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Page: 1 of 1  
04/15/2004 11:30f  
Spokane Co, WA

To be Recorded by:  
Office of the Spokane County Auditor  
1116 W. Broadway  
Spokane, WA 99260-0100

After Recording Return to:  
Office of the City Clerk  
5<sup>th</sup> Floor Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

### **NOTICE OF MANAGEMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that the property legally described as:

Hillyard Add N25' Lots 5-6 & N27' Lot 7, B 18

Parcel Number: 36343.2312, is governed by a Management Agreement between the City of Spokane and the Owner, Susan Hess (Inland Empire News Building), of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

I certify that the above is true and correct.

Historic Preservation Officer

Susan Bwm  
Dated: 3/24/04

Said Management Agreement was approved by the Spokane City Council on April 5, 2004.  
I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. 2004-340.



Spokane City Clerk  
Leri Hester  
Dated: April 6, 2004

**MANAGEMENT AGREEMENT**

**City of Spokane**

The Agreement is entered into this 7 day of July, 2003, by and between the City of Spokane (hereinafter "City"), acting through its Historic/Landmarks Commission ("Commission"), and (hereinafter "Owner(s)"), the owner of the property located at 4912 Market Street commonly known as Market Street Antiques in the City of Spokane. Inland Empire News Building

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties hereto intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties hereto.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties hereto or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.



5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

Susan Hess  
Owner

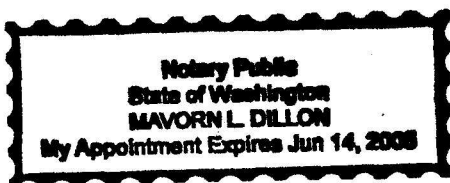
\_\_\_\_\_  
Owner

STATE OF WASHINGTON:

County of Spokane

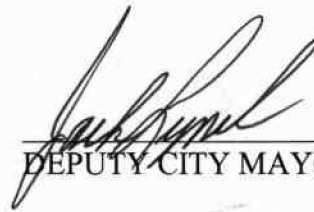
On this day personally appeared before me Susan Hess to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of July, 2003.



Mavorn L. Dillon  
6/14/05

CITY OF SPOKANE

  
DEPUTY CITY MAYOR

ATTEST:

  
City Clerk



Approved as to form:

  
Assistant City Attorney

Exhibit A

no exhibit A



# Spokane Register of Historic Places Nomination

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

## 1. Name of Property

Historic Name

**SPOKANE REGISTER  
HILLYARD HISTORIC BUSINESS DISTRICT**

Common Name

**MARKET STREET DISTRICT**

## 2. Location

Street & Number

4912-5220 North Market Street,  
3108 East Olympic Ave. & 3023 E. Diamond Ave.  
Spokane, WA 99208

City, State, Zip Code

## 3. Classification

Category

Ownership

Status

Present Use

☐ building

☐ public

☒ occupied

☐ agricultural

☐ museum

☐ site

☒ private

☐ work in progress

☒ commercial

☐ park

☐ structure

☐ both

☐ educational

☐ religious

☐ object

**Public Acquisition**

**Accessible**

☐ entertainment

☐ residential

☒ district

☐ in process

☒ yes, restricted

☐ government

☐ scientific

☐ being considered

☐ yes, unrestricted

☐ industrial

☐ transportation

☐ no

☐ military

☐ other

## 4. Owner of Property

Name

Multiple Property Owners

Street & Number

City, State, Zip Code

Telephone Number/E-mail

## 5. Location of Legal Description

Courthouse, Registry of Deeds

Spokane County Courthouse

Street Number

1116 West Broadway

City, State, Zip Code

Spokane, WA 99260

County

Spokane

## 6. Representation of Existing Surveys

Title

City of Spokane Historic Landmarks Survey

Date

Federal\_\_\_\_ State\_\_\_\_ County\_\_\_\_ Local 1979

Location of Survey Records

Spokane Historic Preservation Office

*Final Draft Approved by Landmarks Commission 22 Oct 2003*

## 7. Description

**Architectural Classification**  
(see nomination, section 8)

**Condition**

☐ excellent

☒ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

**Check One**

☐ unaltered

☒ altered

**Check One**

☒ original site

☐ moved & date \_\_\_\_\_

## 8. Spokane Register Categories and Statement of Significance

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

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

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

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

**Acreage of Property**

4.0 acres.

**Verbal Boundary Description**

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

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

**10. Geographical Data****Verbal Boundary Justification**

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

**11. Form Prepared By****Name and Title**

Linda Yeomans, Consultant

**Organization**

Historic Preservation Planning

**Street, City, State, Zip Code**

501 West 27<sup>th</sup> Avenue, Spokane, WA 99203

**Telephone Number**

509-456-3828

**Email Address**

[lindahouse1@aol.com](mailto:lindahouse1@aol.com)

**Date Final Nomination Heard**

22 October 2003

**12. Additional Documentation****Map**

City/County of Spokane current plat map.

**Photographs and Slides**

20 B&W prints, 20 color slides.

**13. Signature of Owner(s)**

See attached.



**13. Signature of Owner(s)**

See Management Agreements

**14. For Official Use Only:**

Date Received: \_\_\_\_\_ Attest: *Terri Hoffman*

Date Heard: \_\_\_\_\_ City Clerk

Commission Decision: \_\_\_\_\_ Approved  
as to Form: *Michael Smith*

Council/Board Action: *Approved* Assistant City Attorney

Date: *4/5/04*

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

*[Signature]*  
DEPUTY MAYOR, City of Spokane  
or



\_\_\_\_\_  
CHAIR, Spokane County Commissioners

\_\_\_\_\_  
CHAIR, Spokane City/County Historic Landmarks Commission

*AUSA BWM*

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

**NARRATIVE DESCRIPTION**

**SPOKANE REGISTER HILLYARD HISTORIC BUSINESS DISTRICT  
 PROPERTIES**

*(properties listed numerically by address)*

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

**NARRATIVE DESCRIPTION**

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

**Natural Setting**

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

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

**Architectural Character**

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



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

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

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

**1. INLAND EMPIRE NEWS BUILDING**

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

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

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

**2. HAMER BLOCK-LESLIE APARTMENTS**

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

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

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

**3. KEHOE BLOCK**

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

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

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

#### **4. NEBRASKA BLOCK**

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

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

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

#### **5. MINTHORN-RUSSEL BLOCK**

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



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

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

**6. UNITED HILLYARD BANK BUILDING**

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

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

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

**7. JENKINS BLOCK**

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

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

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

**8. HILLYARD WATER COMPANY BUILDING**

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

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

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

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

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

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

**10. SHELL OIL BUILDING**

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

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

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

**11. FAMILY TREASURE'S BUILDING**

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

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

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

**12. HILLYARD LAUNDRY BUILDING**

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

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

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

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

### **STATEMENT of SIGNIFICANCE**

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

### **HISTORICAL CONTEXT**

#### *Early Spokane*

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

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

## **HISTORICAL SIGNIFICANCE**

### ***Category A***

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

### ***Hillyard--A Railroad Boom Town***

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



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

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

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

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

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

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

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

#### *North Market Street*

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

#### *Commercial Development and Incorporation*

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

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

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

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

#### *The Great Northern Railroad's "Golden Era"*

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

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

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

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

#### *Hillyard Annexation in 1924*

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

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

#### *Hard Times in Hillyard*

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

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



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

#### *Renewed Prosperity*

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

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

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

#### *Great Northern Railroad Merger*

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

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

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



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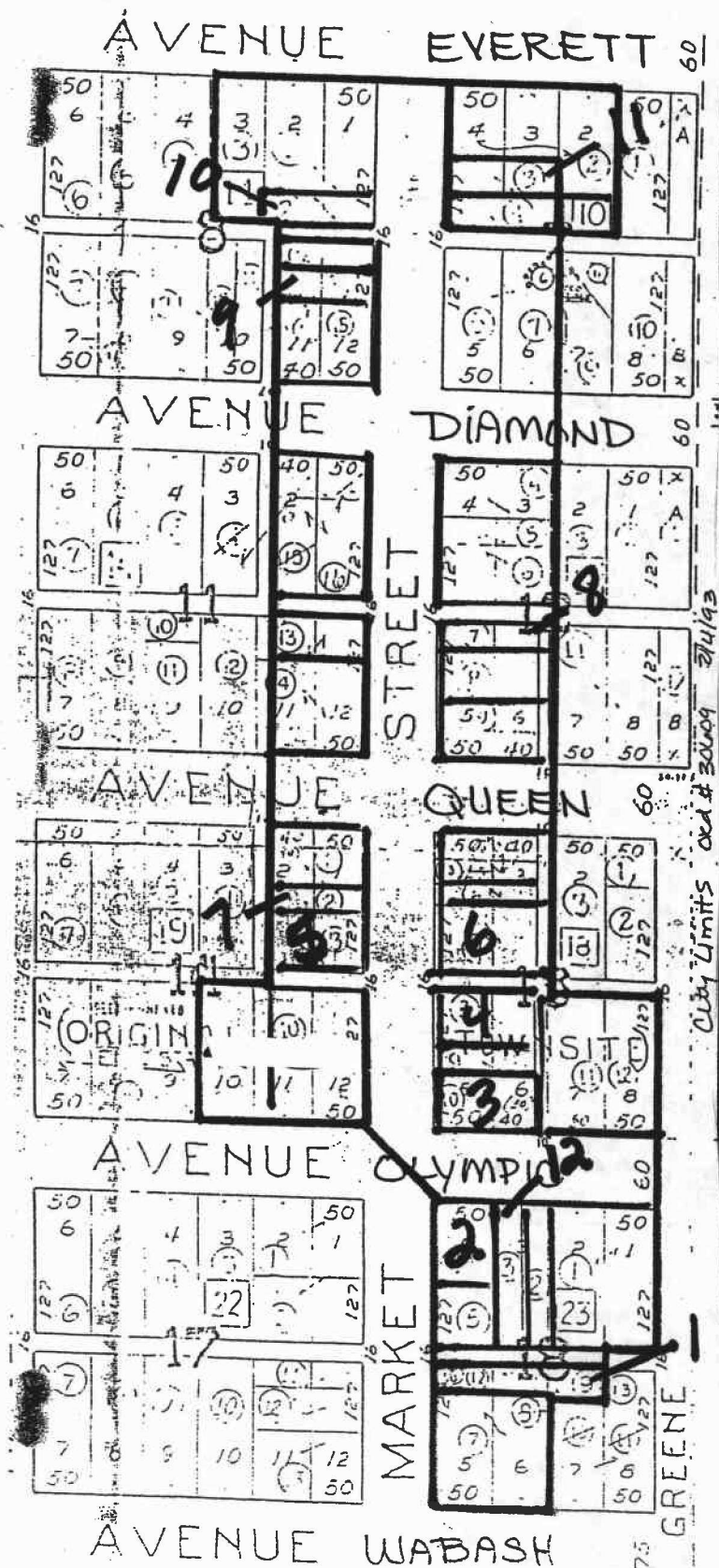
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Spokane Register of Historic Places Nomination Continuation Sheet  
**HILLYARD SPOKANE REGISTER DISTRICT**

Section 9

Map 1

Spokane Plat Map of Hillyard Spokane Register District.



