NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name: HILLYARD HISTORIC BUSINESS DISTRICT

other names/site number:

2. Location

street & number: N 4912-5220 MARKET ST, E 3108-3117 OLYMPIA AVE

not for publication:

city or town: SPOKANE

vicinity:

state: WASHINGTON

code: WA

county: SPOKANE

code: 063

zip code: 99207

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. I recommend that this property be considered significant nationally, statewide, or locally. (See continuation sheet for additional comments.)

Signature of certifying official: ____________________________

Date: 6/21/02

WASHINGTON STATE HISTORIC PRESERVATION OFFICE

State or Federal agency and bureau:

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

(See continuation sheet for additional comments)

Signature of commenting or other official: ____________________________

Date: ____________________________

State or Federal agency and bureau:

4. National Park Service Certification

I, hereby certify that this property is

_____ entered in the National Register

_____ See continuation sheet

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain) ____________________________

Signature of Keeper: ____________________________

Date of Action: ____________________________
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property
   Historic name: HILLYARD HISTORIC BUSINESS DISTRICT
   Other names/site number:

2. Location
   Street & number: N 4912-5220 MARKET ST, E 3108-3117 OLYMPIA AVE
   City or town: SPOKANE
   Vicinity:
   State: WASHINGTON
   Code: WA
   County: SPOKANE
   Code: 063
   Zip code: 99207

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally (___ See continuation sheet for additional comments.)

   Signature of certifying official: ___________________________ Date: __________
   WASHINGTON STATE HISTORIC PRESERVATION OFFICE
   State or Federal agency and bureau:

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

   Signature of commenting or other official: ___________________________ Date: __________
   State or Federal agency and bureau:

4. National Park Service Certification
   I, hereby certify that this property is ___ entered in the National Register
   ___ See continuation sheet
   ___ determined eligible for the National Register
   ___ See continuation sheet,
   ___ determined not eligible for the National Register
   ___ removed from the National Register
   ___ other (explain)
5. Classification

Ownership of Property
(Check as many boxes as apply)
- **X** private
- ____ 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)

Contribution Noncontributing
- 19 13 buildings
- sites
- structures
- objects
- **Total**

Number of contributing resources previously listed in the National Register

None

6. Function or Use

**Historic Functions**
(Enter categories from instructions)
Cat. ___ COMMERCE, SOCIAL, HEALTH

Sub. ___ business, bank, specialty store,

_________ department store, restaurant, meeting hall

_________ medical business/office

**Current Functions**
(Enter categories from instructions)
Cat. ___ COMMERCE, SOCIAL

Sub. ___ business, bank, specialty store,

_________ department store, restaurant, meeting hall

7. Description

**Architectural Classification** (Enter categories from instructions)
- **MIXED**

**Materials** (Enter categories from instructions)
- foundation ___ STONE, CONCRETE
- roof ___ ASBESTOS, ASPHALT, BUILT-UP
- walls ___ BRICK, STUCCO, CONCRETE
- BLOCK, WETHERBOARD
- other

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets)

See Continuation Sheet
8. Statement of Significance

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

____ 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

____ 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)

____ A owned by a religious institution or used for religious purposes

____ B removed from its original location.

C a birthplace or a grave

____ D a cemetery

____ E a reconstructed building, object, or structure

____ F a commemorative property

____ G less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

___ COMMERCE
___ SOCIAL HISTORY
___ COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

____ 1892-1948

Significant Dates

1892
1907
1927

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

___ A. McClellan (Builder)
___ Henry Bertelsen (Architect)
___ Archibald Rigg and Roland Vanyte (Architects)
___ Gustav Albin Pehrson (Architect)

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

See Continuation Sheet
9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

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 # __________

Primary Location of Additional Data:
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other

Name of repository
___ Spokane City/County Historic Preservation Office
Office City Hall, Spokane, WA 99201

10. Geographical Data

Acreage of Property ___ 4.42 ACRES

UTM References
(Place additional UTM references on a continuation sheet)

1 11 472647 5283469
Zone Easting Northing
2 11 472805 5283469
Zone Easting Northing
3 11 472805 5283063
Zone Easting Northing
4 11 472647 5283063
Zone Easting Northing

___ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)
See Continuation Sheet

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)
See Continuation Sheet

11. Form Prepared By

name/title ______ LINDA YEOMANS

organization ______ PRESERVATION PLANNING CONSULTANT ______ date ______ APRIL 1, 2002

street & number ______ 501 WEST 27th AVENUE ______ telephone ______ (509) 456-3828

city or town ______ SPOKANE ______ state ______ WA ______ zip code ______ 99203
Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps
A USGS map (7 5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources

Photographs
Representative black and white photographs of the property.

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

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

name ______________________________

street & number __________________________ telephone __________________________

city or town ___________________________ state __________ zip code _____________

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. 470 et seq.)

Estimated Burden Statement  Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503
United States Department of the Interior  
National Park Service  

