

Historic Resources Inventory

**AN HISTORIC PROPERTY INVENTORY OF THE GARLAND
BUSINESS DISTRICT**

Spokane County, WA

**Prepared by
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and
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2007

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Garland Business District,
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SURVEY PROJECT REPORT

By Stephen Emerson

Submitted to the Spokane City/County
Historic Preservation Office

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Statements of Acknowledgment and Disclaimer

The author of this document set accuracy and thoroughness as the primary goal in completing the project. The final product represents research documented as accurately as possibly with limited available resources and *may be subject to change as further research may require.*

The Historic Preservation Office wishes to extend a special thanks to the North Hill Neighborhood Council and Council Chair Dianne Wiebe, and to the Garland Merchants Association for volunteering their time and resources to the project.

INTRODUCTION

This report is submitted in accordance with Contract No. FY05-61005-010 between the City of Spokane and Stephen Emerson, director of Archisto Enterprises. Mr. Emerson was retained to provide historic documentation services. As per that agreement, 65 properties within the Garland Business District, within a corridor defined by W. Walton Avenue on the north, W. Providence Avenue on the south, N. Madison Street on the west, and N. Howard Street on the east, with a central axis along W. Garland Avenue, were researched, photographed, and inventoried. Washington State Historic Property Inventory Forms were completed for each selected property, employing the correct Access database format as required by the Washington State Department of Archaeology and Historic Preservation (DAHP), Olympia, Washington. In addition to the inventory forms, this report was submitted. The report provides pertinent information on project methodology, an historic context narrative addressing the study areas, an analysis of results and determination of National Register of Historic Places (NRHP) eligibility, and recommendations for future management. Also provided is a historic study of the Garland Business District, providing a history of the neighborhood and specific accounts of each business, and in a few cases, residences, within the study area.

SURVEY METHODOLOGY

The first task was a reconnaissance of the project area, the Garland Business District. 64 properties were chosen for study, mostly located directly on W. Garland Avenue, but some of which are located peripherally to that street on intersecting north/south streets. Most of these properties date to the historic period (more than 50 years old). However, in order to conduct an all-inclusive study with relevance to all businesses in the district, modern properties were also selected. Furthermore, these modern properties are situated, in most cases, on lots which once contained businesses with primary importance to the history of the district. For instance, the convenience store and laundry at the northwest corner of N. Monroe and W. Garland, is on property that for many years was occupied by the Garland Lumber Company. A list of properties selected for study can be found on pages 7-9.

Following the selection of study properties, Sanborn Fire Insurance Maps were consulted, photo-copied, and taped together to provide maps of the project area. Due to the relatively late development of the vicinity, there were no maps prior to 1910. Two consolidated maps were created, one portraying the area in 1910, and the other updated to 1950 and showing the area as it existed in approximately 1945 to 1950. Using these two maps as baselines, it was possible to determine, in general, the development of the neighborhood, changes that have occurred to various individual properties, and sometimes their function over time. This was the first level of historic data acquired. Next, Spokane County Tax Assessor fact sheets, including historic track book forms and

maps, were consulted. In this way, ownership, construction materials, significant alterations, and construction dates were determined. This was the second level of historic data. Subsequently, and most important of all, was searching the annual editions of the City of Spokane Polk City Directories. In this way, it could be determined how individual function and ownership changed over the years. This third level of historic data was augmented by other information acquired from local inhabitants, newspaper and other articles, and historic photos. These later sources were available from personal interviews and research conducted at the Spokane Public Library, Northwest Room, The JFK Library at Eastern Washington University, and at the Eastern Washington State Historical Society at the Museum of Arts and Culture. Some historic photographs were acquired from individual businesses that had photos displayed on their walls.

Field work consisted of visiting the neighborhood and individual properties, meeting the people, photographing the buildings, and taking extensive notes on the appearance of the structures. After the compilation of photos, notes, personal interviews, and historic research, I first completed the individual inventory forms, utilizing the Access data base as stipulated by the DAHP. Completion of these forms gave me an overall feeling for the character of the neighborhood that was helpful later in writing the analytic portion of the survey report. Upon completion of the survey report, all material and photographs were submitted to the Spokane City/County Historic Preservation Office for review by them and other appropriate parties. After responding to review comments, the final report and attached inventory forms were submitted.