**Hillyard  
 Spokane Register  
 District**  
 Spokane, WA

Site Identification Map

North

Source: Spokane Plat

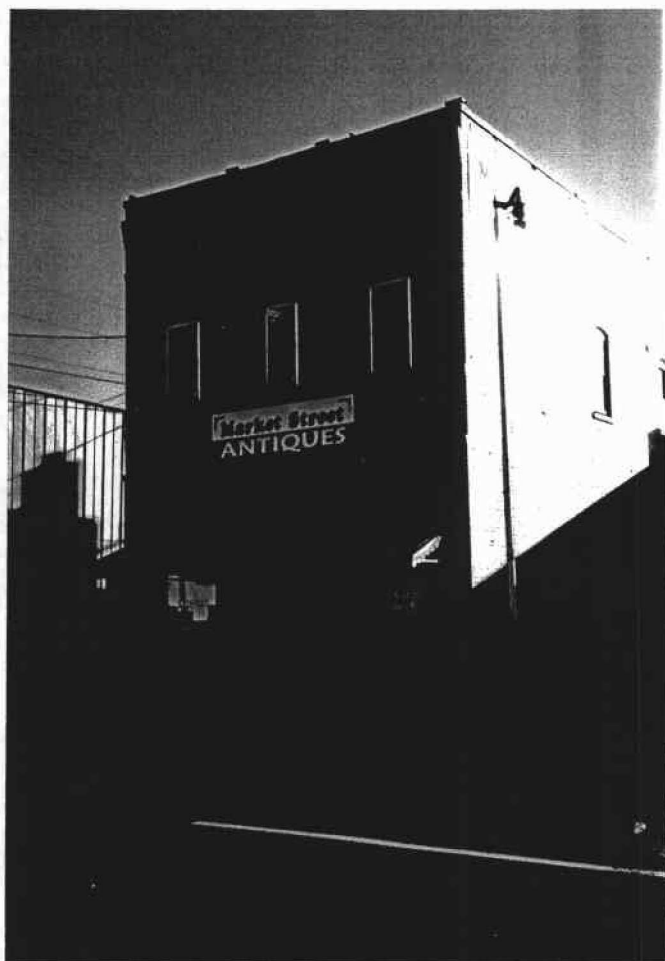
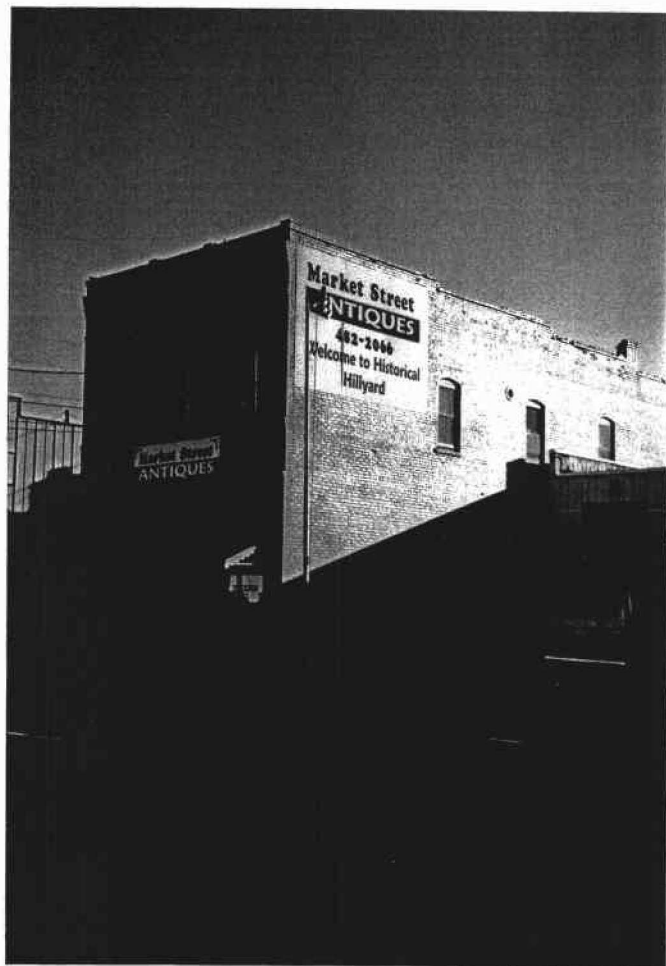
Numbers correspond to numbered  
 properties listed in Section 7.

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

Section 9

Photos 5 and 6

Inland Empire News Building; west façade.



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

**Section 9**

Photos 7 and 8

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

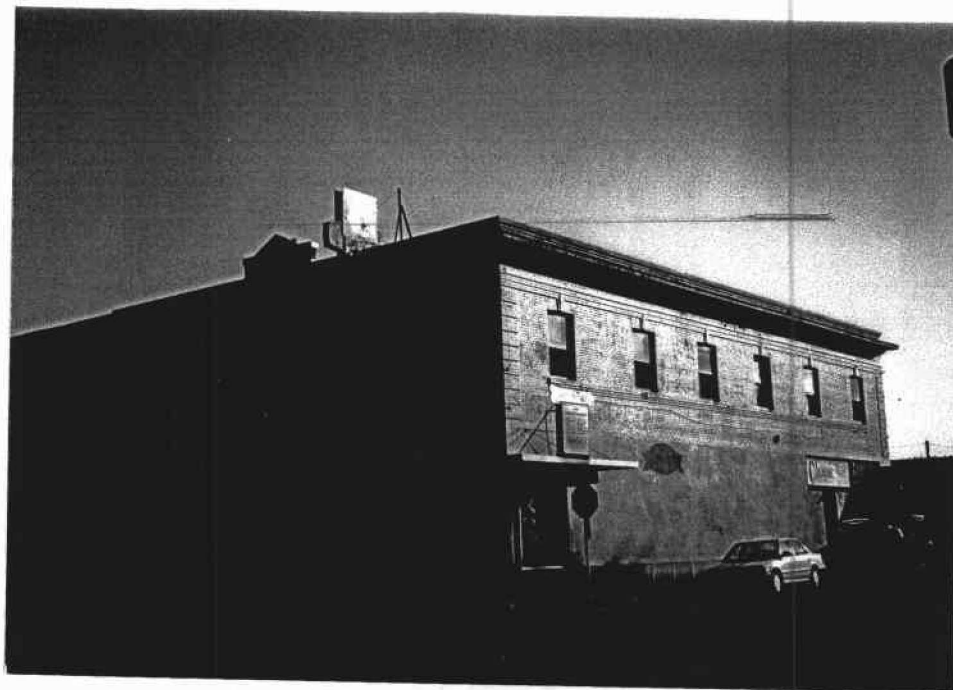


Spokane Register of Historic Places Nomination Continuation Sheet  
HILLYARD SPOKANE REGISTER DISTRICT

Section 9

Photos 9 and 10

Kehoe Block; southwest corner and south elevation.



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

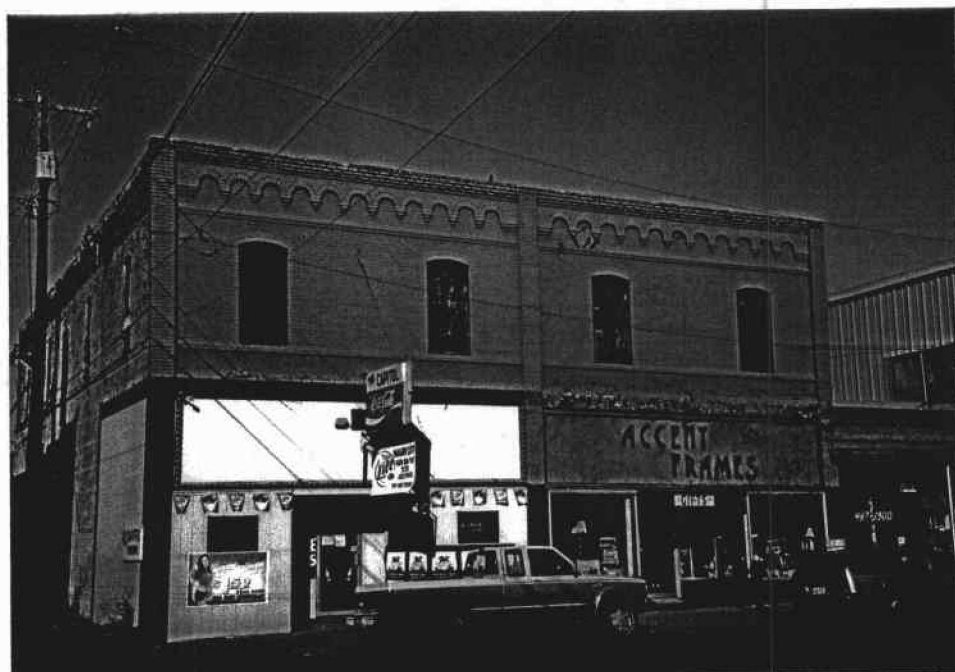
**Section 9**

Photo 11

Nebraska Block; west façade.

Photo 12

Minthorn-Russel Block; east façade.

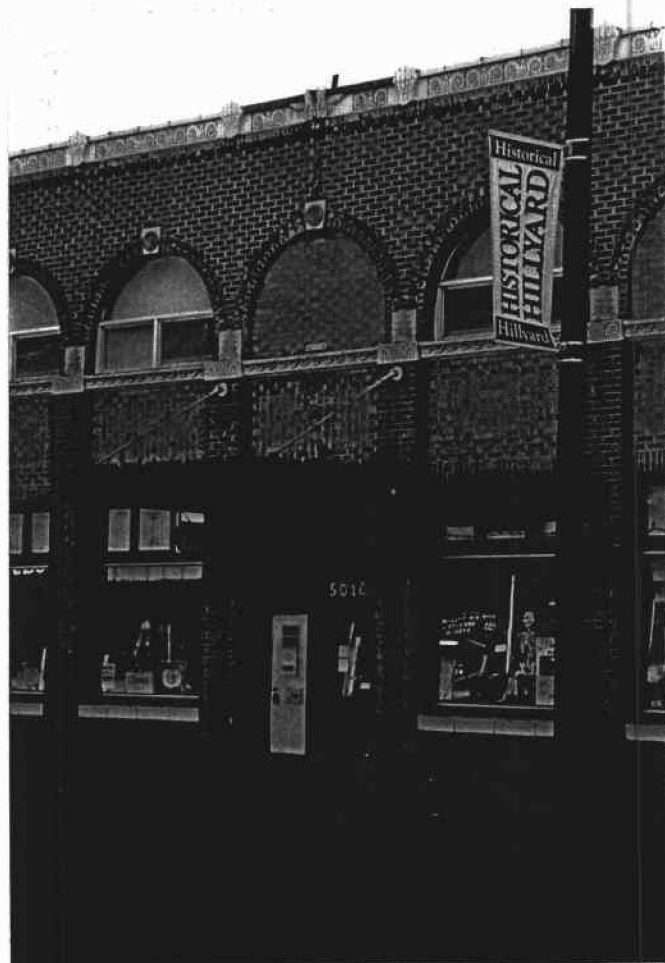




Spokane Register of Historic Places Nomination Continuation Sheet  
**HILLYARD SPOKANE REGISTER DISTRICT**

**Section 9**

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



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

**Section 9**

Photo 15

Jenkins Block; east façade.

Photo 16

Hillyard Water Company Building; west façade.

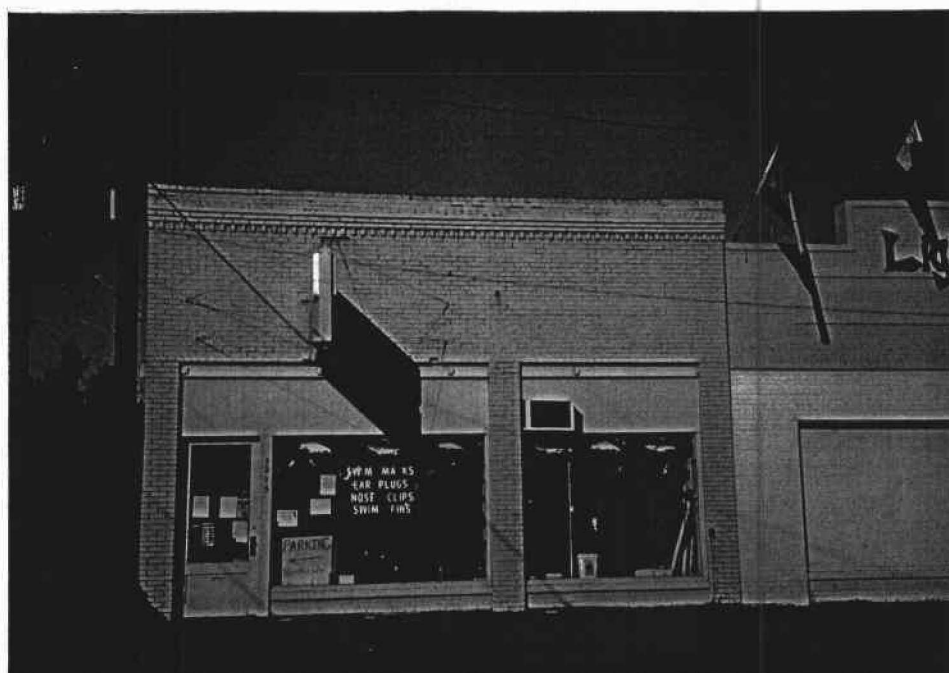


Photo 17

Shoe Repair-Barber Shop Building; east façade.

Photo 18

Shell Oil Building; east façade.



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

**Section 9**

Photo 19

Family Treasures Building; west façade.