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**  

**Section 7**  
**Page 1 of 25**  

**HILLYARD HISTORIC BUSINESS DISTRICT**  
**Spokane County, Washington**  

**HILLYARD HISTORIC BUSINESS DISTRICT PROPERTIES**  
(properties listed numerically by address)  

<table>
<thead>
<tr>
<th>ID #</th>
<th>Address</th>
<th>Historic Name</th>
<th>Rank</th>
<th>Built Date</th>
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<tbody>
<tr>
<td>1</td>
<td>E 3023 Diamond Avenue</td>
<td>Hillyard Masonic Temple</td>
<td>Historic Contributing</td>
<td>1931</td>
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<tr>
<td>2</td>
<td>E 3102 Everett Avenue</td>
<td>Gordon Apartments</td>
<td>Historic Non-Contributing</td>
<td>1920</td>
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<tr>
<td>3</td>
<td>N 4904 Market Street</td>
<td>Hillyard Shell Service Station</td>
<td>Non-Historic Non-Contributing</td>
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<tr>
<td>4</td>
<td>N 4912 Market Street</td>
<td>Inland Empire News Building</td>
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<td>1903</td>
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<tr>
<td>5</td>
<td>N 4916 Market Street</td>
<td>Feed Shop Building</td>
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<td>1901</td>
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<tr>
<td>6</td>
<td>N 4920 Market Street</td>
<td>Hammer Block-Leslie Apartments</td>
<td>Historic Contributing</td>
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<tr>
<td>7</td>
<td>N 5002 Market Street</td>
<td>Kehoe Block</td>
<td>Historic Contributing</td>
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<tr>
<td>8</td>
<td>N 5003 Market Street</td>
<td>Pay 'n'Takit Food Store</td>
<td>Historic Contributing</td>
<td>1932</td>
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<tr>
<td>9</td>
<td>N 5006 Market Street</td>
<td>Yukon Block</td>
<td>Historic Contributing</td>
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<td>N 5008 Market Street</td>
<td>Nebraska Block</td>
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<td>11</td>
<td>N 5003 Market Street</td>
<td>Bell-Victor Block</td>
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<td>12</td>
<td>N 5015 Market Street</td>
<td>Minthorn-Russell Block</td>
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<td>13</td>
<td>N 5016 Market Street</td>
<td>United Hillyard Bank Building</td>
<td>Historic Contributing</td>
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<td>14</td>
<td>N 5021 Market Street</td>
<td>Jenkins Block</td>
<td>Historic Contributing</td>
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<tr>
<td>15</td>
<td>N 5022 Market Street</td>
<td>Gri's Barber Shop Building</td>
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<td>N 5024 Market Street</td>
<td>Usher's Corner Saloon</td>
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<tr>
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<td>N 5025 Market Street</td>
<td>Carabun Hall-Hand Block</td>
<td>Historic Non-Contributing</td>
<td>1900</td>
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<tr>
<td>18</td>
<td>N 5101 Market Street</td>
<td>U.S. Bank Building</td>
<td>Non-Historic Non-Contributing</td>
<td>1970</td>
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<tr>
<td>19</td>
<td>N 5105 Market Street</td>
<td>Greater Hillyard Business As Park</td>
<td>Vacant</td>
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</tr>
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<td>20</td>
<td>N 5108 Market Street</td>
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<td>23</td>
<td>N 5124 Market Street</td>
<td>Mr. C's Cars and Garage</td>
<td>Non-Historic Non-Contributing</td>
<td>2001</td>
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<td>24</td>
<td>N 5125 Market Street</td>
<td>Spokane Mental Health</td>
<td>Non-Historic Non-Contributing</td>
<td>1977</td>
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<td>25</td>
<td>N 5202 Market Street</td>
<td>Brown-Paulsen Block</td>
<td>Historic Contributing</td>
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<td>26</td>
<td>N 5209 Market Street</td>
<td>Shoe Repair-Barber Shop Bldg</td>
<td>Historic Contributing</td>
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<td>Vacant</td>
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<td>N 5215 Market Street</td>
<td>Shell Oil Building</td>
<td>Historic Contributing</td>
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<td>N 5217 Market Street</td>
<td>Fleming Service Station</td>
<td>Historic Non-Contributing</td>
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<tr>
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<td>N 5218 Market Street</td>
<td>Odegard Block</td>
<td>Historic Contributing</td>
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</tr>
<tr>
<td>31</td>
<td>N 5220 Market Street</td>
<td>Family Treasures Building</td>
<td>Historic Contributing</td>
<td>1948</td>
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<tr>
<td>32</td>
<td>E 3108 Olympic Avenue</td>
<td>Hillyard Laundry Building</td>
<td>Historic Contributing</td>
<td>1906</td>
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<tr>
<td>33</td>
<td>E 3110 Olympic Avenue</td>
<td>Carr Blacksmith Shop</td>
<td>Historic Non-Contributing</td>
<td>1906</td>
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<td>34</td>
<td>E 3112 Olympic Avenue</td>
<td>Sheehan Boarding House</td>
<td>Historic Non-Contributing</td>
<td>1893</td>
</tr>
<tr>
<td>35</td>
<td>E 3117 Olympic Avenue</td>
<td>Hillyard Post Office Block</td>
<td>Historic Contributing</td>
<td>1946</td>
</tr>
</tbody>
</table>
NARRATIVE DESCRIPTION
Located five miles northeast of downtown Spokane, the Hillyard Historic Business District is a contiguous facade of commercial block buildings erected from 1893 to 1948. The simple one-story and two-story buildings represent the construction, materials, and design of late 19th- and early 20th-century commercial buildings associated with a typical working-class town, the Hillyard community, platted in 1892. The business district extends for three and one-half blocks along North Market Street and was built as a direct result of the development of the Great Northern Railroad service center, roundhouse, and shop yards that were once located adjacent to the business district. There are 19 contributing and 13 non-contributing resources in the Hillyard Historic Business District.

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 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 that front east and west along Market Street from East Everett Avenue, 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 reveal one- and two-story, wood-frame buildings with false fronts and boardwalks located along Market Street during the late 1800s and early 1900s. During a construction surge from 1900-1907, brick masonry and concrete block buildings replaced the early wood-frame buildings. Sporadic construction from 1915 through the 1940s resulted in the addition of ten more buildings to the business district. The sprawling Great Northern Railroad
center located next to the business district was demolished over a ten-year period during the 1980s-1990s. Despite the intrusion of some new construction and paved parking lots in the 1970s, the district is largely intact and maintains its early 20th-century character. The 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 configurations of bulkhead, recessed entry, display windows, and transoms. Ten of the 19 contributing buildings have merchandise bays on the first floor, and single occupancy hotel rooms or offices on the second floor. Many 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.

Three of the buildings were specifically designed by prominent Spokane architects including the United Hillyard Bank Building (built in 1920) designed by Henry Bertelson, the Pay 'n Takit Food Store (built in 1932) by Gustav Albin Pehrson, and the Hillyard Masonic Temple (built in 1931) designed by the architectural firm, Rigg and VanTyne.