HISTORIC CONTEXT

The north side of Spokane developed much later than those areas of the city that were down the “hill.” Corbin Park neighborhood, for instance, developed at an early date, and races were being conducted at the park surrounded by the stately residences of the wealthy by the 1890s. But the upper terrace north of the park remained largely prairie and ponderosa pine forest. Even in 1910, many parts of North Spokane were vacant, and W. Garland Avenue was not far from the limits of town. A great factor in the development of the North Hill was the development of the street railways, involving a number of companies, but primarily the Washington Water Power Company, the Spokane Traction Company, and Spokane United Railways. It was the Spokane Traction Company that built the first line that ran down W. Garland Avenue, traveling up N. Post Street, traveling along Garland, and turning north again at N. Madison Street. These tracks were present in 1910. At the time the route was called the Post Street Line. The northern turn-around point was at N. Madison and W. Princeton, near what was then called Monroe Park. In about 1922, this same route was incorporated into the Spokane United Railways system. It was then called the North Madison-South Maple route, turning around at N. Madison and W. Queen, on the north end, and at 14th Avenue and S. Maple on the south hill. It is clear that the routing of the street railroad was the obvious prerogative for the development of a commercial district along W. Garland Avenue.

The 1910 Sanborn Maps for Spokane offer a glimpse of the very first business district that developed on W. Garland

Avenue. This is represented by a connected row of commercial buildings situated on the northwest corner of N. Madison Street and W. Garland Avenue. This is where the Post Street bus line, described above, made a turn off of Garland Avenue, before traveling to the north end of the line. This small group of commercial enterprises faced Madison Street, not Garland, and existed at a time when the rest of Garland to the east, where the present business district is situated, was nothing but residential properties and vacant lots. Research indicates that the building right on the corner of Garland and Madison was a two-story structure that contained apartments upstairs and the Monroe Park Grocery at the street level. The building directly adjacent to the north was a meat market. The other two buildings have not yet been identified. The present Garland Business District began to develop in the late mid-1920s, and soon displaced the original enclave on Madison Street. By 1929, all but the grocery store building were gone, and that was vacant, disappearing, as well, the next year. These lots were vacant for over 20 years, before the Garland Street Lumber Company moved a block east of its former location, and built their office here, forming the eastern end of the Garland Business District.

By the mid-1920s, small wood frame business storefronts started to appear along W. Garland, mostly between N. Monroe and N. Post. Some were simply former residences converted to commercial use. Most of the earliest businesses were single-owner self-employed entrepreneurs; F.D. Millen, cabinetmaker. Often, during these early years, business owners lived on-site with their families. But as enterprises became more successful, the owners purchased houses in the suburbs

or, with real financial success, on the South Hill. The Garland Business District spread gradually to the east and west, along Garland Avenue, later expanding a short ways up intersecting north-south streets.

More substantial buildings began to appear in the 1930s and, especially, in the 1940s. Individual entrepreneur-ships, with high turnover rates, began to be replaced by stores with larger affiliations, as successful business people built up their enterprises. Names became more permanent, for example Fred Terry's Grocery and Meats became a branch of the Stone's Food Store grocery chain in 1933. Often these local chains followed a typical pattern of slow growth, boom, and eventual bust. For example, the Benewah Creamery began with a single downtown store in 1924, reached a peak of over a dozen outlets in the 1940s, before decentralizing in the 1960s, and finally disappearing. Despite the practice of business consolidation that became the norm after about 1950, Garland Avenue businesses mostly remained locally owned. A couple of exceptions were branches of Safeway Stores and Sprouse-Reitz variety stores. The Garland Business District was at its peak in 1945, when the Garland Theater opened to great fanfare.