Photo 20

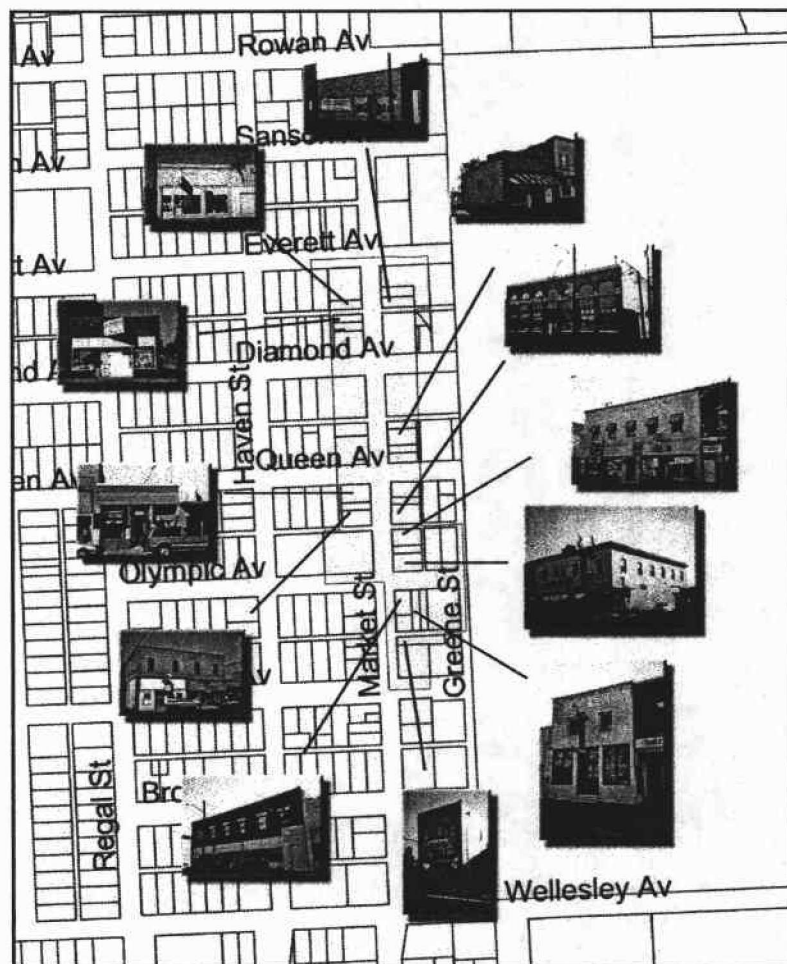
Hillyard Laundry Building; north façade.



# MARKET STREET DISTRICT

THE SPOKANE REGISTER  
HILLYARD HISTORIC BUSINESS DISTRICT

APRIL 2004



SPOKANE CITY-COUNTY

**HISTORIC PRESERVATION  
DEPARTMENT**



DIVISION OF COMMUNITY & ECONOMIC DEVELOPMENT



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## The Greater Hillyard Business Association

P.O. Box 6357~Spokane, WA 99217

509-482-4328

GHBA4HILLYARD@CS.COM

Teresa Brum, Director  
City/County Office of Historic Preservation  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201

Re: Hillyard Historic District Nomination

March 3, 2004

Dear Ms. Brum,

The Greater Hillyard Business Association is pleased to support the creation of a local historic district in the Hillyard area. The GHBA has long considered the need for the buildings in the historic Market Street corridor to be placed on the Spokane Historic Register as one of great importance. The desire to be placed on the Spokane Historic Register was recognized as a priority in the September 2002 Hillyard Stakeholder's Strategy Plan, and has been carried out through the hard work of various community members, including the GHBA, the Northeast Community Center, AmeriCorps\*VISTA members, and the City/County Office of Historic Preservation. Primarily, this would not have been accomplished without the efforts of Dan Pratt and Kelly Dengel, AmeriCorps\*VISTA members, working with the Office of Historic Preservation to educate the property owners of the significance of historic preservation.

This milestone in revitalizing Hillyard also supports the goals of the national Downtown Main Street Revitalization program of which Hillyard is a start-up level community partner. The GHBA feels that its necessary to have a revitalization effort, and the creation of a historic district will move that forward in the continuation of business growth along the corridor. We believe it will provide a walkable community atmosphere, giving the community and businesses alike a sense of accomplishment and pride. Improving Hillyard's overall aesthetic appeal, while preserving its precious historic assets, will be fulfilled through the placing of these buildings on the Spokane Historic Register. We applaud the hard work of all who have participated in making this dream a reality.

Sincerely,

*Ann-Marie Hamilton*

Ann-Marie Hamilton, GHBA President

# HILLYARD NEIGHBORHOOD COUNCIL

March 25, 2004

**Mayor James West**  
**Spokane City Council**  
City Hall, Spokane  
808 W Spokane Falls Blvd.  
Spokane, Washington 99201

Re. Hillyard Historic Business District

Honorable Mayor West and Esteemed City Council Members:

I am writing you as chair of the Hillyard Neighborhood Council and vice-chair of the Hillyard Steering Committee. As representative of both organizations I wish to express our consensus and support of designation of the Hillyard Historic Business District to the Spokane Register.

During the fall of 1995, council member Bob Apple and a contingent of Hillyard merchants requested Eastern Washington State University conduct an inventory of historic properties in the Hillyard business core. Students of Mr. Craig Holstein's Historic Preservation class conducted the inventory during the spring of 1996.

On the January 30, 1997 Mr. Apple requested, and was denied, CDBG monies to fund a National Register nomination. However, on April 30, 1998 Historic Preservation Officer (HPO) Teresa Brum of the Spokane City and County Office of Historic Preservation (OHP) and private consultant Linda Yeoman brought before the Steering Committee a proposal to, "Document the commercial district of Hillyard past and present." It was moved the proposal be accepted and funding in the amount of \$2,000 was allocated on October 29, 1998.

A contract was signed with OHP to document the structures within the Historic Business District and create text for a "Walking Tour" of Hillyard. Linda Yeoman, under the supervision of Teresa Brum, conducted research and a final document delivered to the Hillyard Steering Committee on March 29, 2001.

Upon completion of research and receipt of deliverables by the Steering Committee, the Hillyard Neighborhood Council (HNC) and OHP initiated a National Register Nomination of the Hillyard Business District. A contiguous boundary was defined with the majority of landowner support, nomination forms completed and submitted to the Spokane Historic Landmarks Commission, which gave their approval on July 18, 2001. On June 18, 2002 the Washington State Advisory Council placed the Hillyard Historic Business District upon the Washington Heritage Register and on June 21 the National Parks Service Keeper of the Register placed it upon the National Register of Historic Places (NRHP).

Coincidentally, in November of 2001, the Market Street business core of Hillyard was selected by the Spokane City Plan Commission as one of four pilot planning projects initiating the neighborhood planning process defined in Chapter 11, N4.8 of the Spokane City Comprehensive Plan, adopted by the Spokane City Council on May 21, 2001. A stakeholder team was formed and met twice monthly to develop a strategic plan and specific goals for the Hillyard business core. This team consisted of members from the Hillyard Neighborhood Council, Steering Committee, businesses, finance and real estate communities, building and landowners, the Northern Pacific & Santa Fe Railroad, Department of Transportation, residents living within the community and other citizens having a stake in the future well being of Hillyard.

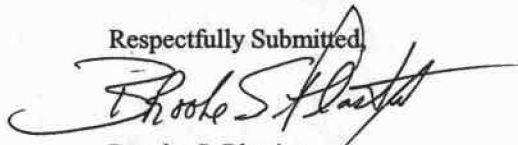
Initially, one hundred twenty six projects were identified. These were progressively prioritized over many meetings until five, deemed to have a maximum positive impact on the community and which could be accomplished in the near future were selected on September 23, 2002. The pursuit of a Historic District Designation on the Spokane Register for the business core remained as a medium term goal to be accomplished in the not so immediate future.

With the impetus created by acceptance of the Hillyard Historic Business District to the National Register of Historic Places, Teresa Brum of OHP submitted a \$15,000 grant application for a Façade Improvement Program to the Washington State Office of Historic Preservation. This grant was awarded in October 2003 along with another \$5,000 awarded by Spokane Preservation Advocates.

AmeriCorps\*VISTA volunteers Dan Pratt and Kelly Dengel, working out of the Northeast Community Center, met with building owners in the Historic Business District recruiting participation in the local historic district. Their effort resulted in twelve building owners signing Management Agreements with the City of Spokane, four of which applied for, and were accepted to receive, façade improvement assistance. The boundaries of the proposed Hillyard Historic Business District comprise these twelve contiguous properties.

The Hillyard community is proud of our heritage and place in the history of the City of Spokane. It is apparent numerous Hillyard organizations have worked hard throughout the past nine years to realize this dream of a Historic Business District designation to reality. If approved, Hillyard would become the first business district in the city to achieve this distinction. I urge the Mayor and City Council to heed the recommendation of the Spokane City Landmarks Commission and wishes of the Hillyard community and to approve designation of the Hillyard Historic Business District upon the Spokane Register.

Respectfully Submitted,



Brooke S. Plastino

Chair: Hillyard Neighborhood Council

Cc: City and County of Spokane Office of Historic Preservation



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## PROJECT OVERVIEW

# MARKET STREET DISTRICT

### *Spokane Register Hillyard Historic Business District*

The Hillyard Local Historic District Nomination on Market Street is Spokane's first business area local historic district. The purpose of the local historic district designation is to provide economic incentives to revitalize Market Street.

Historic Preservation is not new to Hillyard. Many Hillyard residents have volunteered for the past several years to draw attention to Hillyard's unique historic identity. Brooke Plastino, Bob Apple, Paul Hamilton, Ann Marie Hamilton, and many neighborhood volunteers worked tirelessly, many for nearly nine years to bring the historic district to completion. In 2002, VISTA volunteers Dan Pratt and Kelly Denge began working with Hillyard. Both have devoted countless hours as a liaison to business owners, organizing meetings, and designing publications.


Property owners who chose to be listed in the Local Historic District each signed a Management Agreement with the City of Spokane. Those who were not interested (3023 East Diamond, 5002 Market, 5003 Market, 5006 Market, 5218 Market, and 3117 Olympia), are eligible, and have the option of being included at a later date, but by their own request and at their own expense.

**Incentives** associated with the new Local Historic District will help revitalize Market Street. Properties will be eligible for the local Special Valuation property tax reduction. Properties are also eligible to apply for local Façade Easements and the federal Investment Tax Credit. A \$20,000 grant funding has started the City's first Façade Improvement program. Properties must be listed in the Local Historic District in order to qualify for these incentives.


**Responsibilities** also go along with the new Local Historic District designation. Property owners agree to review exterior work with the City-County Historic Preservation Office prior to doing the work, and to follow historic design guidelines in order to keep the character of their buildings intact.

Hillyard, whose beginnings as a separately incorporated railroad town are founded on grit and perseverance, is once again out in the forefront as a strong, independent-minded community...this time making the news for its forward thinking for business district revitalization. The Market Street District will be Spokane County's first local historic district in a business district, demonstrating that Hillyard is leading the way for neighborhood business district revitalization in Spokane.

*A special thanks to AmeriCorps\*VISTA volunteer Kelly Dengel  
who designed this publication for the Spokane City-County Historic Preservation Office..*



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## 1. INLAND EMPIRE NEWS BUILDING

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



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

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

## 2. HAMER BLOCK-LESLIE APARTMENTS

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



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

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



### 3. KEHOE BLOCK

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

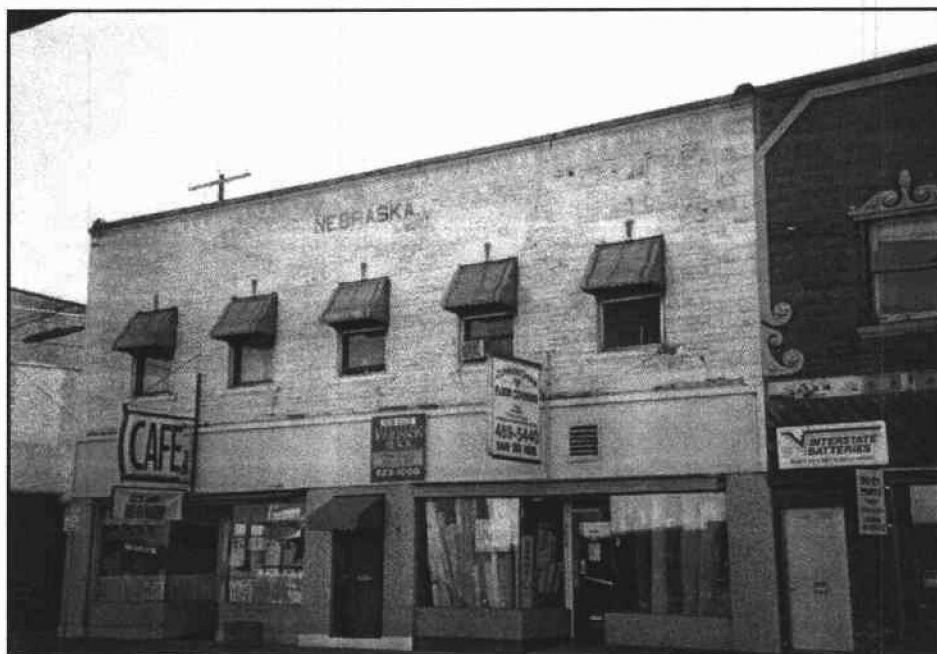


The Kehoe Block is a two-story brick masonry building that features a cast concrete cornice with an egg-and-dart and antler motif and a center, diamond-shaped parapet with the word "KEHOE" in relief. Decorative, coursed brickwork is found above and below second-story windows, and brick quoins embellish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