Although most of the contributing buildings in the Hillyard Historic Business District are plain commercial block structures, two exceptions exist. As the only two buildings representative of their respective styles in the Hillyard Historic Business District, the United Hillyard Bank Building is a rare example of the Beaux Arts style and the Pay 'n Takit Food Store is a fine example of the Art Deco style.

The majority of contributing buildings in the district retain good exterior integrity. Five exceptional buildings, the Hillyard Laundry, Brown-Paulsen Block, United Hillyard Bank Building, Pay 'n Takit Food Store, and the Hillyard Masonic Temple, are pivotal resources in the historic district. They retain their historic facades including near-original storefront design, finish, and fabric. Some of the other buildings in the district display alterations at street-level such as the Bell-Victor Block and the Yukon Block. The transom windows of both buildings are covered with plywood sheathing and the original storefront windows have been replaced.
Classification Categories of Buildings in the Hillyard Historic Business District
The following categories for the classification of properties in the Hillyard Historic Business District include.

*Historic Contributing.* Properties that were built during the historic period of significance (1893-1948) and retain sufficient integrity in location, materials, design and setting, workmanship, feeling and/or association to convey a sense of history.

*Historic Non-Contributing.* Properties that were built during the historic period of significance but do not exhibit sufficient historic integrity in location, materials, design and setting, workmanship, feeling and/or association to convey a sense of history.

*Non-Historic Non-Contributing.* Properties that were constructed after the period of significance.

*Vacant.* A parcel of land that is undeveloped. Vacant parcels are of neutral rank in the classification system used in Washington State or Non-Contributing. They are counted neither as Contributing resources.

The Hillyard Historic Business District has 19 contributing resources and 13 non-contributing resources for a total of 32 resources. These include 19 Historic Contributing, nine Historic Non-Contributing, four Non-Historic Non-Contributing resources. Within the district boundaries there are three vacant lots. The following numbers correspond to those on the accompanying sketch map.
1. **HILLYARD MASONIC TEMPLE**
   
   **Address**: E 3023 Diamond Avenue (and 5201-05 Market Street)
   
   **Built date**: 1931
   
   **Legal address**: Hillyard Add, S75' E40' L11, S75' Lot 12, Block 8
   
   **Parcel number**: 36343.1115
   
   **Style**: Commercial Block
   
   **Architect/Builder**: Rigg & Vantyne (Architects)
   
   **Classification**: Historic Contributing
   
   **Site ID number**: 1

The well-preserved two-story Hillyard Masonic Temple has two primary facades, fronting Diamond Avenue and Market Street. The building features decorative variegated raked brick veneer cladding, two-story pilasters capped with a classic brick and metal entablature, and block letters that spell “MASONIC TEMPLE” which embellish the frieze on the south and east elevations. The original storefront materials and configuration are intact and include a ceramic tile bulkhead, a recessed corner entrance, corrugated glass clerestory windows, an original wrought-iron and amber glass light fixture above the Diamond Avenue entrance, and c. 1960 signage attached to the southeast corner of the building.

The Hillyard Masonic Temple was built by the Free and Accepted Masons of Blue Lodge #133 as one of the Mason's only “railroad lodges” constructed to help working class men who worked for the Great Northern Railroad in Hillyard.

Spokane architects Roland Vantyne and Archibald Rigg designed the building. First-floor commercial space was leased from 1931 to 1952 by J C Penny Company, Burgan grocery, Hillyard Cash Market and Meats, Hillyard Booster Improvement Club, and Fonks Five-and-Dime Store. The second floor was used by Masonic orders including the Blue Lodge, Eastern Star, Job's Daughters, and Rainbow Girls.
2. **GORDON APARTMENTS**

Address: E 3102 Everett Avenue
Built date: 1920
Legal address: Hillyard Add, Lot 2, N1/2 of Lots 3-4, Block 7
Parcel number: 36343 1002
Style: Commercial Block
Architect/Builder: Unknown
Classification: Historic Non-Contributing
Site ID number: 2

The two-story red brick masonry building has an exposed brick masonry wall on the west elevation but is clad in a layer of stucco on the facade and east and south elevations. The facade has been altered.

The building has served as an apartment building since it was built in 1920, and was referred to as the Gordon Apartments.

3. **HILLYARD SHELL SERVICE STATION**

Address: N 4904 Market Street
Built date: 1954
Legal address: Hillyard Add S102' of Lots 5-6, Block 18
Parcel number: 36343 2307
Style: Commercial Block
Architect/Builder: Unknown
Classification: Non-Historic Non-Contributing
Site ID number: 3

Built as a service station, this one-story building is clad in porcelain aluminum panels and has a flat roof with a porcelain aluminum awning that wraps around the southwest corner of the building. A wood frame addition is attached on the north side of the building.
The building was built in 1954 as Shell Service Station and currently serves as an auto mechanic's shop.

4. **INLAND EMPIRE NEWS BUILDING**
   - Address: N 4912 Market Street
   - Built date: 1903
   - Legal address: Hillyard Add N25' Lots 5-6 & N27' Lot 7, Block 18
   - Parcel number: 36343.2312
   - Style: Commercial Block
   - Architect/Builder: Unknown
   - Classification: Historic Contributing
   - Site ID number: 4

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 newspaper, and later, the *Northside Post*, maintained a printing business in the building that ran through the 1950s.

5. **FEED SHOP BUILDING**
   - Address: N 4916 Market Street
   - Built date: 1901
   - Legal address: Hillyard Add S53' Lot 4, Block 18
   - Parcel number: 36343 2305
   - Style: Commercial Block
   - Architect/Builder: Unknown
   - Classification: Historic Non-Contributing
   - Site ID number: 5
This one-story brick masonry building is attached to the Hammer Block-LeShie Apartments located adjacent north. The building's west facade and south elevation are completely clad in aluminum sheathing installed during the time period from 1960 to 1970. The building was the site for an early feed shop and later, for a hardware store.