The Sanborn Fire Insurance Company map of 1950 depicts a mostly solid strip of businesses extending along W. Garland Avenue from N. Howard Street, on the east, to N. Madison Street, on the west. Seven businesses are automotive gasoline, service, or repair enterprises, illustrating the Garland Business District's ongoing dependence on transportation, first the street cars and then, by the 1930s, the automobile. Although some businesses had already been removed by 1950, the District's

appearance at the time is basically a snapshot of the neighborhood at its prime. The decline of the Garland Business District probably began in the later 1950s, reaching a nadir in the 1960s and 1970s. Modern infill crept in, altering the homogenous nature of the older businesses. All of the gasoline and service stations disappeared and most enterprises returned to the solo entrepreneur-ship of the early days. In the last 10 years or so, the reversal in the downward trending of the District has been gaining steam. The businesses are less of a cross-section of municipal retailing, and more of a collection of eclectic specialty stores, with an emphasis on the arts. At last reckoning, the District was enjoying a community resurgence and a 100 per cent rate of business occupancy, a remarkable achievement for an urban satellite commercial location in Spokane.

ANALYSIS

The historic study of the Garland Business District included a wide variety of property, mostly associated with a smaller business community, although some of the enterprises were associated with larger city wide or even national level, entities. Commercial firms existing presently and in the past within the study area include retail businesses, grocery stores, drinking establishments, restaurants, professional offices, automobile service stations, bakeries, book stores, beauty and barber shops, appliance and furniture stores, a theater, a frozen food locker, a lumber yard, a printing press, an apartment building, and a Masonic Lodge. Thus, properties inventoried run the gamut of what might be expected in such neighborhood commercial

enclaves. Also, a variety of architectural styles are present, albeit mostly adapted to commercial use. The scale of most of the buildings is reduced from that which one would expect from the business district of a large city center, such as downtown Spokane. Nearly all of the buildings are one-story affairs. Indeed, many of the storefronts along W. Garland Avenue are tiny. Thus, the district was very conducive to the development of small business enterprises, with modest floor space and a personal touch.

An interesting phenomenon of the Garland Business District is the conversion of simple residences for business use. This probably stems from the fact that the neighborhood was zoned for business after a residential character had already developed. Sometimes the original house structure is hidden behind street side storefronts (the case with the Tinman Gallery), sometimes completely enveloped by new construction, and sometimes the original house roof profile is incorporated into the appearance of the modified structure (like the Brown Derby).

The original construction material of the earliest Garland Business District buildings was wood frame, usually with recessed entries in storefronts with false-front parapets. Eventually, some more substantial brick and poured concrete structures were erected. In the end, it was the concrete block that ruled. Most of the original wood frame buildings were extended to the rear by concrete block structures and, by the 1950s, concrete block was the preferred construction medium for new buildings as well. Wood sash windows were replaced by steel frame display windows. Most doors were replaced by steel and glass units as well. Storefront décor changed greatly

over the years, with changing tastes and the introduction of new materials. Along with the appearance of modern infill, these individual evolutionary changes are the greatest contributors to a decline in the architectural integrity and the historic character of the district.

RECOMMENDATIONS

Out of 64 properties surveyed for this inventory of the Garland Business District, only 23 properties retain sufficient integrity for listing on the NRHP, a percentage of just over 33 per cent. This is not nearly an adequate ratio to be the basis for argument that there is a NRHP eligible historic district in the Garland Neighborhood. National guidelines for such eligibility are necessarily strict in order to protect the exclusivity of such designations. This conclusion in no ways detracts from the significance of the Garland Business District in regards to the history of the City of Spokane. These rare enclaves of small business enterprise, with their rich history and unique character, are to be cherished and nurtured. There is certainly no harm in allowing the residents to call their neighborhood the Historic Garland Business District.

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Eastern Washington University, JFK Library, newspaper files and Sanborn Maps

Mutschler, Charles V., Clyde L. Parent, and Wilmer H. Siebert. *Spokane Street Railways: An Illustrated History*. Inland Empire Railway Historical Society.

Polk City Directories for the City of Spokane, various years.

Sanborn Fire Insurance Maps, City of Spokane, 1910 and 1950.