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

## 4. NEBRASKA BLOCK

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



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

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

## 5. MINTHORN-RUSSEL BLOCK

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

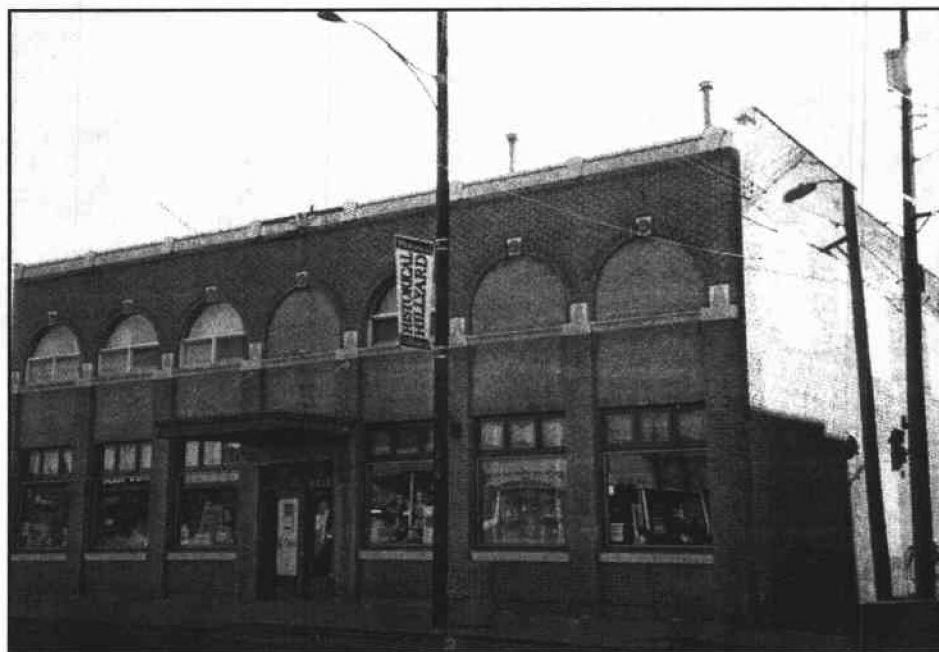


With brick masonry construction, the two-story Minthorn-Russel Block has an arcaded corbel cornice and is divided into two bays by brick pilasters at the corners and center of the building. It has four double-hung, wood-sash windows with segmental brick arches on the second floor; the windows are covered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

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

## 6. UNITED HILLYARD BANK BUILDING

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



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

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

## 7. JENKINS BLOCK

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



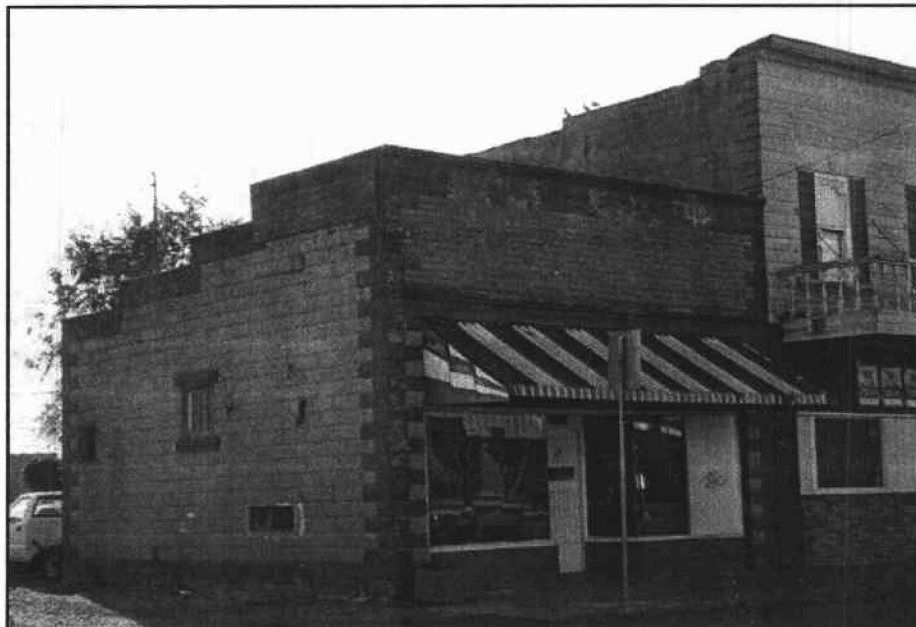
The small, one-story Jenkins Block is a brick masonry building with a coursed brick cornice. The storefront configuration is intact with a recessed center entrance. Original display windows and transoms have been replaced with metal-framed plate-glass windows.

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

---

## 8. HILLYARD WATER COMPANY BUILDING

Address	N. 5112 Market Street
Built date	1907
Legal address	Hillyard Add part of Lots 5-6, Block 12
Parcel number	36343.1507
Style	Commercial Block
Architect/Builder	Hillyard Townsite Company



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

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



## 9. SHOE REPAIR-BARBER SHOP BUILDING

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

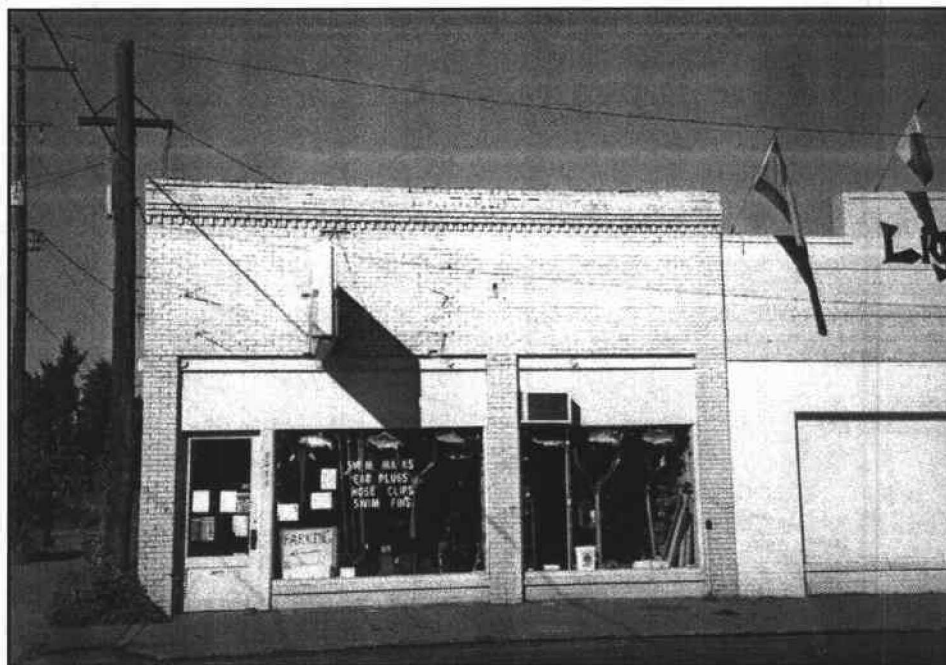


The Shoe Repair-Barber Shop Building is a small, one-story hollow clay tile building with raked red brick veneer on the facade. The simple building is highlighted with a paneled frieze on the upper portion of the facade. The original storefront configuration is intact with original wood transoms, display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

---

## 10. SHELL OIL BUILDING

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



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

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

## II. FAMILY TREASURES BUILDING

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

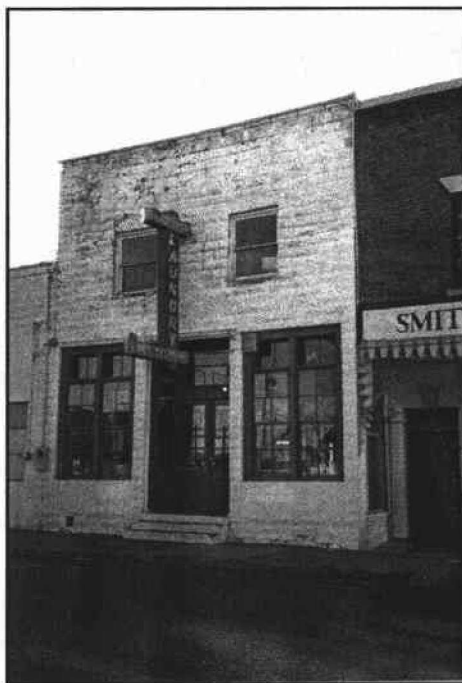


The Family Treasure's Building is a simple, one-story formed concrete block structure with tan brick veneer on the facade, ceramic tile parapet coping, and a two-bay storefront with a recessed entry. Merchandise windows are framed in aluminum and the front door is made of wood.

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

## 12. HILLYARD LAUNDRY BUILDING

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



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

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

City Clerk No. \_\_\_\_\_

## **MANAGEMENT AGREEMENT**

### **City of Spokane**

The Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and \_\_\_\_\_ (hereinafter "Owner(s)"), the owner of the property located at \_\_\_\_\_, commonly known as the, \_\_\_\_\_, in the City of Spokane.

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties hereto intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties hereto.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties hereto or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

STATE OF WASHINGTON:

County of Spokane :

On this day personally appeared before me \_\_\_\_\_ to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_



CITY OF SPOKANE

\_\_\_\_\_  
CITY ADMINISTRATOR

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

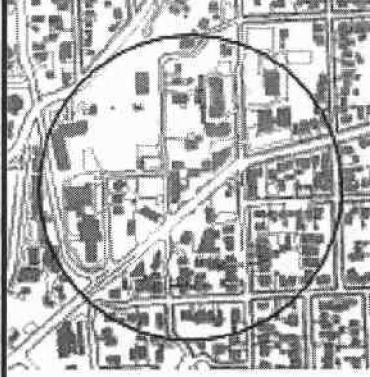
**Exhibit A**



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# SECRETARY OF THE INTERIOR'S STANDARDS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# **INITIAL DESIGN STANDARDS AND GUIDELINES**

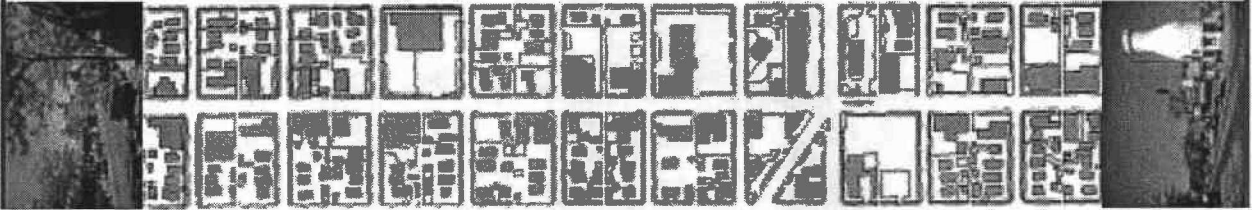
for

# **CENTERS AND CORRIDORS**

City of Spokane Planning Services  
Third Floor, City Hall  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3329  
(509) 625-6300  
[www.spokaneplanning.org](http://www.spokaneplanning.org)

Effective - August 11, 2002

LMN Architects



## GUIDELINES APPLICATION

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These Initial Design Standards and Guidelines for Centers and Corridors are applied within the CC1, CC2, and the optional CC3 zoning categories found on the Official City of Spokane Zoning Map. All projects must address the pertinent standards and guidelines. A determination of consistency with the standards and guidelines will be made by the Planning Director following an administrative design review process.

Some of the guidelines contained in this document use the word "shall" while others use the word "should".

Regardless of which term is used, each guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to every one of the guidelines.

The "shall" statements, with such wording, are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. All projects must include these elements as described.

However, guidelines that use the word "should" are meant to be applied, but with some flexibility. They indicate that the City is open to design features that are equal to, or better than, that stated - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets this test and determination will be made by the Director.

Finally, it should be noted that there are other codes and ordinances that govern development in centers and corridors, such as the Building Code and Public Works Standards.

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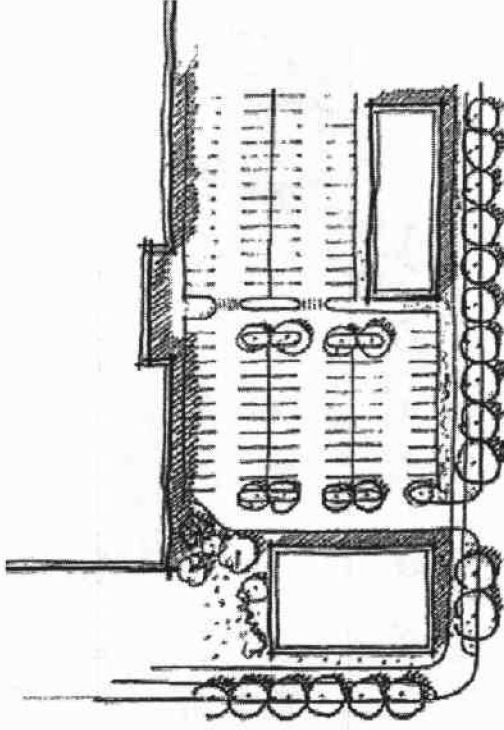
## BUILDINGS ALONG STREET

### INTENT:

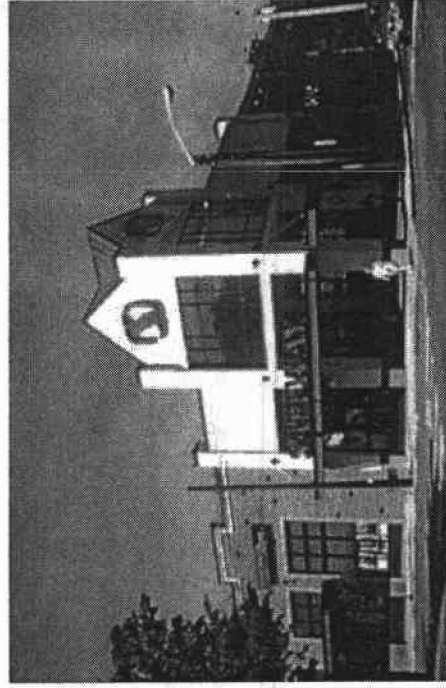
To ensure that at least some part of the development of a site contributes to the liveliness of sidewalks.

