

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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street & number N 4912-5220 MARKET ST, E 3108-3117 OLYMPIA AVE not for publication _____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 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]
Signature of certifying official

6/26/02
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) _____

Signature of Keeper

Date of Action

United States Department of the Interior
National Park Service

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_____ other (explain) _____

Signature of Keeper

Date of Action

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>19</u>	<u>13</u>	buildings
		sites
		structures
		objects
<u>19</u>	<u>13</u>	Total

Name of related multiple property listing

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

N/A**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 CARE
 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 ABESTOES, ASPHALT, BUILT-UP
 walls BRICK, STUCCO, CONCRETE BLOCK, WEATHERBOARD
 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)

☒ **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

Narrative Statement of Significance

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

See Continuation Sheet

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 Vantyne (Architects)

☐ Gustav Albin Pehrson (Architect)

☐

☐

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 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.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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HILLYARD HISTORIC BUSINESS DISTRICT
Spokane County, Washington

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

ID #	Address	Historic Name	Rank	Built Date
1	E 3023 Diamond Avenue	Hillyard Masonic Temple	Historic Contributing	1931
2	E 3102 Everett Avenue	Gordon Apartments	Historic Non-Contributing	1920
3	N 4904 Market Street	Hillyard Shell Service Station	Non-Historic Non-Contributing	1954
4	N 4912 Market Street	Inland Empire News Building	Historic Contributing	1903
5	N 4916 Market Street	Feed Shop Building	Historic Non-Contributing	1901
6	N 4920 Market Street	Hamer Block-Leslie Apartments	Historic Contributing	1901
7	N 5002 Market Street	Kehoe Block	Historic Contributing	1907
8	N 5003 Market Street	Pay 'n Takit Food Store	Historic Contributing	1932
9	N 5006 Market Street	Yukon Block	Historic Contributing	1907
10	N 5008 Market Street	Nebraska Block	Historic Contributing	1907
11	N 5003 Market Street	Bell-Victor Block	Historic Contributing	1907
12	N 5015 Market Street	Minthorn-Russel Block	Historic Contributing	1903
13	N 5016 Market Street	United Hillyard Bank Building	Historic Contributing	1920
14	N 5021 Market Street	Jenkins Block	Historic Contributing	1903
15	N 5022 Market Street	Gri's Barber Shop Building	Historic Non-Contributing	1903
16	N 5024 Market Street	Usher's Corner Saloon	Historic Non-Contributing	1914
17	N 5025 Market Street	Carabin Hall-Hand Block	Historic Non-Contributing	1900
18	N 5101 Market Street	U S Bank Building	Non-Historic Non-Contributing	1970
19	N 5105 Market Street	Greater Hillyard Business As Park	Vacant	N/A
20	N 5108 Market Street	Alaska Block	Historic Non-Contributing	1917
21	N 5109 Market Street	Paved parking lot	Vacant	N/A
22	N 5112 Market Street	Hillyard Water Company Bldg	Historic Contributing	1907
23	N 5124 Market Street	Mr C's Cars and Garage	Non-Historic Non-Contributing	2001
24	N 5125 Market Street	Spokane Mental Health	Non-Historic Non-Contributing	1977
25	N 5202 Market Street	Brown-Paulsen Block	Historic Contributing	1905
26	N 5209 Market Street	Shoe Repair-Barber Shop Bldg	Historic Contributing	1925
27	N 5211 Market Street	Vacant lot	Vacant	N/A
28	N 5215 Market Street	Shell Oil Building	Historic Contributing	1915
29	N 5217 Market Street	Fleming Service Station	Historic Non-Contributing	1926
30	N 5218 Market Street	Odegard Block	Historic Contributing	1945
31	N 5220 Market Street	Family Treasures Building	Historic Contributing	1948
32	E 3108 Olympic Avenue	Hillyard Laundry Building	Historic Contributing	1906
33	E 3110 Olympic Avenue	Carr Blacksmith Shop	Historic Non-Contributing	1906
34	E 3112 Olympic Avenue	Sheehan Boarding House	Historic Non-Contributing	1893
35	E 3117 Olympic Avenue	Hillyard Post Office Block	Historic Contributing	1946

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

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

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

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.

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

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 They are counted neither as Contributing or Non-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

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

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.

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

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

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

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

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

This one-story brick masonry building is attached to the Hammer Block-Leslie 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-LESLIE 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-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 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

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HILLYARD HISTORIC BUSINESS DISTRICT
Spokane County, Washington

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

Address	N 5003 Market Street
Built date	1932
Legal address	Hillyard Add Lots 10-12, Block 14
Parcel number	36343 1910
Style	Art Deco
Architect/Builder	Gustav Albin Pehrson, architect
Classification	Historic Contributing
Site ID number	8

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.

