer on the facade, ceramic tile parapet coping, and a two-bay storefront with a recessed entry. Merchandise windows are framed in aluminum and the front door is made of wood.

For two years from 1948 to 1950, Tip Top Variety and the Hillyard Donut Shop occupied the building, and for 51 years from 1950 to 2001, the building housed Family Treasures, a business that specialized in antiques and collectibles. The building replaced the Gordon Motor Company, a service station that previously occupied the building site.

12. HILLYARD LAUNDRY BUILDING

| | |
|-------------------|--------------------------------------|
| Address | E. 3108 Olympic Avenue |
| Built date | 1906 |
| Legal description | Hillyard Add part of Lot 3, Block 18 |
| Parcel number | 36343.2303 |
| Style | Commercial Block |
| Architect/Builder | Charles Carr, original owner/builder |

The Hillyard Laundry Building is a two-story formed concrete block structure with a plain parapet. Original storefront configuration is intact with a recessed center entrance, a pair of multi-paned wood-paneled front doors, four-over-four double-hung wood-sash windows, and multi-paned transoms. A c. 1950 sign proclaiming "HILLYARD LAUNDRY & DRY-CLEANING" is attached to the north facade above the front entrance.

The Hillyard Laundry Building was originally owned and built in 1906 by Charles Carr, a blacksmith who also built and owned the building next east, a blacksmith shop. The Hillyard Hand Laundry operated in the building from 1906 to 1950. The business was owned and managed by Japanese immigrants Y. Tanaka, R. Nakashima, and H. Sato. After 1950, the name of the business was changed to the Hillyard Laundry & Dry-Cleaning.

Amended April, 2005

13. HILLYARD POST OFFICE BUILDING

| | |
|-------------------|--|
| Address | E 3117 Olympic |
| Built Date | 1946 |
| Legal Description | Hillyard Add Part of Lot 7 and 8, Block 13 |
| Parcel Number | 36343.1811 and 1812 |
| Style | Commercial Block |

The Hillyard Post Office block is a modest, one story structure clad in buff colored brick veneer with a three –bay storefront, large windows and transoms, with an entrance at the western-most end of the south façade. A paved parking lot abuts the building to the west and north.

The Hillyard Post Office block is one of the latest structures constructed in Hillyard during the Districts period of significance from 1892 to 1946. The building served as the Hillyard Post Office from 1946-2001.

| | |
|------------------------|---|
| Areas of Significance | Commerce, Community Planning |
| Period of Significance | 1901 to 1948 |
| Significant Dates | 1892, 1901, 1903, 1906, 1907, 1915, 1920, 1948 |
| Architects | Henry Bertelson, Architect |
| Builders | Hillyard Townsite Company and Charles Carr |

STATEMENT of SIGNIFICANCE

Listed on the National Register of Historic Places in 2002, the Spokane Register Hillyard Historic Business District has been the social and commercial hub of Hillyard for over 100 years. The community of Hillyard developed as a “railroad town” for the hundreds of workers and their families who were employed at the Great Northern Railroad’s western regional terminal facility, which was noted as the internationally acclaimed rail yard that at one time manufactured the heaviest and most powerful steam locomotives in the world. The huge rail yard was constructed in 1892, the same year Hillyard was planned and platted. Stimulated by the enormous success of the rail center, the town of Hillyard thrived in its location adjacent to the Great Northern yard. The Spokane Register Hillyard Historic Business District was the market place and pulse beat of the community and provided the town’s necessary staples, sundries, and services such as food, clothing, shelter, business enterprise, and places for socializing. Through the first half of the 20th century, especially during the district’s period of significance from 1901 to 1948, Hillyard continued to grow and adapt in response to changing patterns in government, commerce, and technology. The Spokane Register Hillyard Historic Business District illustrates these changes in tangible ways. As a whole, the district represents the physical evolution of the heart of a small working class community that developed in response to the construction and success of the Great Northern Railroad’s distribution and manufacturing center. The Spokane Register Hillyard Historic Business District is eligible for listing on the Spokane Register of Historic Places under Category A for its association with the Great Northern Railroad’s distribution center and the resulting development and subsequent settlement of the town of Hillyard.