### GUIDELINES:

1. New development should not have only parking between buildings and the street. In shopping centers, buildings shall be placed along the sidewalk so that at least 15% of the frontage of the site consists of building façades.
2. Buildings placed along sidewalks shall have windows and doors facing the street (see "Façade Transparency") and shall incorporate other architectural features (see "Ground Level Details" and "Treatment of Blank Walls").



*smaller buildings placed along the sidewalk*



*building entrance is located at the corner of the intersection*

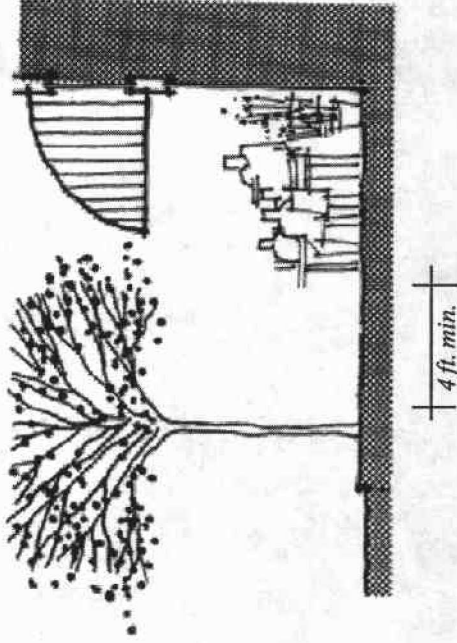
## SIDEWALK ENCROACHMENTS

### INTENT:

To ensure that there is a minimum clear, unobstructed walking route along sidewalks.

### GUIDELINES:

Temporary sidewalk encroachments are allowed. Café seating, planters, ramps, stairs, and sandwich board signs which are located on the sidewalk shall be located in such a manner as to leave a pathway at least 4 feet wide that is free of obstructions.



*café seating on sidewalk leaving enough space for pedestrian movement*

STANDARDS AND GUIDELINES FOR  
ALL CENTERS AND CORRIDORS

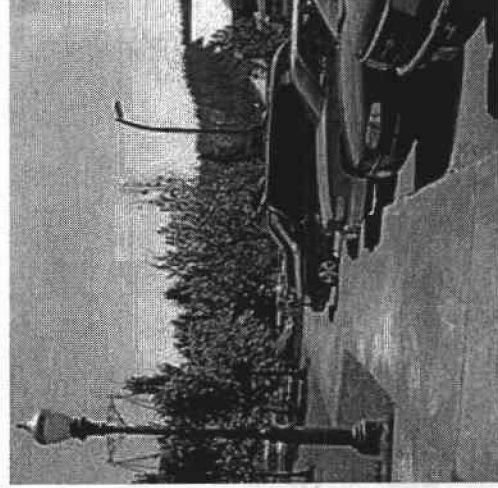
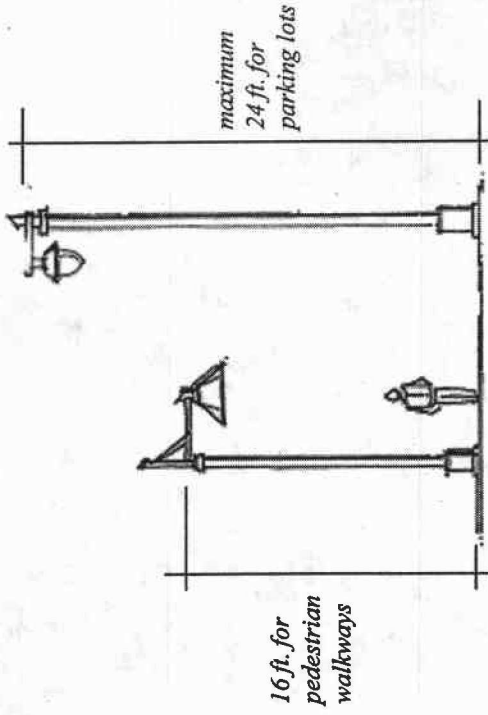
**LIGHTING**

**INTENT:**

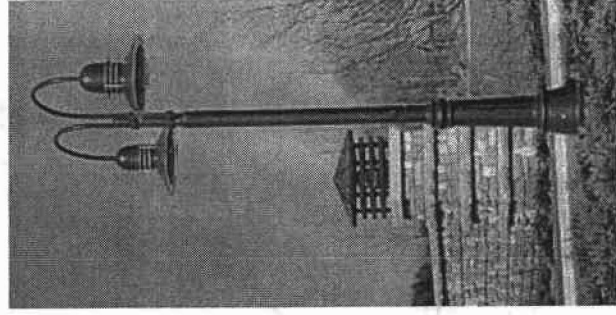
To ensure that site lighting contributes to the character of the site and does not disturb adjacent development.

**GUIDELINES:**

1. Lighting shall be provided within parking lots and along pedestrian walkways.
2. Lighting fixtures shall be limited to heights of 24 ft. for parking lots and 16 ft. for pedestrian walkways.
3. All lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of light is downward.



*lot lighting*



## SCREENING AND NOISE CONTROL OF SERVICE AREAS

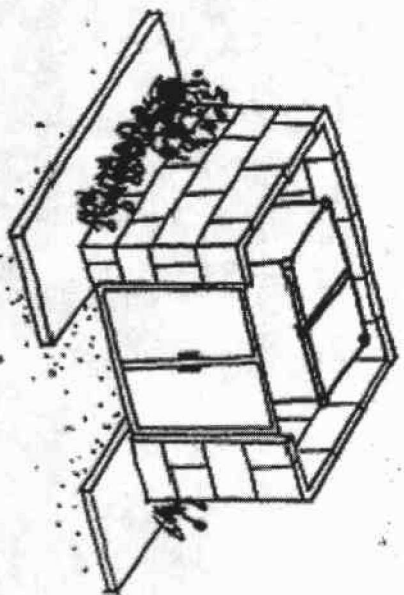
STANDARDS AND GUIDELINES FOR ALL CENTERS AND CORRIDORS

### INTENT:

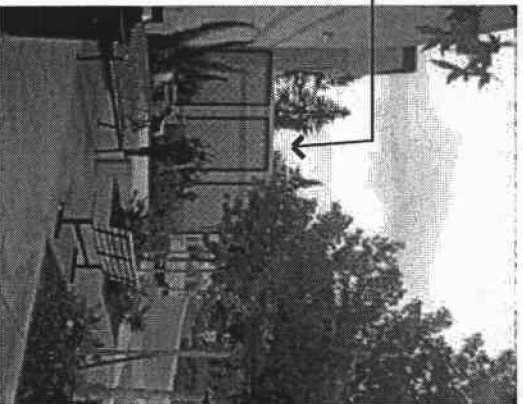
To reduce the impact of service, loading and trash storage areas.

### GUIDELINES:

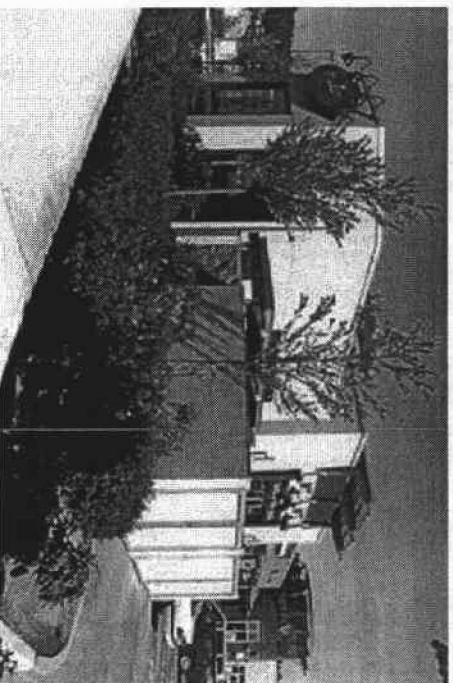
1. All service, loading and trash collection areas shall be screened by a combination of decorative walls of masonry, wood, vinyl, and planting.
2. Loading and service areas should not face any residential district, unless no other location is possible.



*service and loading area behind wall with trellis and planting*



*screening of service area*



*screening of trash area by wall and planting*



ANCILLARY SITE ELEMENTS

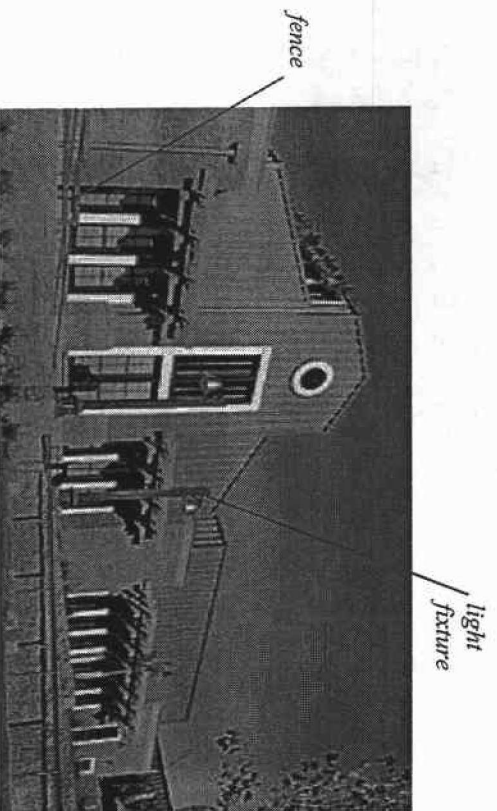
STANDARDS AND GUIDELINES FOR  
ALL CENTERS AND CORRIDORS

**INTENT:**

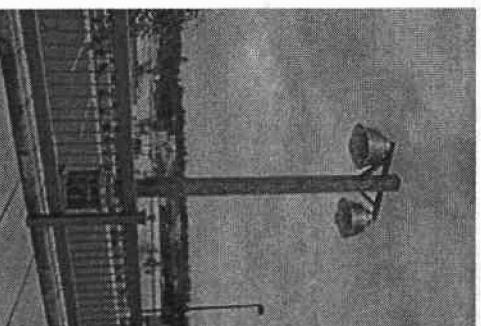
To make site elements compatible with each other.

**GUIDELINES:**

Site furnishings, such as fences, walls, refuse enclosures, light fixtures, carports and storage units, shall be designed to be integrated with the architectural design of the primary structure(s).



*main structure*



*light fixture*



*storage units*

STANDARDS AND GUIDELINES FOR  
ALL CENTERS AND CORRIDORS

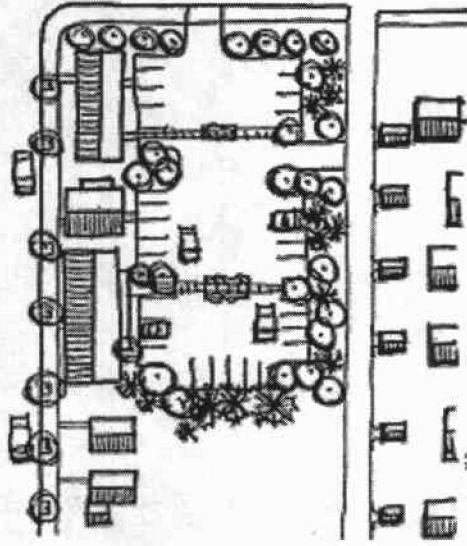
**CURB CUT LIMITATIONS**

**INTENT:**

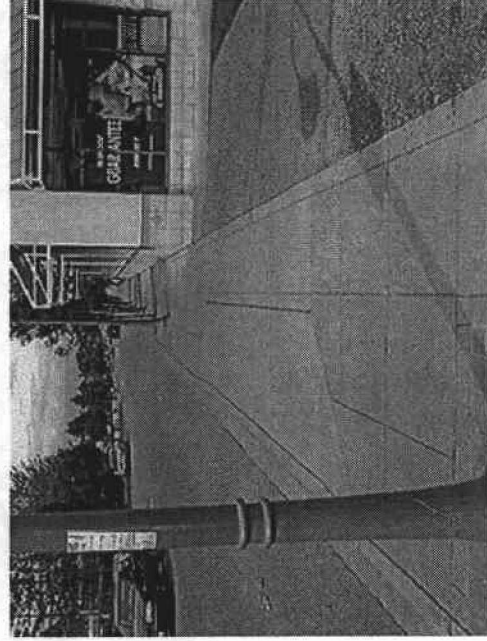
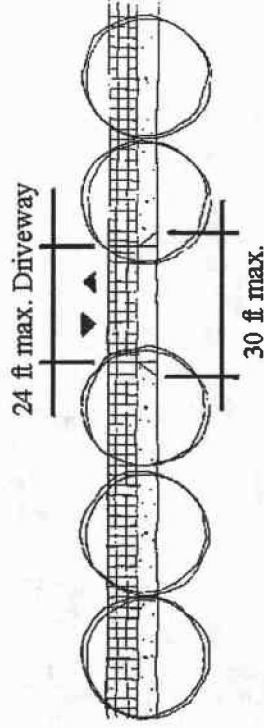
To provide safe, convenient vehicular access without diminishing pedestrian safety.