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**HILLYARD HISTORIC BUSINESS DISTRICT
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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

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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

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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 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 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

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Architect/Builder	Henry Bertelsen, architect
Classification	Historic Contributing
Site ID number	13

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

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
Classification	Historic Contributing
Site ID number	14

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.

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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.

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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

Address	N 5025 Market Street
Built date	1900
Legal address	Hillyard Add N55' of Lot 1, N55' of E40' of Lot 2, Block 14
Parcel number	36343 1901
Style	Commercial Block
Architect/Builder	Unknown
Classification	Historic Non-Contributing
Site ID number	17

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.

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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

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20. ALASKA BLOCK

Address	N 5108 Market Street
Built date	1917
Legal address	Hillyard Add part of Lots 5-6 Block 12
Parcel number	36343 1508
Style	Commercial Block
Architect/Builder	Jess Jones with the Hillyard Townsite Company
Classification	Historic Non-Contributing
Site ID number	20

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 quoins 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.

21. PARKING LOT

Address	N 5109 Market Street
Built date	1979
Legal address	Hillyard Add N40' Lots 11-12, Block 11
Parcel number	36343 1413
Style	N/A
Architect/Builder	Unknown
Classification	Vacant
Site ID number	21

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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

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
Classification	Historic Contributing
Site ID number	22

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

Address	N 5124 Market Street
Built date	2001
Legal address	Hillyard Add Lots 3-4, Block 12
Parcel number	36343 1513
Style	Commercial vernacular
Architect/Builder	Unknown
Classification	Non-Historic Non-Contributing
Site ID number	23

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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 is 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

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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

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
Classification	Historic Contributing
Site ID number	26

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.

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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 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.

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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 is 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.

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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

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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 facade 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

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Architect/Builder	Unknown
Classification	Historic Non-Contributing
Site ID number	34

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.

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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

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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

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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.

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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, barber shops, 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

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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 boomtown time 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 Ingbretsen (*Inland Empire Railway Review*, 1988) described the Great Northern Railroad's early success and Hillyard's growth.

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"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.

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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

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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 Takit 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 Takit Food Store, Hillyard City Drug Store, United Hillyard Bank, Gri'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

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substantially altered. These include the United Hillyard Bank building, Masonic Temple, Pay 'n Takit 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 townsfolk 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.

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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.

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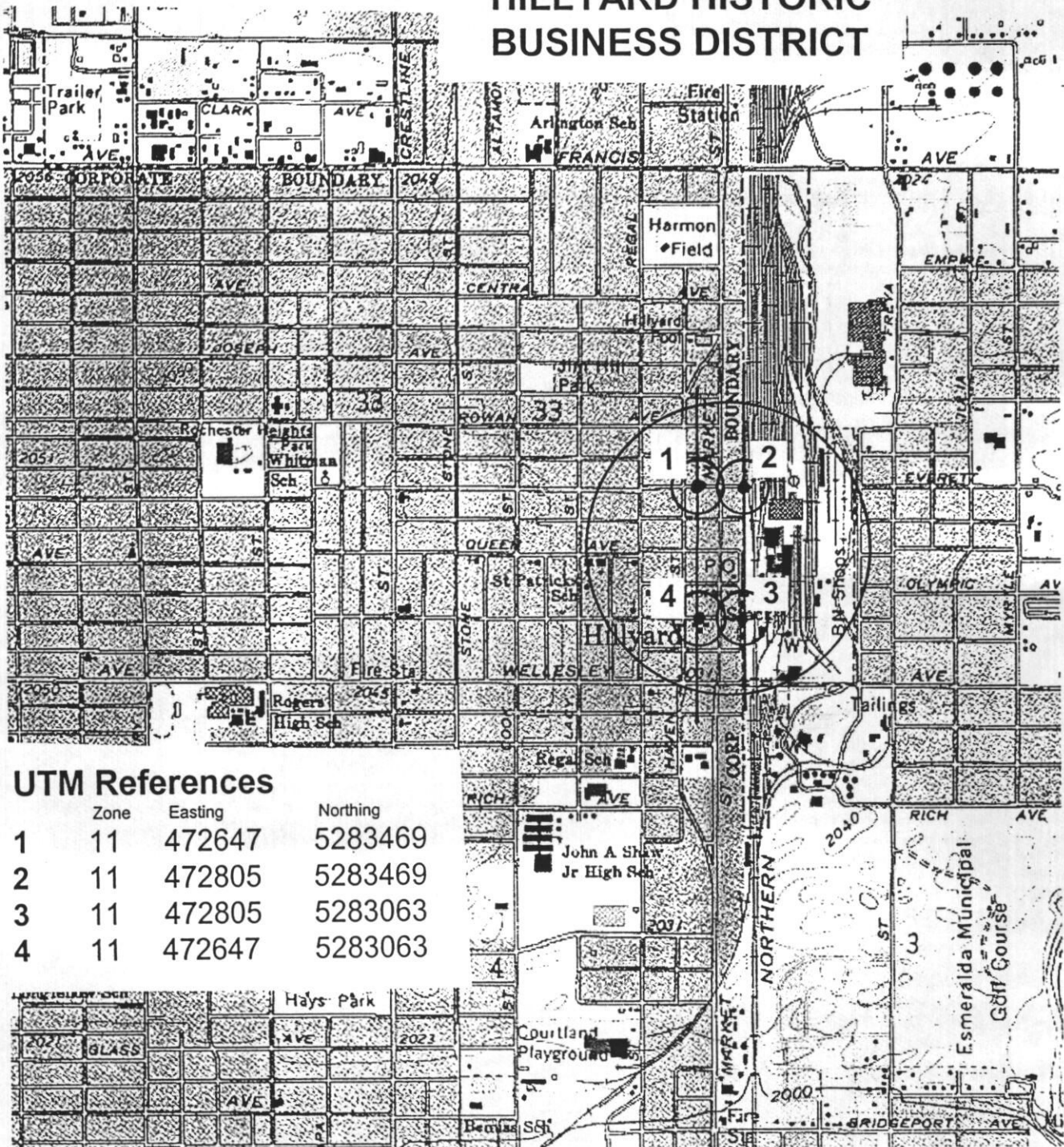
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ADDITIONAL DOCUMENTATION--all photographs taken by consultant in April, 2002.