Spokane Public Library, Northwest Room, vertical files and photo collection.

Spokesman-Review, various articles.

**Garland Business District Survey 2007
Property List**

Field Site No.	Property Address	Current Name	Construction Date	NRHP
GBD-1	1104 W. Garland	Concepts, Brown Bag	1952	No
GBD-2	1022 W. Garland	Liquor Store No. 40	1969	No
GBD-3	1004-1006 W. Garland	B's Garland Market, multiple	1970	No
GBD-4	922-924 W. Garland	Garland Theater	1945	Yes
GBD-5	918 W. Garland	Mark's Guitar Shop	1934	Yes
GBD-6	910 W. Garland	John Cooney	1947	No
GBD-7	828 W. Garland	Lorraine Fine Jewelry	1935	No
GBD-8	822 W. Garland	The Clock House	1949	Yes
GBD-9	815-822 W. Garland	DeLaTorre Ins.	1929	Yes
GBD-10	808 W. Garland	Brown Derby Tavern	1932	Yes
GBD-	804 W.	Ferguson's	1940	Yes

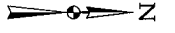
11	Garland	Café		
GBD-12	802 W. Garland	The Milk Bottle	1935	Yes
GBD-13	3916 N. Lincoln	Quam's Watch Center	1968	No
GBD-14	726 W. Garland	Second Wind Espresso	1996	No
GBD-15	718 W. Garland	Spokanite Dry Cleaning	1942, 1948	Yes
GBD-16	706 W. Garland	North Hill Masonic Temple	1922	Yes
GBD-17	624-634 W. Garland	Garland Court	1989	No
GBD-18	610 W. Garland	Garland Apartments	1950	Yes
GBD-19	520 W. Garland	Sorenson House 1	1936	Yes
GBD-20	516 W. Garland	Sorenson House 2	1940	Yes
GBD-21	3816 N. Madison	U.S. Coast Guard	1950	No
GBD-22	1017 W. Garland	10-17 Hairstyling	1909	No
GBD-23	1011-1015 W. Garland	Taft, Mackin, etc.	1961	Yes
GBD-	1005 W.	Garland Auto	1948	Yes

24	Garland	Service		
GBD-25	3817 N. Monroe	The Engraver	1932	No
GBD-26	927 W. Garland	Kim's Teriyaki	1968	No
GBD-27	921-923 W. Garland	Rick's Ringside Pub	1928	No
GBD-28	911-913 W. Garland	Elegant Peasant	1952	Yes
GBD-29	911 W. Garland	The Frame Shop	1952	Yes
GBD-30	909 W. Garland	Accurate Insurance	1928	No
GBD-31	907 W. Garland	Book Traders	1928	Yes
GBD-32	905 W. Garland	Destiny Floral	1914	No
GBD-33	903 ½ W. Garland	The Porch	1914	No
GBD-34	903 W. Garland	The Rocket Bakery	1914	No
GBD-35	901 W. Garland	Cole Music Company	1954	Yes
GBD-36	833 W. Garland	Garland Printing	1942	Yes
GBD-37	825 W. Garland	Tiger Tatoo North	1946	No
GBD-	823 W.	Lacomka	1933	No