**GUIDELINES:**

1. A curb cut for a nonresidential use should not exceed 30 feet for combined entry/exits. Driveway width where the sidewalk crosses the driveway should not exceed 24 feet in width.
2. The sidewalk pattern shall carry across the driveway.
3. Adjacent developments should share driveways, to the greatest extent possible.
4. Vehicular access should be designated so that traffic is not directed through an abutting residential zone.



*shared driveway reduces curb cuts*



*sidewalk pattern is visibly continuous*



## PEDESTRIAN CONNECTIONS IN PARKING LOTS

### INTENT:

To create a network of safe and attractive linkages for pedestrians.

### GUIDELINES:

1. Within parking lots containing more than 30 stalls, clearly defined pedestrian connections should be provided:

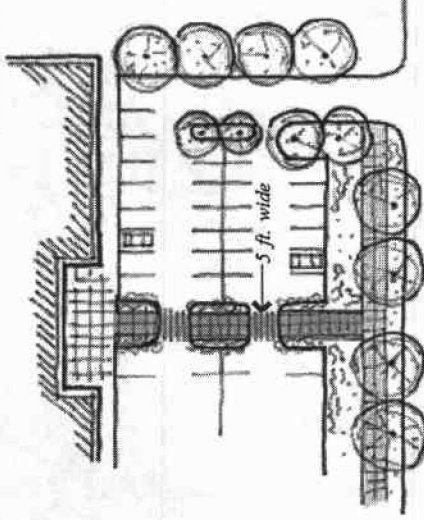
- Between a public right-of-way and building entrances
- Between parking lots and building entrances

Pedestrian connections can be counted toward the amount of required landscaping.

2. Pedestrian connections shall not be less than 5 feet wide.

3. Pedestrian connections shall be clearly defined by at least two of the following:

- 6 inch vertical curb.
- Textured paving, including across vehicular lanes.
- A continuous landscape area at a minimum of 3 feet wide on at least one side of the walkway.



*pedestrian connection  
through parking lot,  
enhanced by paving and  
landscape*



*6 inch vertical curb defines  
pedestrian connection*



*textured paving reinforces  
pedestrian connection*

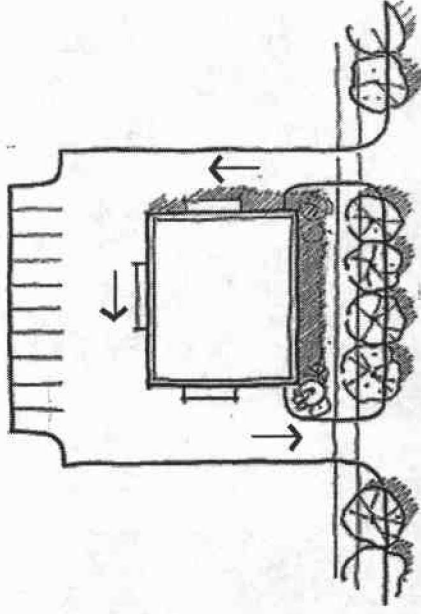
## DRIVE-THROUGH LANES

### INTENT:

To ensure that the streetscape environment is lively and not overwhelmed by the presence of automobiles.

### GUIDELINES:

Access and stacking lanes serving drive-through businesses shall not be located between the building and any adjacent street.



*drive-through lanes less prominent from the street*

## TRANSITION BETWEEN COMMERCIAL AND RESIDENTIAL DEVELOPMENT

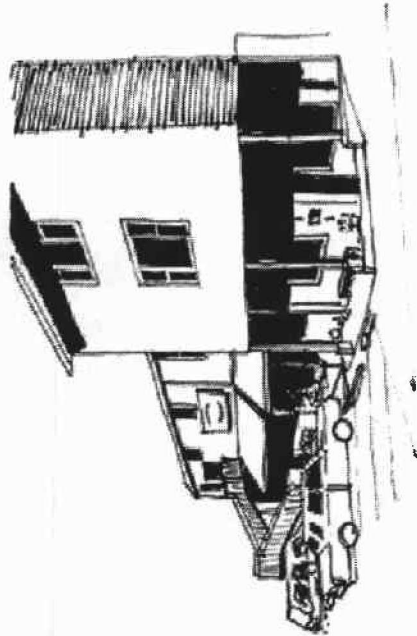
### INTENT:

To ensure compatibility between the more intensive uses in centers and corridors and lower intensity uses of adjacent residential zones.

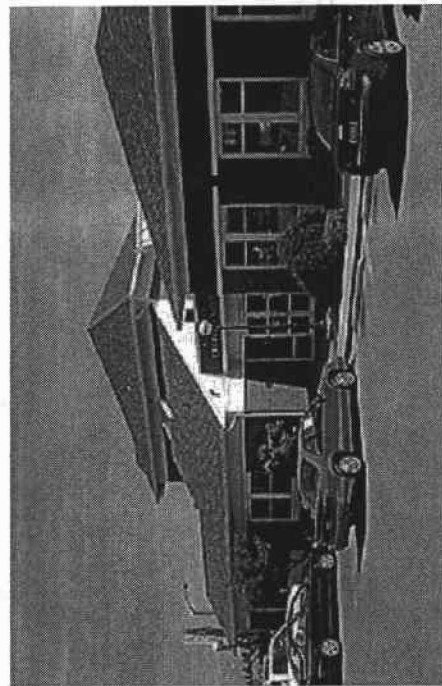
### GUIDELINES:

Code provisions require lower heights for portions of buildings that are close to single family residential zones. In addition, any side of the building visible from the ground level of an adjacent single family residential zone shall be given architectural treatment using two or more of the following:

- a. architectural details mentioned under "Ground Level Details"
- b. pitched roof form
- c. windows
- d. balconies
- e. if building is on the Spokane Register of Historic Places, the Secretary of the Interior's Standards for rehabilitation historic design guidelines shall apply.



*backside of the building viewed from adjacent residential road*



*form and scale of commercial buildings compatible with adjacent residential uses*

### TREATMENT OF BLANK WALLS

#### INTENT:

To ensure that buildings do not display blank, unattractive walls to the adjacent street or residential areas.

#### GUIDELINES:

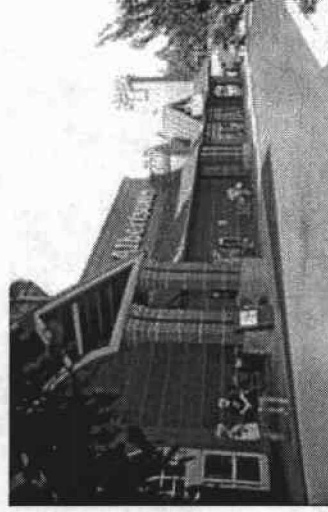
Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or adjacent residential areas (see guidelines for Façade Transparency). At least four of the following elements shall be incorporated into these walls:

- masonry (but not flat concrete block)
- concrete or masonry plinth at the base of the wall
- belt courses of a different texture and color
- projecting cornice
- projecting metal canopy
- decorative tilework
- trellis containing planting
- medallions
- opaque or translucent glass
- artwork
- vertical articulation
- lighting fixtures
- an architectural element not listed above, as approved, that meets the intent.

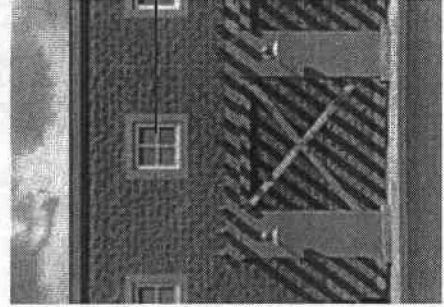


*projecting metal canopy,  
plinth, wall mounted light  
on a blank wall*

*blank wall near the  
entrance treated with  
canopy, plinth and  
horizontal belt courses*



*faux windows  
(back lighted at  
night)  
trellis*



*architectural treatment of  
blank walls*



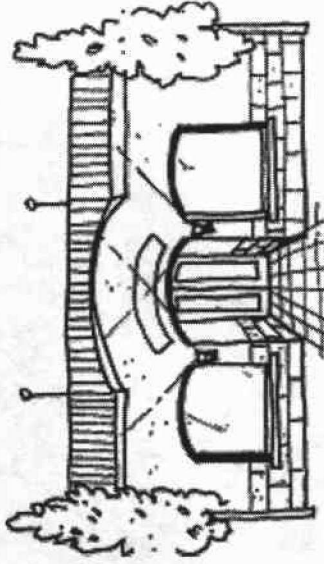
## PROMINENT ENTRANCES

### INTENT:

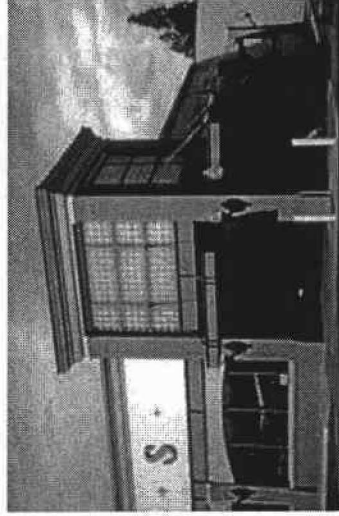
To ensure that building entrances are easily identifiable and clearly visible from streets and sidewalks.

### GUIDELINES:

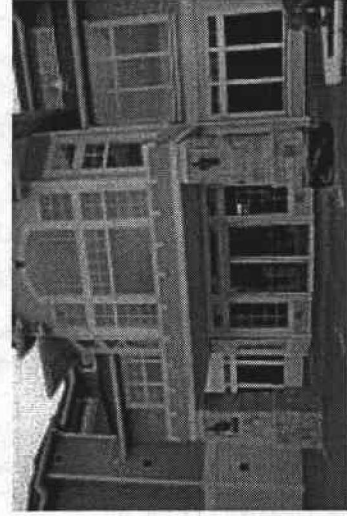
1. The principal entry to a store / building shall be marked by (a) ornamentation around the door, and (b) at least one of the following:
  - Recessed entrance (recessed at least 3 ft.)
  - Protruding entrance (protruding at least 3 ft.)
  - Canopy (extending at least 5 ft.)
  - Portico (extending at least 5 ft.)
  - Overhang (extending at least 5 ft.)



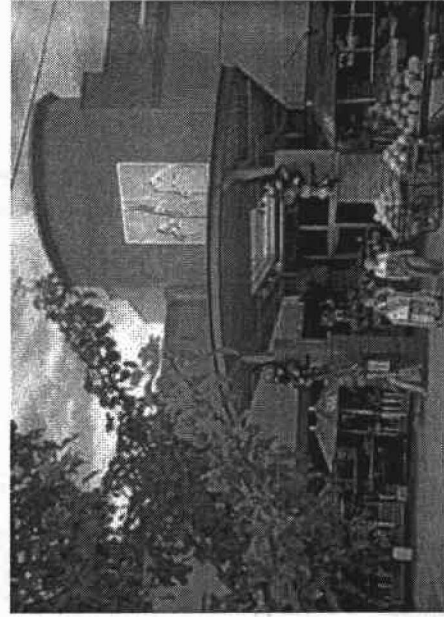
*recessed entrance*



*protruding entrance*



*entrance with portico and  
ornamental treatments*



*overhang  
entrance*

## FAÇADE TRANSPARENCY

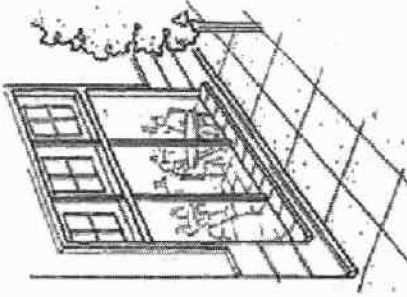
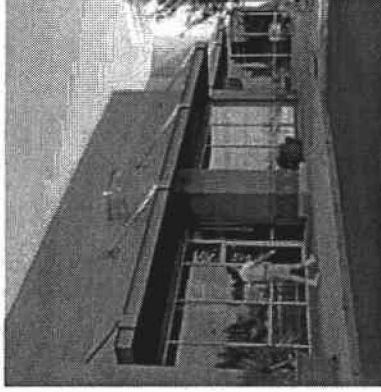
### INTENT:

To provide visual connection between activities inside and outside the building.