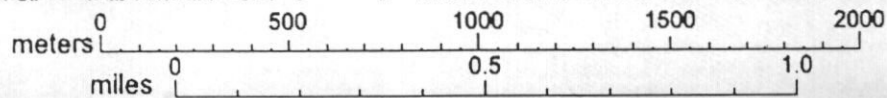
Photo 1 of 12	Hillyard Shell Service Station--west facade
Photo 2 of 12	Hammer Block-Leslie Apartments--northwest corner facade.
Photo 3 of 12	Representative streetscape of Hillyard along North Market Street from 5002-5016 N Market Street--west facades
Photo 4 of 12	United Hillyard Bank Building--west 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

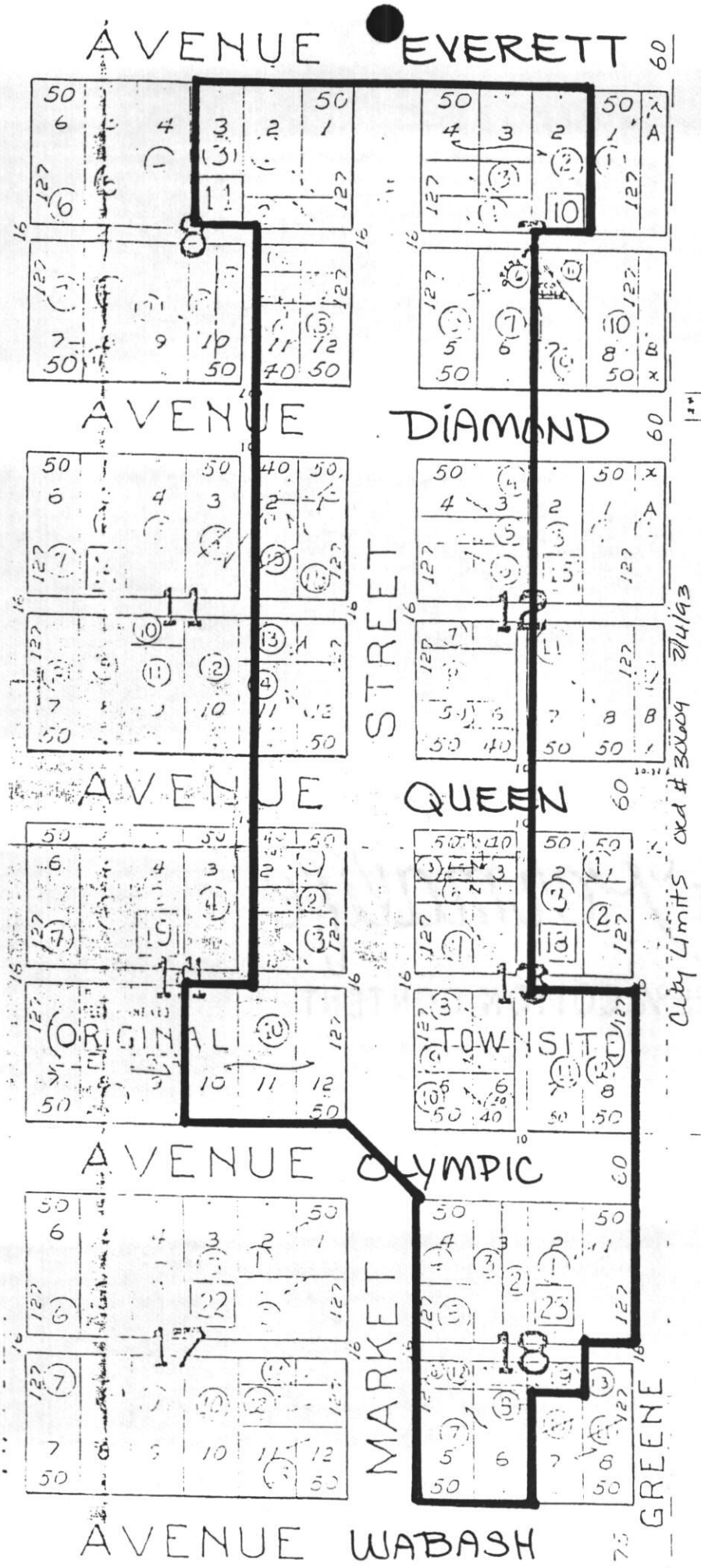
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UTM References