HISTORICAL CONTEXT*Early Spokane*

Spokane is the commercial center for an area approximately 200 miles in diameter known as the Inland Empire. Ancient cataclysmic events produced the scenic beauty of the area’s rugged topography displayed in snowcapped mountain peaks, rolling hills and flat prairie land, which is dotted with rocky basalt outcroppings, pine tree thickets, and wild grasses. The city is sheltered by mountains to the north and northeast, and is marked by a series of waterfalls formed by the Spokane River as it plunges in elevation. Drawn by the area’s natural beauty and untapped resources, pioneers began settling the town of

Spokane in 1872. Along with the river's waterpower, the city gained recognition as a center for mining, lumber and agriculture. Spokane experienced a period of fortune, city boosterism, and unprecedented growth with the utilization of the area's natural resources and the arrival of transcontinental rail lines in the late 1880s. During a visit to Spokane in 1891, Great Northern Railroad founder James J. Hill praised the area's beauty, resources, and future possibilities. Comparing it to one of the country's most impressive Eastern cities, Hill declared, "From a bird's eye view of your town, I believe it will eventually be another Minneapolis." By 1910, Spokane's population had surged to over 100,000 and James Hill had chosen an area a few miles northeast of the city where he would establish the largest Great Northern Railroad center west of the Mississippi River.

HISTORICAL SIGNIFICANCE

Category A

The Spokane Register Hillyard Historic Business District is the physical manifestation of development trends associated with the construction of the Great Northern Railroad's rail yard and distribution center in Hillyard. The historic district and its documented history convey early 20th-century construction methods, building materials, and lifestyles demonstrated in the development of Hillyard.

Hillyard--A Railroad Boom Town

In the mid-1880s, the land on which Hillyard was platted was called Wild Horse Prairie, named by Indian tribes who originally inhabited the area. Bordered by the Spokane River to the south, and surrounded by forested foothills to the east and north, the wide, flat prairie commanded a panoramic view of nearby Spokane, Mt. Carlton (now called Mt. Spokane), and northern mountain peaks. At the time, Indian encampments, pioneer homesteads, and sawmills dotted the area. In 1889, James Jerome Hill, Canadian-born railroad millionaire and founder of the Great Northern Railroad, first visited Spokane. Impressed with the region's growth, prosperity, and natural resources, James Hill explored Spokane and the flat lands of Wild Horse Prairie, which were located five miles northeast of the city. During subsequent visits to the area, the wide, expansive prairie kept catching Hill's attention, and in his mind a dream began to form. Hill envisioned the land as the ideal site for his railroad supply and distribution center for Great Northern Railroad activity in the West. He interpreted the prairie land as a flat surface that was suitable for the construction of a rail yard, and one that was located in an area rich in natural resources, including lumber, grains, minerals, and ore, all products which products needed transportation to market. In addition, the land was located outside of Spokane's city limits and was exempt from local ordinances and taxes. Skeptics questioned Hill's vision and called his railroad project "Jim Hill's Folly." Undaunted, Hill began construction of his railroad center, linking St. Paul to Seattle via Spokane. Using private resources, he built the center without the benefit of federal land grants, and called it East Spokane. Upon completion of his transcontinental rail line in 1893, Jim Hill's East Spokane railway center was awarded one of railroad's most coveted

designations: the Western Regional Terminal Facility Site for the Great Northern Railroad.

With a vision inspired by Hill's railroad and the jobs it would provide, early Wild Horse Prairie pioneers Leland and Kate Westfall purchased land adjacent to Hill's newly constructed railroad facility and platted a town on October 25, 1892. The original townsite was planned for 5,000 people and was platted to a grid pattern that included 21 blocks between Rowan and Wellesley Avenues, and Greene and Regal Streets. Giving credit to Hill, but against his wishes, the Westfalls changed the town's name from East Spokane to "Hillyard" in honor of its founder, James Jerome Hill, and his Great Northern Railroad and rail yard.

By 1895, Hillyard had grown to nearly 500 people and was noted as a "company town" and a "railroad town" because most of the residents were employed by Hill's Great Northern Railroad. A *Spokesman-Review* article from October 6, 1897 noted that the "life of...Hillyard...is the Great Northern shops" and described the town as a "thriving and important suburb of...Spokane." The article enumerated Hillyard's amenities, including neighborhoods with "over 125 neat and attractive homes," a trolley line with economical fares (5-cents for a ride to Spokane), schools that "rank with the best in the county," and a business district with three hotels and other services that met the needs of the town. Noted infrastructure included "several miles of graded streets and two water systems that "supply the people with pure water pumped from wells 200 feet in depth."