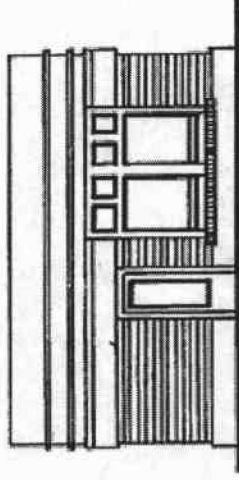
### GUIDELINES:

1. A minimum of 15% of any ground floor façade\* that is visible from and fronting on any abutting street shall be comprised of windows with clear, "vision" glass allowing views into the interior.
2. A minimum of 30% of any ground floor commercial building façade\* that is visible from, fronting on, and located within 60 feet of an arterial or pedestrian street shall be comprised of windows with clear, "vision" glass allowing views into the interior. Display windows may be used to meet half of this requirement.
3. A minimum of 50% of any ground floor commercial building façade\* that is visible from and located within 20 feet of an arterial or pedestrian street shall be comprised of windows with clear, "vision" glass allowing views into the interior. Display windows may be used to meet half of this requirement.

- \* façade within 2 ft. and 10 ft. above the level of the adjacent sidewalk, walkway or ground level.



*Visual connection between indoor and outdoor spaces*



*30% windows located within 60 ft. of street*



*50% clear façades located within 20 ft. of street*



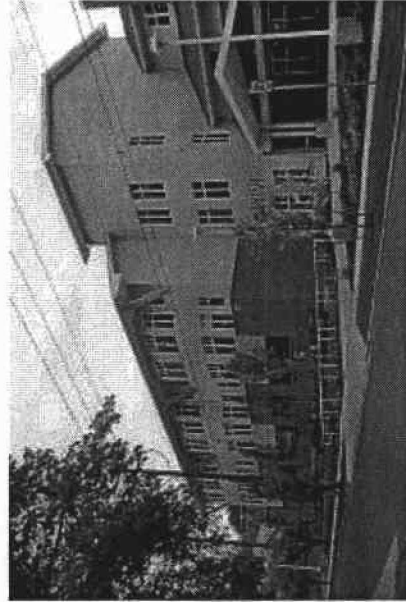
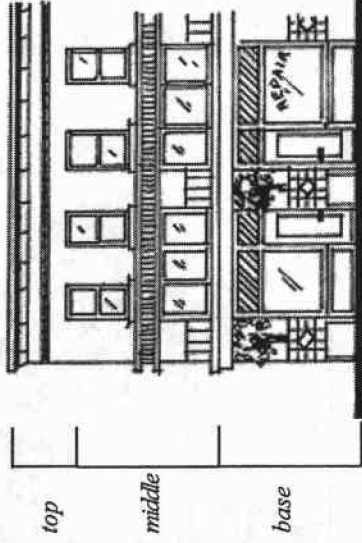
## MASSING

### INTENT:

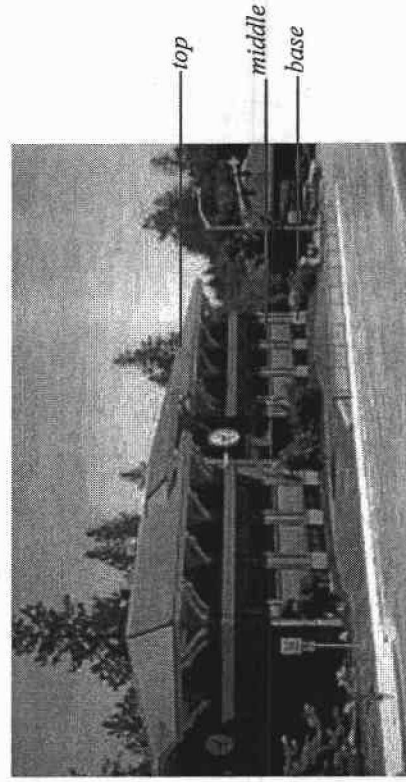
To reduce the apparent bulk of the buildings by providing a sense of "base" and "top".

### GUIDELINES:

1. Buildings should have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete.
2. The "top" of the building should be treated with a distinct outline with elements such as a projecting parapet, cornice, or projection.



*different material at ground level to define a "base"*



## ROOF FORM

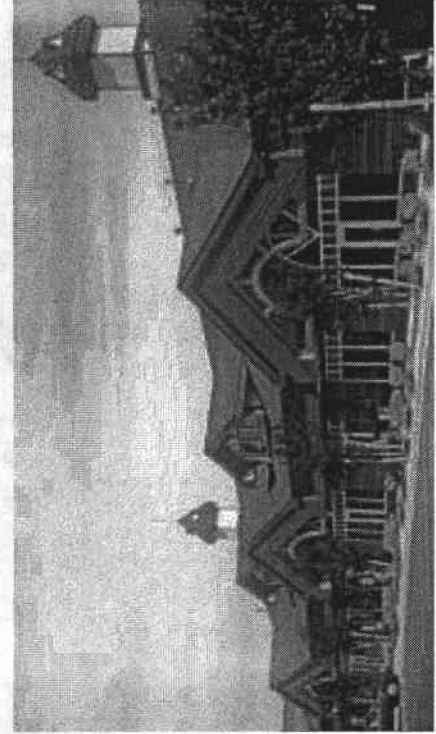
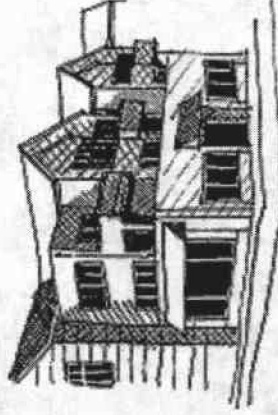
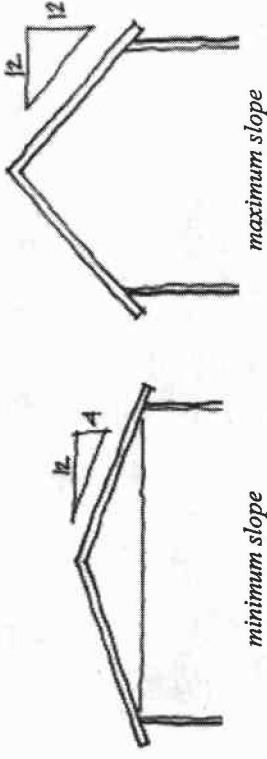
### INTENT:

To ensure that roof lines present a distinct profile and appearance for the building and expresses the neighborhood character.

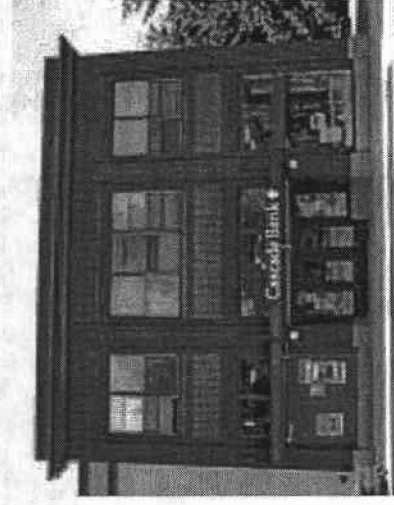
### GUIDELINES:

Buildings shall incorporate one of the following roof forms:

- pitched roofs with a minimum slope of 4:12 and maximum slope of 12:12, especially to highlight major entrances.
- projecting cornices to create a prominent edge when viewed against the sky.



*pitched roof*



*projecting cornice*

## HISTORIC CONTEXT CONSIDERATIONS

### INTENT:

To ensure that infill and rehabilitation, when it is adjacent to existing buildings having historic architectural character, is compatible with the historic context.

### GUIDELINES:

1. New development should incorporate historic architectural elements that reinforce the established character of a center or corridor. The following elements constitute potential existing features that could be reflected in new buildings:
  - materials
  - window proportions
  - cornice or canopy lines
  - roof treatment
  - colors
2. When rehabilitating existing historic buildings, property owners are encouraged to follow the Secretary of the Interior's Standards for Rehabilitation\*.
  - if original details and ornamentation are intact, they should be retained and preserved.
  - if original details are presently covered, they should be exposed or repaired.
  - if original details are missing, missing parts should be replaced to match the original in appearance. Remaining pieces or old photos should be used as a guide.
3. If a proposed building is not adjacent to other buildings having a desirable architectural character, it may be necessary to look at contextual elements found elsewhere within the area.

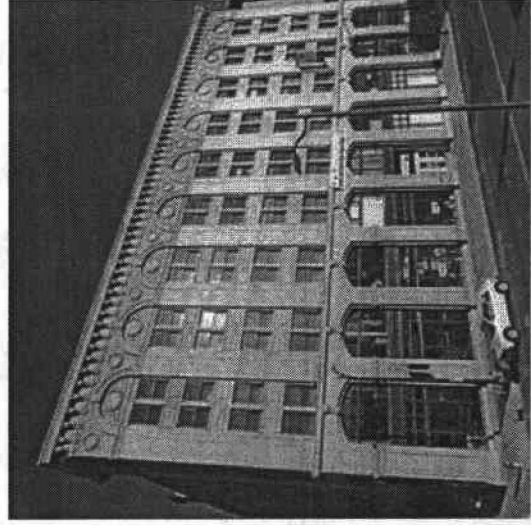
\* a copy is available at the 3rd floor of City Hall or on the Internet at [www.nps.gov](http://www.nps.gov)

new construction

historic building



new construction compatible with historic context



rehabilitated  
historic building

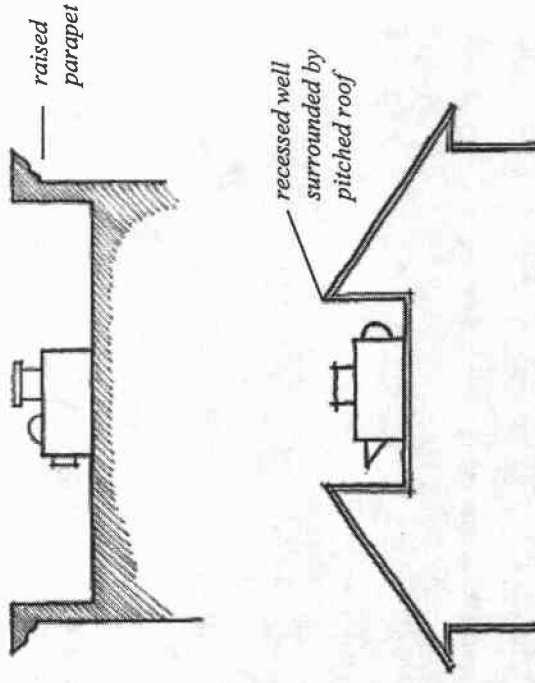
## SCREENING OF ROOFTOP EQUIPMENT

### INTENT:

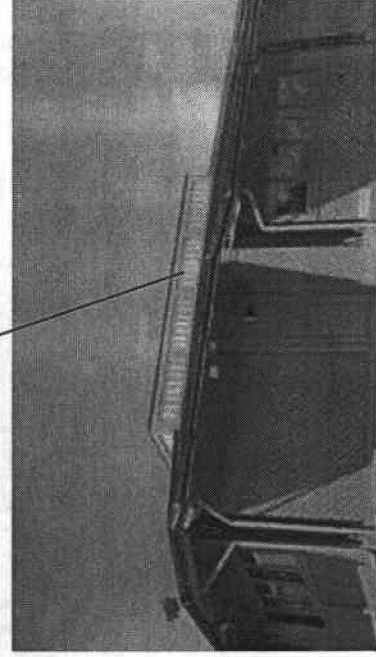
To screen view of rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas.

### GUIDELINES:

1. Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building.
2. Painting equipment, erecting fences, and using mansard-type roofs are not acceptable methods of screening.
3. Cell phone transmission equipment should be blended in with the design of the roofs, rather than being merely attached to the roof-deck.



mechanical equipment  
behind the screen wall



rooftop treatment



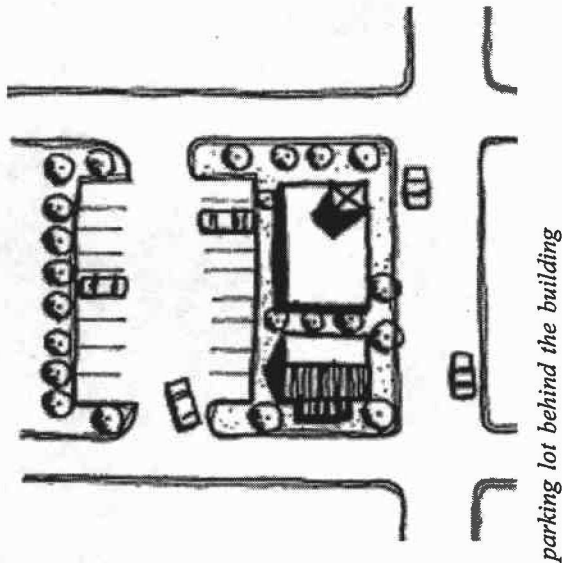
## LOCATION OF PARKING LOTS

### INTENT:

To maintain a contiguous, active pedestrian street front along designated Pedestrian Streets by locating parking lots behind buildings.