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2	11	472805	5283469
3	11	472805	5283063
4	11	472647	5283063





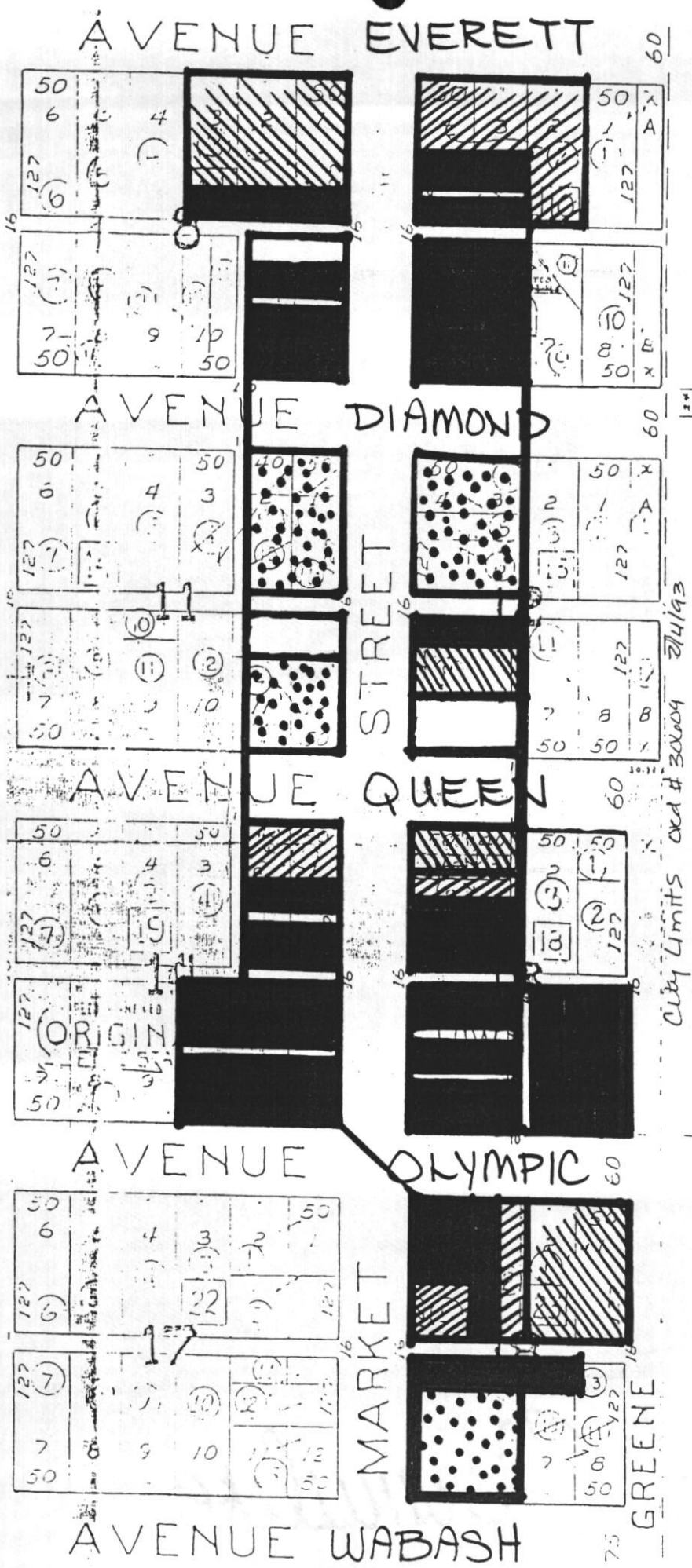
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District Identification Map