6. HAMER BLOCK-LESHIE APARTMENTS

Address: N 4920 Market Street
Built date: 1901
Legal address: Hillyard Add N74’ Lot 4, Block 18
Parcel number: 36343 2304
Style: Commercial Block
Architect/Builder: Unknown
Classification: Historic Contributing
Site ID number: 6

The two-story red brick masonry Hamer Block-LeShie 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, “LESHIE” 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 and Repair, the Lighthouse Cafe, and Westminster Bakery. Upstairs, the Leslie Apartments were rented as single occupancy rooms.

7. 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
Classification: Historic Contributing
Site ID number: 7
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.

8. **PAY 'n TAKIT FOOD STORE**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
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<tbody>
<tr>
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<tr>
<td>Built date</td>
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<tr>
<td>Legal address</td>
<td>Hillyard Add Lots 10-12, Block 14</td>
</tr>
<tr>
<td>Parcel number</td>
<td>36343 1910</td>
</tr>
<tr>
<td>Style</td>
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<tr>
<td>Architect/Builder</td>
<td>Gustav Albin Pehrson, architect</td>
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</table>

This one-story poured concrete building is an excellent example of the Art Deco style with bas-relief panels embellished with a sunburst motif. Multi-paned transom windows feature metal chevron filigree designed as security screens that cover the window units. An original metal awning suspended over the storefront highlights a corner entry.

The building was designed by noted Spokane architect G. A. Pehrson, and was built for $22,500 as one of the area's first Pay 'n Takit Food Stores. In 1938, the Safeway Corporation purchased the store.
9. YUKON BLOCK
   Address       N 5006 Market Street
   Built date    1907
   Legal address Hillyard Add part of Lots 5-6, Block 13
   Parcel number 36343 1809
   Style         Commercial Block
   Architect/BUILDER Hillyard Townsite Company
   Classification Historic Contributing
   Site ID number 9

The Yukon Block is a two-story formed concrete block building with a cast concrete cornice. Letters that spell the building's name, "YUKON," are located at the top center of the facade. The building has original one-over-one, double-hung, wood-sash windows with keystones and concrete flat arches on the second floor. The storefront has been altered with T-1-11 siding and basalt rock veneer on the bulkheads.

The Yukon Block offered single occupancy rooms for rent on the second floor, and was occupied from 1907 to 1950 by a variety of tenants including the Hillyard Market, Hillyard Bike Shop, Modern Cleaners, Singer Sewing Machine Shop, U-Need-It Grocery and Meats, Albo Brothers Shoe Repair, the Sprouse-Reitz Five-and-One-Cent Store, and the Royce Photo Shop.

10. 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
    Classification Historic Contributing
    Site ID number 10
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 says that part of the building operated as a brothel with reports that “ladies of the evening” were engaged in business 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 and Beer Parlor, Louis Via Grocery Store, and various cafes and restaurants.

11. **BELL-VICTOR BLOCK**

- **Address**: N 5009-5011 Market Street
- **Built date**: 1907
- **Legal address**: Hillyard Add Lots 10-12, Block 14
- **Parcel number**: 36343 1910
- **Style**: Commercial Block
- **Architect/Builder**: Hillyard Townsite Company
- **Classification**: Historic Contributing
- **Site ID number**: 11

The two-story formed concrete block Bell-Victor building features a facade with a cast concrete cornice embellished with an egg-and-dart and antler motif, corner battlements, smooth concrete block quoins, five covered windows with concrete flat arches and keystones, and two cast concrete facade name panels. One panel is located on the south half of the building below the cornice and spells, “BELL BLOCK.” The other panel is located on the north half of the building below the cornice and spells, “VICTOR BLOCK.” The original storefront configuration is intact with two entrances, however, the original fabric and finish is replaced and covered with stucco. A sign made during 1940-1950 is suspended on the front of the building and reads, “HILLYARD VARIETY.”

Built together and sharing a common wall, the Bell and Victor Blocks are named after building founders Isabelle and Victor Lagerquist. The Victor Hotel operated from second-floor single-occupancy rooms, and the first floor commercial space was occupied by a drug store and a
grocery and meat market. Subsequent tenants before 1952, include the Hillyard Bike Shop, McMarr Grocery Store, Buckley Hardware Company, and Sprouse-Reitz Variety Store.

12. **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  
   **Classification**: Historic Contributing  
   **Site ID number**: 12

With brick masonry construction, the two-story Minthorn-Russel Block has an arched 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 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.

13. **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
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 capped with terra cotta keystones punctuate the facade. The original storefront is intact. A poured concrete addition is attached to the back 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.

14. **JENKINS BLOCK**

<table>
<thead>
<tr>
<th>Address</th>
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<tbody>
<tr>
<td>Built date</td>
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<tr>
<td>Legal address</td>
<td>Hillyard Add part of Lots 1-2, Block 14</td>
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<td>Parcel number</td>
<td>36343 1902</td>
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<td>Style</td>
<td>Commercial Block</td>
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<tr>
<td>Architect/Builder</td>
<td>Hillyard Townsite Company</td>
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<td>Classification</td>
<td>Historic Contributing</td>
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<tr>
<td>Site ID number</td>
<td>14</td>
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</tbody>
</table>

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 and Willmore Grocers, Fitzpatrick Meats, and W. S. Bryant Real Estate.
15. **Gri's Barber Shop Building**

Address: N. 5022 Market Street

Built date: 1903

Legal address: Hillyard Add part of Lots 3-4, Block 13

Parcel number: 36343.1806

Style: Commercial Block

Architect/Builder: Unknown

Classification: Historic Contributing

Site ID number: 15

This small one-story building is constructed of wood frame and with a wooden Western false front at the facade. The bulkhead is clad in Roman brick veneer, the original storefront windows have been replaced, and a metal period awning is suspended over the storefront.

The building was originally owned by barber, Joseph Mandell, and was purchased in 1919 by barber, Arturo Gri. Gri’s Barber Shop was successful for over 55 years in the north half of the building, while the south half was leased by various businesses up to 1952 that included Globe Electric, Luther Squibb Jewelers, Stough Real Estate, Maguire Jewelry, and Trowbridge Jewelers.