Jim Hill's newly constructed Great Northern rail center in Hillyard proved successful. In 1900, one of Spokane's church leaders, the Reverend Jonathan Edwards, observed,

The Great Northern machine shops...are the most important and completely equipped shops between St. Paul and the [west] coast, and capable of turning out first-class work. There is every reason to believe that the plant will be extended, which is a guarantee of the future development and prosperity of the town.

In fact, railroad building in early Hillyard and the Spokane area was so extensive that the region soon became one of the main hiring centers for railroad operations throughout the entire United States. Hundreds of American men, women and children in addition to immigrants from as far away as Germany, Italy, Russia, Denmark, Norway, and Sweden flocked to the area for steady jobs and a better life. The rapid influx of people demanded increased housing, transportation, churches, and schools, which spurred a construction boom in the town of Hillyard. Single-family homes, single room occupancy hotels, lodging halls, and boarding houses were built to accommodate the throngs of people

arriving in Hillyard. Schools and churches were erected. Parks, playgrounds, and roads were constructed, and electric streetcar lines linking Hillyard to Spokane were extended.

North Market Street

North Market Street, the main street in Hillyard, lived up to its name as the center of business activity and trade in the railroad town. The 1895 edition for the *Spokane City Directory* listed a wide variety of early commercial trade that was located along Market Street and was especially centered around three blocks between East Olympic and Everett Avenues. Businesses included bakeries, barbershops, billiard halls, and saloons as well as blacksmiths, boarding houses, and hotels. Shop owners sold a plethora of products ranging from flour and feed, to candy, cigars, fruit, meat, men's furnishings, and retail wines, liquors and beer. As depicted in photographs of early Hillyard taken in the late 1890s, many of the buildings in the town were built of wood. By 1900 nearly all of the first buildings erected in Hillyard's market core had been destroyed, many by fire. Reconstruction of the Spokane Register Hillyard Historic Business District began as early as 1901 when the Hamer Block-Leslie Apartments (N. 4920 Market) building was erected.

Commercial Development and Incorporation

From 1900 to 1920, the town of Hillyard thrived. But while prosperity was quickly realized, increased growth presented problems, and community groups such as the Board of Trade and the Good Citizens League organized to address and improve living conditions. Poor sewers and electrical service prompted community leaders to push for incorporation in order to generate funds for necessary infrastructure. In 1907, Hillyard incorporated and was legally recognized as a municipal township. Boundaries were increased to Crestline Street on the west, and north and south to Francis and Rich Avenues. Dr. Joseph Farrow, one of Hillyard's first and most prominent physicians, who listed offices in the United Hillyard Bank Building (N. 5016 Market), was elected the first mayor of the newly incorporated town.

The years between 1901-1903 and 1906-1907 were banner years for construction in the Spokane Register Hillyard Historic Business District. The town received a facelift when seven commercial buildings were built along North Market Street and one on Olympic Avenue. They were the Inland Empire News Building, the Hamer Block-Leslie Apartments, the Kehoe Block, the Nebraska Block, the Minthorn-Russel Block, the Jenkins Block, the Hillyard Water Company building, and the Hillyard Laundry building. The new structures were constructed of brick or concrete block, materials thought to be more fireproof than the original frame buildings erected in the early 1890s. Achieving a decorative appearance as well as fireproof assurance, three of the buildings were constructed of concrete blocks which were finished to simulate cut granite or basalt stone. Sometimes referred to as "artistic concrete block" or "imitation stone," concrete block construction was an inexpensive early 20th-century substitute for more costly stone

facing and was manufactured in an array of surface textures. This is evidenced on the Hillyard Laundry building, Hillyard Water Company building, and the Nebraska Block.

Three commercial buildings in the Spokane Register Hillyard Historic Business District reflect a popular practice adopted during the early 20th-century. This application proclaimed the name of the building in block letters or *bas-relief* on the building's facade. The Kehoe, Nebraska and the Leslie Apartments feature facades illustrate this popular practice with parapet-level block letters that spell the names of the buildings in metal or cast concrete. The appellation on the Kehoe Block signifies the name of the original owner of the building while the Leslie Apartments may have been named after someone associated with the owner or builder of the building.