North ↑

Not to scale.

City Limits Ord #30004 2/4/93



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Resource Classification Map

North ↑

Not to scale.



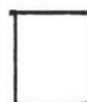
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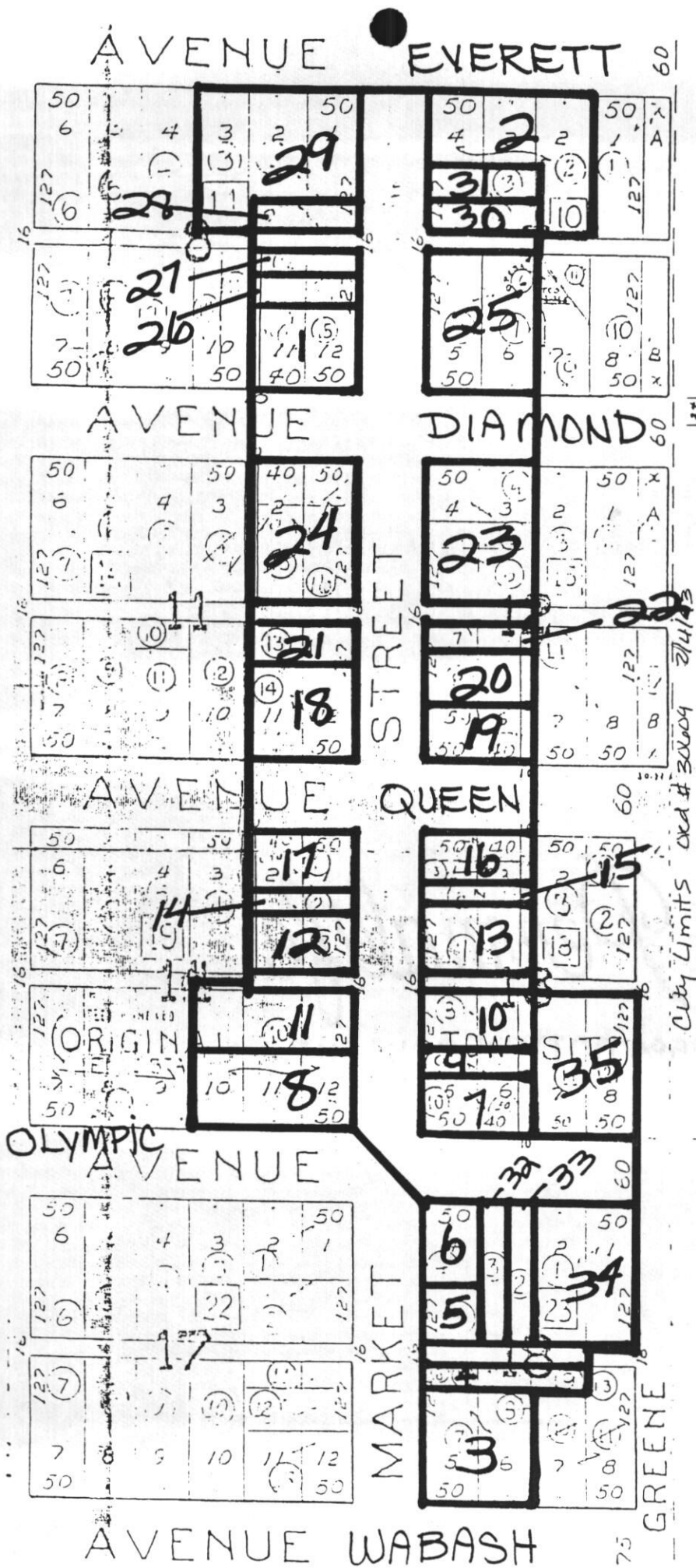
Historic
Non-Contributing



Non-Historic
Non-Contributing



Vacant



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Site Identification Map

North ↑

Not to scale. —

Numbers correspond to
all parcels or resources
in the district.