16. **Usher's Corner Saloon**

Address: N. 5024 Market Street

Built date: 1914

Legal address: Hillyard Add N47’ of W40’ of Lot 3 and N47’ of Lot 4, Block 13

Parcel number: 36343 1813

Style: Commercial Block

Architect/Builder: Unknown

Classification: Historic Non-Contributing

Site ID number: 16

This two-story brick masonry building has two primary facades and is completely covered with contemporary stucco cladding.
The building's first owner was Mrs. Mary Usher, who sold cigars, candy, and fruit. The second-floor rooms were called the West Hotel. Stories of early Hillyard recall a saloon and speakeasy on the site with a secret underground tunnel designed for the safe transfer of liquor during Prohibition. The building has been home to various food markets and beer parlors, including Usher's Corner Saloon.

17. **CARABIN HALL-HAND BLOCK**

<table>
<thead>
<tr>
<th>Address</th>
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<tbody>
<tr>
<td>Built date</td>
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<td>Legal address</td>
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<tr>
<td>Parcel number</td>
<td>36343 1901</td>
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<tr>
<td>Style</td>
<td>Commercial Block</td>
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<td>Historic Non-Contributing</td>
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</table>

The two-story Carabin Hall-Hand Block are two brick masonry buildings that are wrapped in vertical laid aluminum siding installed in the 1990s. The original storefront configuration and design of both buildings was replaced in the 1960s. A metal awning is suspended over the storefront.

Carabin Hall (located on the southwest corner of North Market Street and East Queen Avenue) was erected in 1900. Sharing a common wall, the Hand Block, adjacent south, was erected in 1903. A rear addition was added on both buildings in 1914. Carabin Hall was owned by the Carabin Commercial Company, and was later occupied by Hand's Pharmacy from 1920 to 1968. The Hand Block was rented by various businesses including a meat market, grocery store, bakeshop, and the Washington Water Power Company. The building held offices and a showroom for electrical appliances while occupied by the utility company.
18. **U. S. BANK BUILDING**
   - Address: N 5101 Market Street
   - Built date: 1970
   - Legal address: Hillyard Add part of Lots 11-12, Block 11
   - Parcel number: 36343.1414
   - Style: Commercial vernacular
   - Architect/Builder: Unknown
   - Classification: Non-Historic Non-Contributing
   - Site ID number: 18

   The one-story building has a low mansard roof, exterior brick veneer wall cladding, plate glass windows, and an attached *porte cochere* for drive-through banking.

   The building serves as the Hillyard branch for U S Bank and replaced three brick buildings built around 1910.

19. **GREATER HILLYARD BUSINESS ASSOCIATION PARK**
   - Address: N 5104 Market Street
   - Built date: 1997
   - Legal address: Hillyard Add part of Lots 5-6, Block 12
   - Parcel number: 36343 1509
   - Style: N/A
   - Architect/Builder: Unknown
   - Classification: Vacant
   - Site ID number: 19

   The park consists of two lots that together comprise 18,360 square feet. The property is flat and is covered with grass and a barked path. Two, two-story brick buildings, built in 1903 and between 1910-1914, originally occupied this site. Both buildings were destroyed by fire in 1978.

   The park was constructed in commemoration of the Great Northern Railroad center that was located one block east of the park. A Great Northern train car sits diagonally on the southwest corner of the park.
The two-story Alaska Block is constructed of formed concrete blocks and has a cast concrete cornice, five second-story windows with concrete flat arches and keystones, and smooth concrete quoin at second-story windows. Bas-relief letters that spell “ALASKA” distinguish the building on the facade above the second-story windows. Original storefront configuration, materials, and finish are altered. A wood balcony was built at the second-floor windows in the 1970s and the original second-floor windows are replaced. A two-story wood frame addition with a shed roof is attached to the building at the rear.

The Alaska Block was built by GN employee and building contractor, Jess Jones, who also worked for the Hillyard Townsite Company. Erected as a single room occupancy hotel, the Alaska Block offered 11 furnished rooms on the second floor, and Walker’s Hillyard Grocery market on the first floor. Beginning in 1935, Stewart’s Beer parlor had replaced the grocery market in the south half of the building’s first floor, and E B Johnson’s “variety goods” were sold from the north half of the first floor.

# PARKING LOT

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<tr>
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<tr>
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<td>Style</td>
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<td>Architect/Builder</td>
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<td>Classification</td>
<td>Vacant</td>
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<tr>
<td>Site ID number</td>
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</table>
The lot contains 4000 square feet of paved parking completed in 1979. It is located adjacent north of the U.S. Bank Building replaced a two-story brick building erected around 1900 as the Oddfellows Hall.

22. **HILLYARD WATER COMPANY BUILDING**

<table>
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<tr>
<th>Address</th>
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<tbody>
<tr>
<td>Built date</td>
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<td>Style</td>
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<tr>
<td>Architect/Builder</td>
<td>Hillyard Townsite Company</td>
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<tr>
<td>Classification</td>
<td>Historic Contributing</td>
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<tr>
<td>Site ID number</td>
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</table>

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 and Delicatessen. Cora Squibb’s Black and Gold Dress Shop occupied the storefront from 1945 to 1965. The building was also called the Morgan Building up until 1929.

23. **MR. C’s CARS and GARAGE**

<table>
<thead>
<tr>
<th>Address</th>
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<td>Style</td>
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<td>Non-Historic Non-Contributing</td>
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<td>Site ID number</td>
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</table>
The one-story building has a low-pitched aluminum roof, vertically laid aluminum siding, and constitutes a garage, storage area, show room, and office.

The building was built for Charles Crabtree, and is referred to as Mr. C’s Cars and Sales, an automobile dealership specializing in the sale of new and used recreational vehicles, automobiles, and boats.

24. **SPOKANE MENTAL HEALTH BUILDING**
   Address: N 5125 Market Street
   Built date: 1977
   Legal address: Hillyard Add Lots 1-3, Block 11
   Parcel number: 36343 1416
   Style: Commercial vernacular
   Architect/Builder: Unknown
   Classification: Non-Historic Non-Contributing
   Site ID number: 24

The building has a low mansard roof and is clad in a combination of brick and rock veneer.

The building was built for Spokane Mental Health and replaced three small, one-story buildings.