The Great Northern Railroad's "Golden Era"

With strong economic ties to activities and business generated by the Great Northern Railroad, Hillyard continued to expand as the railroad prospered. Great Northern operations grew in 1912 with the massive overhaul and erection of expanded shops designed for construction, service, and maintenance of hundreds of the railroad's huge steam locomotives. With a cost close to \$1 million, the new shops were fully equipped to repair and rebuild 200 locomotives a year. Other facilities in Hillyard provided similar service annually for 30,000 freight cars, 400 coaches, and 500 cabooses. Noted railroad author Roger Ingbretsen (*Inland Empire Railway Review, 1988*) described the Great Northern Railroad's early success and Hillyard's growth:

The good facilities, a progressive railroad like the GN, and the lure of the beautiful Northwest brought many fine craftsmen to the Hillyard shops. This then set the scene for the "golden era" of the Hillyard operation which started in the last half of the 1920s.

After Jim Hill's death in 1916, local railroad man, Alex B. Colville, assumed leadership as general foreman of the Hillyard rail yards. He convinced the company that they could save over \$100,000 if construction of the giant "Mallet" locomotive could be built at the Hillyard yards. Neither Colville nor any of his employees, however, had ever been inside a locomotive works. That fact did not stop them, and on October 4, 1927, the Mallet--the largest locomotive steam engine in the world for that time--rolled out of the Hillyard shops for its test run. The behemoth engine weighed over one million pounds and was designed to haul the country's heaviest loads, including timber, grain, or iron ore over the Cascade and Rocky Mountain ranges. In addition to the Mallets, Hillyard's Great Northern shops manufactured "Mike's", the most powerful Mikado-type engines built at that time. Generating international acclaim, the Great Northern shops continued to build the world's heaviest and most powerful engines for the next 20 years. The 1988 edition of the *Inland Empire Railway Review* reported that "no other Mike ever built could match

the Great Northern-designed and produced locomotive. It was the culmination of excellent design coupled with the fine craftsmanship and pride of the Hillyard shops.”

Hillyard Annexation in 1924

From its inception in 1892, to 1924, Hillyard enjoyed independence from Spokane. However, as the city grew and automobile travel gained popularity, Spokane suburbs stretched out in all directions, eventually reaching and bypassing Hillyard. The expensive need for streetlights, fire protection, less costly water, paved roads, schools and sewer upgrades led to Hillyard’s annexation to Spokane. In addition, some believed that “Spokane had long cast a covetous eye on Hillyard because of its huge and steady Great Northern payroll” (*Hillyard Festival Gazette, 1982*). Finally, after years of internal debate, Hillyard was annexed to Spokane on October 5, 1924, increasing Spokane’s population by 4,500.

With Hillyard’s annexation came street name changes. It is curious to note that the *Sanborn Fire Insurance Company* maps printed in 1910 revealed both old and new street names for Hillyard; perhaps Spokane had early plans for annexing Hillyard. The names for Market and Everett Streets remained the same, but all other street names in Hillyard were changed. York Avenue was changed to Olympic, Court was changed to Queen, Crown was changed to Diamond, and Nassau was changed to Greene. Even though Hillyard’s annexation to Spokane made it part of the city, Hillyard maintained its identity as a singular railroad town separate from the built environment that surrounded it. Hillyard became a town within a city. Mail addressed to Hillyard instead of Spokane was still delivered to Hillyard, and letters postmarked as late as the 1980s continued to arrive at the post office with the town written as “Hillyard.”

Hard Times in Hillyard

Although employment with the Great Northern Railroad was good, conditions in Hillyard were not perfect. Stories told by early residents recall summers so hot and dry that wagons and horses created an almost constant plume of dust. After cold, snowy winters, spring brought snowmelt and rain with ankle-deep mud. North Market Street was often a muddy, mucky mess. Even with doctors in town, injuries sustained at the rail yard and serious flu epidemics and respiratory infections continued to threaten life and limb of Hillyard residents.

Hard times in Hillyard also included a major Great Northern Railroad strike in 1922 that proved to be both a benefit and a detriment to the lifestyles of local citizens. Newspaper accounts at the time reported that railroad workers were thrilled when wages were increased and the workday was reduced to a minimum of eight hours, five days a week. Hillyard residents also experienced great emotional and financial hardships during the strike’s eight-month duration. Without income, many people lost their homes and moved away from the area. Eight years later in the early 1930s, the Great Depression affected

the Great Northern Railroad center, and jobs in the Hillyard rail yard were severely reduced.

