

Staff Report and Findings of Fact

Nomination to the Spokane Register of Historic Places

Hillyard Masonic Temple – 3023 E. Diamond Avenue

Amendment to the Spokane Register Hillyard Historic Business District

DESCRIPTION

The **Hillyard Historic Business District** was originally comprised of 12 contributing buildings with no non-contributing, or non-historic non-contributing buildings; a 13th building was added in 2005. These buildings represent the strongest concentration of early 20th-century commercial historic buildings in downtown Hillyard. It should be noted that the Spokane Register District contains fewer buildings than the National Register Hillyard Historic Business District because the thirteen buildings that comprise the **Hillyard Historic Business District** were those for which the owners had consented to listing. An amendment is being proposed to the district to add a fourteenth building, the **Hillyard Masonic Temple** at 3023 E Diamond Ave, which was previously included in the National Register nomination and noted as an “exceptional building” that is a “pivotal resource in the historic district.”

FINDINGS OF FACT

1. **SMC 17D.100.090: “Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation.”**
 - Built in 1931, the **Hillyard Masonic Temple** is over 50 years old.
2. **SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - Properties may be eligible for the Spokane Register under **Category A** for their association with broad patterns of history. The **Hillyard Historic Business District** is significant under Category A, as stated in the nomination: “Listed on the National Register in 2002 as the Hillyard Historic Business District, “Market Street,” the Hillyard Downtown Spokane Register Historic District has been the social and commercial hub of Hillyard for over 100 years. The community of Hillyard developed as a “railroad town” for the hundreds of workers and their families who were employed at the Great Northern Railroad’s western regional terminal facility, the internationally acclaimed rail yard that at one time manufactured the heaviest and most powerful steam locomotives in the world. The huge rail yard was constructed in 1892, the same year Hillyard was planned and platted. Stimulated by the enormous success of the rail center, the town of Hillyard thrived in its location adjacent to the Great Northern yard. **Hillyard Historic Business District** was the marketplace and pulse beat of the community and provided the town’s necessary staples, sundries, and services such as food, clothing, shelter, business enterprise, and places for socializing. Through the first half of the 20th century, especially during the District’s period of significance from 1901 to 1948, Hillyard continued to grow and adapt in response to changing patterns in government, commerce, and technology. **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 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.

3. SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association." From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."

- The **Hillyard Masonic Temple** retains excellent integrity. It maintains its original location on the corner of Diamond Avenue and Market Street in Hillyard and it maintains its ability to convey its association as a masonic Temple with a commercial ground floor use. The building contains the original assembly hall on the second floor and storefront configurations remain in remarkably original configurations. Workmanship, materials and design have all been retained in outstanding original condition.

4. Once listed, this property will be eligible to apply for incentives, including:

- Special Valuation (property tax abatement), Spokane Register historic plaque, Façade Improvement Grants and special code considerations.

STAFF RECOMMENDATION:

The **Hillyard Masonic Temple** meets Spokane Register Category A for inclusion as a "historic contributing" building in an amendment to the Spokane Register Hillyard Historic Business District.

Preservation Officer Review: Megan Duvall
 Site Visit: Individual
 Landmarks Commission Review: Pending

Report: 2/28/23
 Site Visit: exterior only on their own
 Hearing: 3/15/23