Duffy’s Restaurant was located on the southeast corner of Market and Diamond and W G Kelly Real Estate was located adjacent next south.

25. **BROWN-PAULSEN BLOCK**
   Address: N 5202 Market Street
   Built date: 1905
   Legal address: Hillyard Add Lots 5-6, Block 7
   Parcel number: 36343 1005
   Style: Commercial Block
   Architect/Builder: Unknown
   Classification: Historic Contributing
   Site ID number: 25
The well-preserved Brown-Paulsen Block is a one-story brick masonry building with buff-colored pressed brick veneer on primary south and west facades. The building is capped with a brick parapet wall and a modillioned metal cornice.

The storefront configuration is partially intact with original clerestory windows and an angled corner entrance. Alterations include c. 1980 metal awnings over windows at the southwest corner of the building.

The original building was constructed in 1905, and an addition was built adjacent north in 1922, extending the length of the building another 65 feet. Two large bank vaults with safe deposit boxes were constructed on the first floor when the 1905 building was erected. The 1910 Spokane City Directory lists the building as the site for the Champion Saloon and Syver Wangen's shoemaking business. From 1926 to 1950, the building was leased or owned at various times by the Hillyard Post Office, Hillyard Cafe, a "drugless physician," a variety of insurance agents and attorneys including George Elmer Brown, and the Hillyard Booster Club and the Hillyard Community Club. Among them in 1929, the building housed the Brotherhood State Bank of Spokane (Hillyard Station).

26. **SHOE REPAIR-BARBER SHOP BUILDING**

<table>
<thead>
<tr>
<th>Address</th>
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</table>

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.
27. VACANT LOT
Address  N 5211 Market Street
Built date  N/A
Legal address  Hillyard Add N26' of E40' of Lot 11, N26' of Lot 12, Block 8
Parcel number  36343 1112
Style  N/A
Architect/Builder  N/A
Classification  Vacant
Site ID number  27

The unused vacant lot is located between the alley and the Shoe Repair-Barber Shop building. No buildings have existed on the property.

28. 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
Classification  Historic Contributing
Site ID number  28

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 l-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.
29. **FLEMING AUTO DEALERSHIP BUILDING**

   - **Address**: N 5217 Market Street
   - **Built date**: 1926
   - **Legal description**: Hillyard Add part of Lots 1 and 2, Block 8
   - **Parcel number**: 36343.1101
   - **Style**: Commercial Block
   - **Architect/Builder**: Unknown
   - **Classification**: Historic Non-Contributing
   - **Site ID number**: 29

   The Fleming Auto Dealership Building is a one-story brick masonry structure with a stepped parapet wall and an angled *porte cochere* on the northwest corner facade of the building. The building has been significantly altered with the *porte cochere* now enclosed and facade windows covered with plywood boards.

   Constructed for the Union Oil Company, the building has been occupied by various auto dealerships and service stations including Fleming Auto, Security Sales Company, Jim's Auto Service, Madren Brothers Service Station, Erickson’s Firestone, and Colyear Motor Sales. It is currently used as a Napa Auto Parts store.

30. **ODEGARD BLOCK**

   - **Address**: N 5218 Market Street
   - **Built date**: 1945
   - **Legal description**: Hillyard Add part of Lot 3 and 4, Block 7
   - **Parcel number**: 36343 1004
   - **Style**: Commercial Block
   - **Architect/Builder**: Unknown
   - **Classification**: Historic Contributing
   - **Site ID number**: 30

   The Odegard Block is a simple, one-story concrete block building with a stepped parapet, flush buttresses on the south elevation, and a storefront with a recessed center entrance. The original storefront configuration and materials are intact.
The building was built for Odegard Real Estate and Insurance Company and later housed the Hillyard Furniture Company followed by Odegard's Sport Center.

31. 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
   Classification: Historic Contributing
   Site ID number: 31

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. Original metal rollout awnings are attached above the storefront's aluminum sash merchandise windows.

From 1948 to 1950, Tip Top Variety and the Hillyard Donut Shop occupied the building. Since that time, the building has been home to Family Treasures, a shop that specializes in antiques and collectibles. The building replaced the Gordon Motor Company, a service station that previously occupied the building site.

32. 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, owner/builder
   Classification: Historic Contributing
   Site ID number: 32

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 and DRYCLEANING” is attached to the north façade above the front entrance.

Owned and operated by Japanese immigrants Y Tanaka, R Nakashima, and H Sato, the Hillyard Hand Laundry operated from the building from 1906 to 1950. After 1950, the name of the building was changed to Hillyard Laundry and Dry-cleaning.

33. **CARR BLACKSMITH SHOP**
   - Address: E 3110 Olympic Avenue
   - Built date: 1906
   - Legal description: Hillyard Add part of Lot 3, Block 18
   - Parcel number: 36343 2302
   - Style: Commercial Block
   - Architect/Builder: Charles Carr, owner/builder
   - Classification: Historic Non-Contributing
   - Site ID number: 33

The Carr Blacksmith Shop is a simple, one-story formed concrete block building with a flat roof. The original storefront is altered and contains a metal garage door and two metal-sash windows.

Blacksmith Charles Carr built the building for his blacksmith shop in 1906. He shared the shop with the Hillyard Concrete Company in 1910. In the 1930s, the building was occupied by a car repair shop, and in the 1940s and 1950s, the building was used as storage by Thomas Kehoe, owner of the Kehoe Block located across the street.

34. **SHEEHAN BOARDING HOUSE**
   - Address: E 3112 Olympic Avenue
   - Built date: 1893
   - Legal description: Hillyard Lots 1 and 2, Block 18
   - Parcel number: 36343 2301
   - Style: Vernacular
The Sheehan Boarding House is a two-story side-gable building with a front-facing cross gable. The house has been altered and does not retain original materials on the exterior. The full-width front porch is partially enclosed, the original second-story walls are covered with rolled asphalt, and the second-story windows are replaced with aluminum sliders.