Renewed Prosperity

By 1942, World War II had put an end to Hillyard's economic decline. The Great Northern rail center reinstated jobs at the Hillyard shops and became a major source of transportation for troops and supplies during the war. Great Northern employment and increased operations led to a revitalization of Hillyard's economy. In the 1950s, over a million dollars was pumped into the Great Northern shops to accommodate the change from steam-driven locomotive construction to diesel-powered engine construction. A completely renovated 40,000 square foot rail center opened in 1954, which reportedly "could match any in the country as far as equipment was concerned." As a result, the Great Northern rail yard became the railway's "largest and most complete diesel locomotive repair facility west of the Rockies" (*Inland Empire Railway Review*).

Businesses along Market Street in the Spokane Register Hillyard Historic Business District prospered, including the Inland Empire News, Westminster Bakery, Kehoe Hardware, Hillyard City Drug Store, United Hillyard Bank, Burgan's Foods and S & E Plumbing. Restaurants and bars, a vital part of Hillyard socializing, were located in the Nebraska, Kehoe, and Minthorn-Russel Blocks, and single occupancy rooms could be rented on the second floor of the buildings.

Prosperity also caused architectural change, and many business owners "modernized" their storefronts during the 1940s and early 1950s. Original transom windows were covered, and original display windows and doors were replaced. Some buildings, however, were not substantially altered. These include the United Hillyard Bank building and the Hillyard Laundry.

Great Northern Railroad Merger

During the 1960s, Hillyard continued to prosper. The town survived the merger of the Great Northern, the Northern Pacific, and the Chicago, Burlington & Quincy railroads in 1970. The new company was called the Burlington Northern. In 1982, however, the

Burlington Northern's engine, overhaul, and repair facilities in Hillyard were closed. After more than 90 years of operation, Hillyard's rail yard and shops were abandoned and subsequently demolished. The last buildings were razed in 1990. Only a few tracks, cars, and rail remnants remain today. As a result, commercial trade in Hillyard suffered and hundreds of men employed by the railroad lost their jobs and began searching for employment in Spokane. Other families left Hillyard as did businesses located in the Spokane Register Hillyard Historic Business District. Storefronts and apartments were vacated, and many businesses reorganized to specialize in selling antiques, collectibles, and second-hand furniture.

Today, the town of Hillyard hopes and struggles for economic revitalization. Physically distinct from its surrounding built environment, historic buildings in the Spokane Register Hillyard Historic Business District are associated with the town's boom years when James Jerome Hill and the Great Northern Railroad yards spawned the development of Hillyard. After more than 100 years, Hillyard and especially the Spokane Register Hillyard Historic Business District are perceived as a distinct community within the larger city of Spokane, and continue to be remembered by many as a "railroad town."

BIBLIOGRAPHY

Eastern Washington University, "Hillyard: Community Within a Community," Spokane: 1988.

Fahey, John. *Shaping Spokane*. Seattle: University of Washington Press, 1994.

Hillyard and the Great Northern Railway. Spokane, WA, 1954.

Ingebretsen, Roger. *Inland Empire Railway Review*, "Hillyard: The Engines and the Craftsmen," August, 1988.

Polk, R. L. *Spokane City Directory, Seattle*: R. L. Polk and Company, 1881-1999.

Sanborn Fire Insurance Company, maps, 1900-1999.

Spokane City/County Historic Preservation Office, "Historic Resources Inventory: Hillyard Community Development Neighborhood," Spokane, WA. 1991.

Spokane County Tax Assessor's Records, Warranty Deeds, Building Permits.

Spokane Daily Chronicle, various articles.

Spokesman-Review, various articles.

Summers, June. *Follow the Light*. Spokane: Richards Printing Company, 1987.

Yeomans, Linda. *Hillyard Historic Business District*. National Register of Historic Places Nomination, 2002.