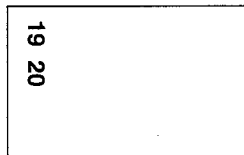
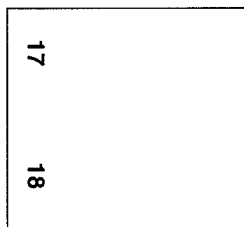
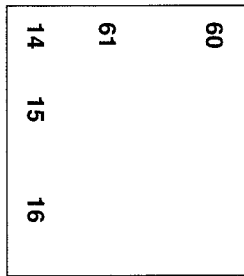
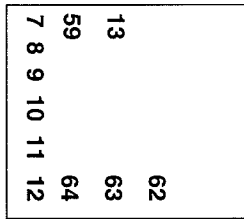
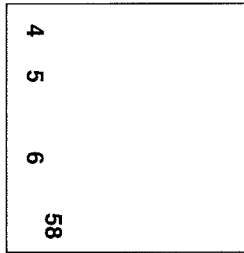
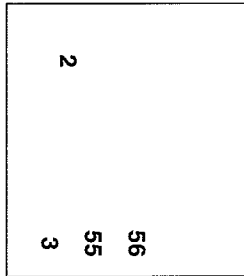
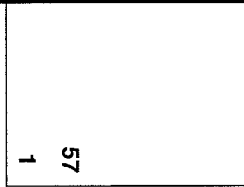
38	Garland			
GBD-39	817 W. Garland	Interiors by Robin	1929	No
GBD-40	815 W. Garland	Blue Door Theater	1911	Yes
GBD-41	811 W. Garland	Tinman Gallery	1910, 1953	No
GBD-42	809 W. Garland	Ruby Slipper	1940	No
GBD-43	805 W. Garland	Discovery Shop	1941	Yes
GBD-44	733 W. Garland	Price-Rite Foods	1947	No
GBD-45	727 W. Garland	Quinn Group	1931	Yes
GBD-46	719 W. Garland	Baby Bumpers	1948	No
GBD-47	713 W. Garland	Celebrations	1966	No
GBD-48	633-643 W. Garland	Red Line Coins, etc	1954	No
GBD-49	623 W. Garland	Garland Animal Clinic	1966	No
GBD-50	617 W. Garland	Marchand House	1909	No
GBD-51	611 W. Garland	Sicilia Chiropractic	1940	No
GBD-	603 W.	Sew E-Z Too	1930	No

52	Garland			
GBD-53	3809 N. Monroe	Houk Chiropractic	1950	Yes
GBD-54	3808 N. Monroe	Graphic Shop, etc.	1982	No
GBD-55	3911 N. Monroe	Northwest Organ	1960	No
GBD-56	3917 N. Monroe	Bassett and Brush	1961	No
GBD-57	3911 N. Madison	Disabled American Veterans	1956	No
GBD-58	3909 N. Lincoln	Bank of America	1950, 1954	No

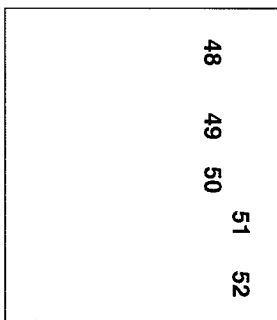
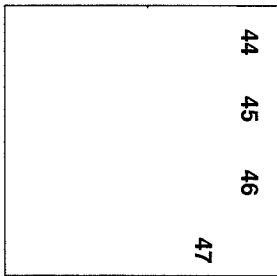
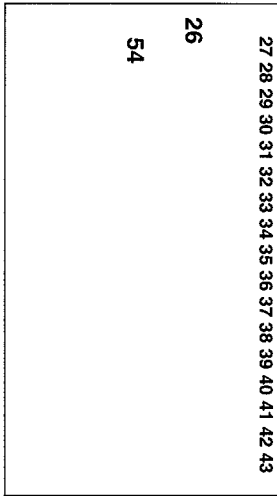
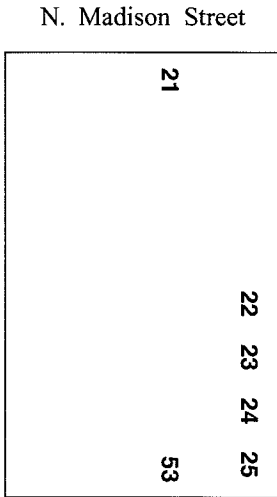
GBD-59	3908 N. Lincoln	Inner Ventures	1910	No
GBD-60	3928 N. Post	Blue Heron	1909	No
GBD-61	3918 N. Post	Woodland	1937	No
GBD-62	3923 N. Post	Missy's	1910	No
GBD-63	3917 N. Post	Parkside Properties	1912	No
GBD-64	3913 N. Post	Allegro Travel	1909	No



W. Walton Avenue



W. Garland Avenue



W. Providence Avenue

N. Howard Street

Figure 1. Garland Business District Property Inventory.