The house was built in 1893 for Jerry Sheehan, a Great Northern rail yard worker. Located adjacent west to the Great Northern yard, the house was a boarding house referred to as the "Square Deal Hotel" in 1910.

35. **HILLYARD POST OFFICE BLOCK**
   - Address: E. 3117 Olympic Avenue
   - Built date: 1946
   - Legal description: Hillyard Add Lots 7 and 8, Block 13
   - Parcel number: 36343.1811 and 1812
   - Style: Commercial Block
   - Architect/Builder: Unknown
   - Classification: Historic Contributing
   - Site ID number: 35

The Hillyard Post Office block is a simple, one-story structure clad in buff-colored brick veneer with a three-bay storefront, large windows and transoms, and an entrance at the western-most end of the south facade. A contemporary mural is painted on the west elevation of the building. A paved parking lot designed for post office patrons abuts the building on the west.

The Hillyard Post Office block is one of the latest structures constructed in Hillyard during the District's period of significance from 1892 to 1946. The building served as a post office from 1946 through part of 2001.
STATEMENT of SIGNIFICANCE
The Hillyard Historic Business District has been the social and commercial hub of Hillyard for over 100 years. 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—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 adjacent to the Great Northern yard. The Hillyard Historic Business District was the market place and pulse 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 1893 to 1948, Hillyard continued to grow and adapt in response to changing patterns in government, commerce, and technology. The 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 developed in response to the construction and success of the Great Northern Railroad’s distribution and manufacturing center. The Hillyard Historic Business District is eligible for listing on the National Register of Historic Places under Criterion A for its association with the Great Northern Railroad’s distribution center and the development and settlement of the town of Hillyard during its period of significance from 1893 to 1948.

Historic Context
Early Spokane Area
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 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 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. James Hill had chosen an area a few miles northeast of Spokane to establish the largest Great Northern Railroad center west of the Mississippi River.

_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 located only five miles northeast of the city. During subsequent visits to the area, the wide, expansive prairie caught Hill’s attention, and 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. Seen advantageously through Hill’s eyes, the prairie land offered a flat surface suitable for construction of a rail yard, and was located in an area rich in natural resources that provided lumber, grains, minerals, and ore—all products needing transportation to market. In addition, the land was located outside 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 5000
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 notes the “life of Hillyard is the Great Northern shops” and described the town in the article’s headline as a “thriving and important suburb of Spokane.” The article describes 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 meet 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, and construction in the town boomed. 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 in 1895
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 lists a wide variety of early commercial trade located along Market Street 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. Sherman Minthorn’s drugstore, and James Bergman and Peter Peterson’s saloon were located at the intersection of Market Street and Olympic Avenue. The Sheehan Boarding House and J W Boyd’s lodging house were built adjacent to the railroad tracks at the east end of Olympic Avenue. Victor Lagerquist’s blacksmith shop, and Loren Smith’s and Robert Russel’s market and hardware store fronted the west side of Market Street. Herman Meyer sold “cigars, wines, and spirits” from his Court Saloon in the Hillyard Hotel located on the northwest corner of Market Street and Queen Avenue, and widow Mary Usher established Usher’s Corner Saloon across the street on the southeast corner of the intersection. Nearly all of the first buildings erected in Hillyard’s market core were destroyed and replaced as early as 1900. The Sheehan Boarding House, built in 1893, survives as the oldest resource in the Hillyard Historic Business District.

1907 Incorporation and Commercial Development
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 was incorporated and legally recognized as a municipal township with increased boundaries to Crestline Street to the west, and north and south to Francis and Rich Avenues. Dr. Joseph Farrow, one of Hillyard’s first and most prominent physicians with offices located along Market Street in the United Hillyard Bank Building, was elected as first mayor of the newly incorporated town.

Nineteen hundred and seven was a banner year for construction in the Hillyard Historic Business District. The town received a facelift and six commercial buildings were built along Market.
Street including the Kehoe, Yukon, Nebraska, Alaska, Bell-Victor blocks, and the Hillyard Water Company Building. The United Hillyard Bank, located adjacent north to the Nebraska Block, was erected a year later in 1908. The new buildings 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, seven commercial buildings built between 1906-1907, were constructed of concrete blocks finished to simulate cut granite or basalt stone. Sometimes referred to as “artistic concrete block” or “imitation stone,” concrete block construction was an inexpensive, late 19th and early 20th-century substitute for more costly stone facing and was manufactured in an array of surface textures. These were depicted in the seven buildings: the Hillyard Laundry, Carr’s Blacksmith Shop, Hillyard Water Company Building, and the Yukon, Nebraska, Alaska, and the Bell-Victor blocks.

Seven commercial buildings in the Hillyard Historic Business District reflect a popular practice adopted during the early 20th-century which was to proclaim the name of the building in block letters or bas-relief on the building’s facade. The Kehoe, Yukon, Nebraska, Alaska, and Bell-Victor blocks, the Leslie Apartments, and the Hillyard Masonic Temple feature facades distinguished with parapet-level block letters that spell the names of the buildings in metal or cast concrete. Appellations on the Kehoe and Bell-Victor blocks signify the names of the owners of the building, while the Masonic Temple’s bronze letters state the building’s purpose. Like the “gold rush days” of 19th-century Alaska and Yukon Territory, the names given to the Alaska and Yukon Blocks are associated with the frenzied booms of Hillyard’s early business district and the Great Northern Railroad’s “rush” to distribute gold and silver obtained from nearby mines to wealthy investors throughout the United States.

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 one million dollars, the new shops were fully equipped to repair and rebuild 200 locomotives a year. Other facilities at Hillyard provided similar service annually for 30,000 freight cars, 400 coaches, and 500 cabooses. Noted railroad author Roger Ingbretnsen (*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 the proposed 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 like 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 show both old and new street names which means that Spokane may have had early plans for annexing Hillyard. The names for Market and Everett Streets were not changed, 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 rendered 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 to 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.