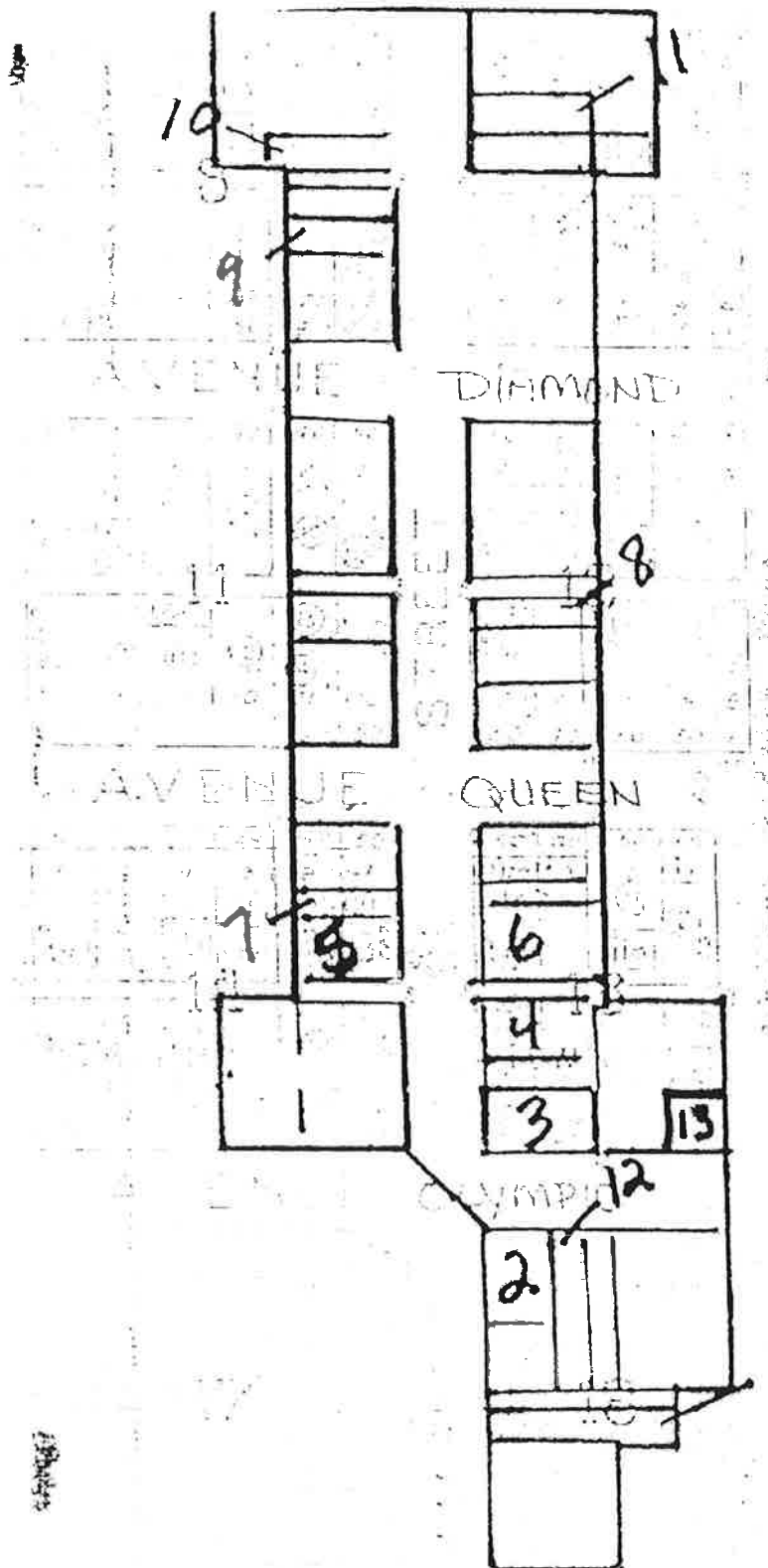
Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Map 1

Spokane Plat Map of Hillyard Spokane Register District.

Amended, April 2005



Hillyard
Spokane Register
District

Spokane, WA

Site Identification Map

North

Source: Spokane Plat

Numbers correspond to numbered
properties listed in Section 7

Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photos 5 and 6

Inland Empire News Building; west façade.



Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photos 7 and 8

Hammer Block-Leslie Apts; west façade and north elevation.



Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photos 9 and 10

Kehoe Block; southwest corner and south elevation.



Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photo 11
Photo 12

Nebraska Block; west façade.
Minthorn-Russel Block; east façade.



Photos 13 and 14 United Hillyard Bank Building; west façade.



Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photo 15
Photo 16

Jenkins Block; east façade.
Hillyard Water Company Building; west façade.



Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photo 17
Photo 18

Shoe Repair-Barber Shop Building; east façade.
Shell Oil Building; east façade.



Spokane Register of Historic Places Nomination Continuation Sheet
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photo 19
Photo 20

Family Treasures Building; west façade.
Hillyard Laundry Building; north façade.



Spokane Register of Historic Places Nomination Continuation Sheet
SPOKANE REGISTER HILLYARD HISTORIC BUSINESS DISTRICT
Section 9

Amended April, 2005

Photo 21 Hillyard Post Office, South facade

Photo 22 Hillyard Post Office, South and east facade