During these difficult times, commercial building projects in Hillyard nearly ceased. However, two noted structures in the Hillyard Historic Business District were constructed. Proving their popularity as an organization that promoted help and brotherhood, the Free and Accepted Masons of Hillyard Blue Lodge #133 sold bonds valued at $100 to $500 to raise money for their proposed $50,000 Masonic Temple. Amazingly, the money was raised, and construction of the temple was
completed in 1931 Today, the Hillyard Masonic Temple remains one of the best-preserved properties in the Hillyard Historic Business District. Another building project in Hillyard during the Depression years included the Pay 'n Take Food Store located on the northeast corner of Market Street and Olympic Avenue. Funded by Skaggs, Inc. in Portland, Oregon, the grocery market was erected in 1932, along with five other identical Art Deco-style grocery stores in Spokane.

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 of troops and supplies during the war. Great Northern employment and increased operations led to a revitalization of Hillyard's economy. The Odegard Block was built in 1945, followed by the construction of the Hillyard Post Office in 1946, and the Family Treasures building in 1948. In the 1950s, over a million dollars was pumped into the Great Northern shops to accommodate the change from building steam-driven locomotives to diesel-powered engines. 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).

Hillyard's economy was strong during World War II, and the community grew. Businesses along Market Street in the Hillyard Historic Business District prospered and included the Inland Empire News, Westminster Bakery, Kehoe Hardware, Sprouse-Reitz, Pay 'n Take Food Store, Hillyard City Drug Store, United Hillyard Bank, Grn's Barber Shop, Hand's Pharmacy, Densow's Hardware, Perry's Food Store, the LeRoi, Hillyard Furniture Company, G E Brown's law office, Fonks, Burgan's Foods, S & E Plumbing, and the Hillyard Masonic Temple. Restaurants and bars, a vital part of Hillyard socializing, were located in the Nebraska, Alaska, Minthorn-Russel, and Usher's Corner Saloon 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, Masonic Temple, Pay 'n Take Food Store, Brown-Paulsen Block, 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 building, 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 and 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 Hillyard Historic Business District. Storefronts and apartments were vacated, and many businesses reorganized to specialize in selling antiques, collectibles, and second-hand furniture. Hillyard taverns continued to serve the community, but the clientele changed from townfolk to unknown outsiders. Noted for the large numbers of motorcycles parked by the building, the Alaska Block’s Palace Tavern quickly earned a reputation as a "biker's bar."

Today, the town of Hillyard hopes and struggles for economic revitalization. Physically distinct from its surrounding built environment, historic buildings in the Hillyard Historic Business District represent the town's boom years beginning in 1893 when James Jerome Hill and the Great Northern Railroad yards spawned the development of Hillyard. After more than 100 years, Hillyard and especially the Hillyard Historic Business District are perceived as a distinct community within the larger city of Spokane, and continues to be remembered by many as a "railroad town."

In summary, the 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 District, which is the center of Hillyard's historic business core, conveys historic integrity through the preserved historic buildings that remain clustered along North Market Street. Historically significant for its period of development and significance from 1893 to 1948, the Hillyard Historic Business District is eligible for listing on the National Register of Historic Places under Criterion A.
Eastern Washington University, “Hillyard Community Within a Community,” Spokane. 1988
First American Title Company, warranty deeds, 1890-2001
Inland Empire Railway Review, “Hillyard: The Engines and the Craftsmen,” Roger Ingebretsen, August, 1988
Polk, R L. Spokane City Directory, Seattle R L Polk and Company, 1881-1999
Spokane City/County Historic Preservation Office, “Historic Resources Inventory Hillyard Community Development Neighborhood,” Spokane, WA 1991
Spokane Daily Chronicle, various articles
Spokesman-Review, various articles
Summers, June. Follow the Light, Spokane Richards Printing Company, 1987
GEOGRAPHICAL DATA

Verbal Boundary Description

The Hillyard Historic Business District lies 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 Greene Street and the Burlington Northern Railroad right-of-way, crosses north across Olympic Avenue, turns west to North Market Street; runs north along the eastern edge of North Market Street to Lot 2, Block 10, crosses west across North Market Street; runs diagonally northwest to Lot 1, Block 11, then turns south, runs south along the west edge of North Market Street to Olympic Avenue, Lot 10, Block 14, and then crosses diagonally southeast across North Market Street to the point of origin at Lot 7, Block 23

Boundary Justification

The district boundary encompasses three and one-half blocks of the Hillyard community's commercial center on both sides of North Market Street. These particular commercial blocks represent the strongest concentration of late 19th and early 20th-century historic buildings, and the fewest open spaces and non-contributing structures in the Hillyard community.
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 12  Page 1 of 1

HILLYARD HISTORIC BUSINESS DISTRICT
Spokane County, Washington

ADDITIONAL DOCUMENTATION—all photographs taken by consultant in April, 2002.

Photo 1 of 12  Hillyard Shell Service Station--west facade
Photo 2 of 12  Hammer Block-Leslie Apartments--northwest corner facade.
Photo 3 of 12  Representative streetscape of Hillyard along North Market Street from
               5002-5016 N Market Street--west facades
Photo 4 of 12  United Hillyard Bank Building--west facade
Photo 5 of 12  Hillyard Water Company Building--west facade
Photo 6 of 12  Brown-Paulsen Building--southwest corner facade
Photo 7 of 12  Streetscape from 5218-5220 North Market Street--west facades
Photo 8 of 12  Hillyard Masonic Temple--east facade
Photo 9 of 12  Representative streetscape from 2003 to 5025 N Market Street--east
               facades
Photo 10 of 12  Pay 'n Takit Food Store--east facade.
Photo 11 of 12  3108 to 3112 East Olympic Avenue streetscape--north facades.
Photo 12 of 12  Hillyard Post Office Building--southwest corner facade
The Hillyard Historic Business District
Spokane County, Washington

District Identification Map

North ↑

Not to scale._
The Hillyard Historic Business District
Spokane County, Washington
Resource Classification Map

North ↑

Not to scale.

- Historic Contributing
- Historic Non-Contributing
- Non-Historic Non-Contributing
- Vacant
The Hillyard Historic Business District
Spokane County, Washington

Site Identification Map

North ↑

Not to scale.

Numbers correspond to all parcels or resources in the district.