### GUIDELINES:

1. Parking lots shall not be located between a building and a Pedestrian Street.



*parking lot behind the building*

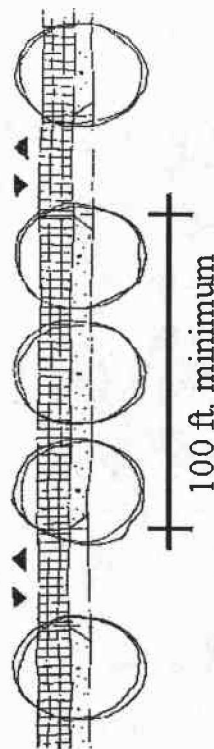
## CURB CUTS

### INTENT:

To maintain a continuous uninterrupted sidewalk by minimizing driveway access.

### GUIDELINES:

1. Curb cuts within an ownership should be spaced at no less than 125 feet apart along a principal or minor arterial, and no more than 100 feet apart along a collector arterial.
2. Curb cuts shall not be located along a designated Pedestrian Street.
3. Access to parking should be from the alley, or from a side street if access from the alley is not possible. Access to parking shall not be from a Pedestrian Street unless no other means of access is possible.





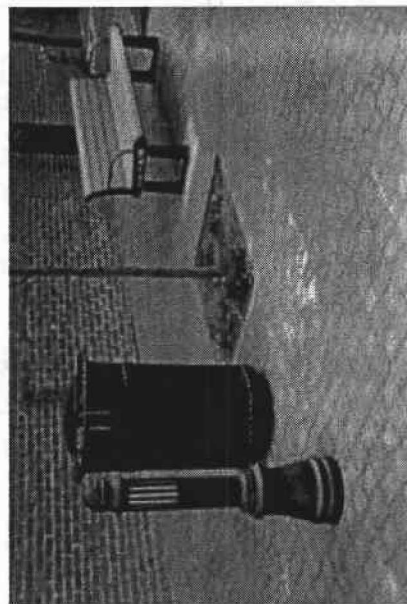
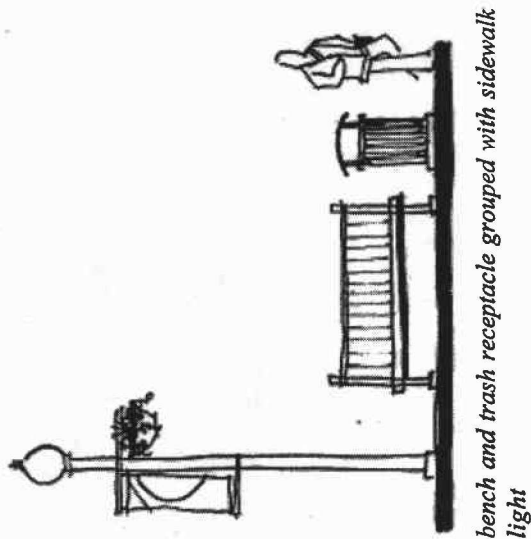
## STREETSCAPE ELEMENTS

### INTENT:

To create a more pedestrian friendly street through the use of site furnishings along designated Pedestrian Streets.

### GUIDELINES:

1. Publicly-usable site furnishings such as benches, tables, bike racks and other pedestrian amenities shall be provided at building entrances, plazas, open spaces, and/or other pedestrian areas for all buildings larger than 10,000 sf. Buildings less than this size are encouraged to include such amenities. Specific types of site furnishings shall be approved by the City.



*Bollards, trash receptacles and benches along the sidewalk*



*bench and trash receptacle grouped with sidewalk light*

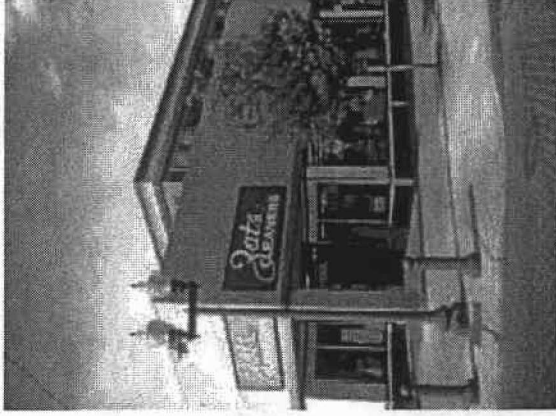
## STREET - FACING ENTRANCES

### INTENT:

To ensure that building entrances directly reinforce pedestrian activity on the Pedestrian Street sidewalks.

### GUIDELINES:

The primary entrance to the building shall be visible from and fronting on a Pedestrian Street.



street facing entrances



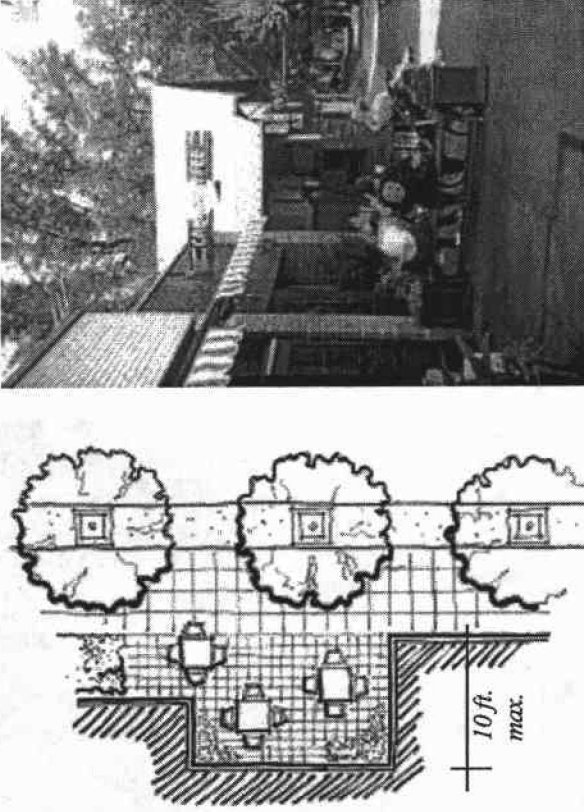
## MAXIMUM SETBACK

### INTENT:

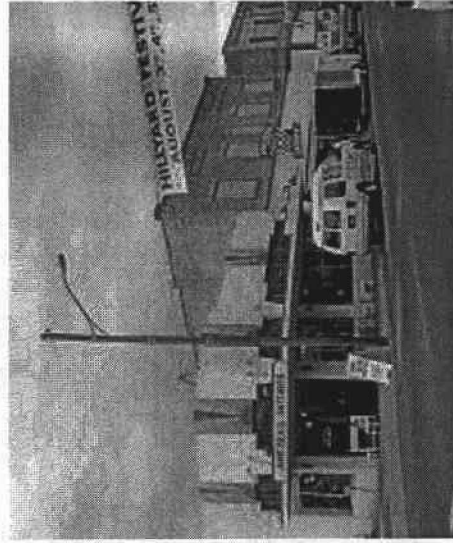
To create a lively, pedestrian friendly sidewalk environment.

### GUIDELINES:

Along Pedestrian Streets, buildings shall be set up to the back of the required sidewalk (see Setbacks section of Land Use Code for Centers and Corridors), except for a setback up to 10 ft. for the purpose of providing a publicly accessible "plaza", "courtyard" or recessed entrance.



*building is set back from sidewalk to provide plaza*



*building with no setback from sidewalk*

*building is set back from sidewalk for recessed entrance/forecourt*

## GROUND LEVEL DETAILS

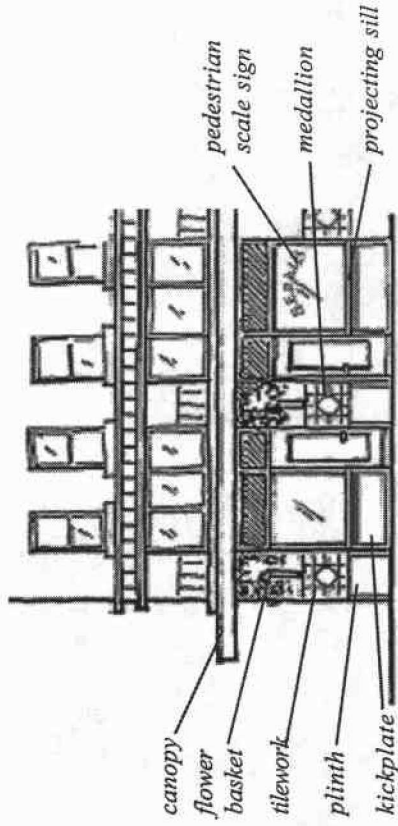
### INTENT:

To ensure that buildings along any Pedestrian Street display the greatest amount of visual interest and reinforce the character of the streetscape.

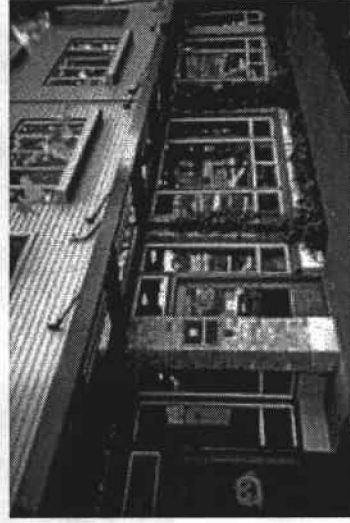
### GUIDELINES:

Façades of commercial and mixed-use buildings that face Pedestrian Streets shall be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:

- a. kickplates for storefront windows
- b. projecting sills
- c. pedestrian scale signs
- d. canopies
- e. plinths
- f. containers for seasonal planting
- g. tilework
- h. medallions
- i. if building is on the Spokane Register of Historic Places, the Secretary of the Interior's Standards for Rehabilitation historic design guidelines shall apply.



*elements used at ground level*



*various ground level treatments*





# ADDITIONAL STANDARDS AND GUIDELINES FOR TYPE 1 CENTERS AND CORRIDORS

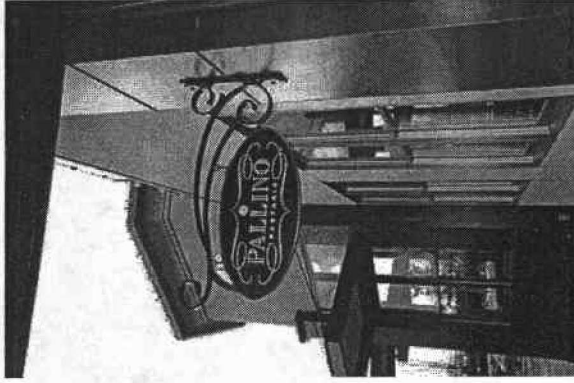
## PEDESTRIAN ORIENTED SIGNS

### INTENT:

To ensure that signs are interactive with people on foot.

### GUIDELINES:

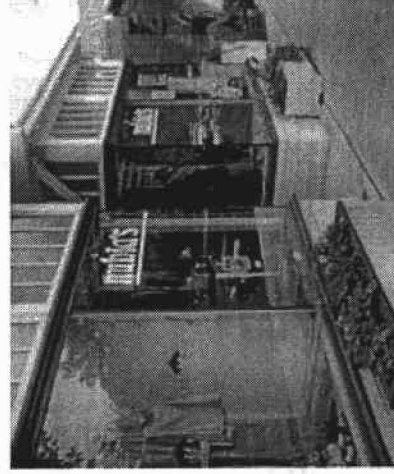
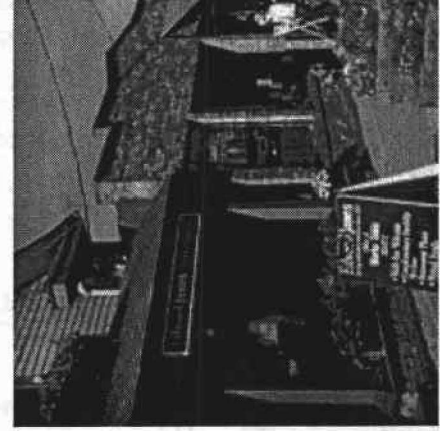
1. Signs shall be oriented to pedestrians, rather than people in vehicles. The following are types of signs that are oriented to pedestrians:
  - projecting signs (blade signs)
  - window signs (painted on glass or hung behind glass)
  - logo signs (symbols, shapes)
  - wall signs over entrance
  - sandwich board signs
  - ground signs
2. Pole signs shall not be permitted.



*blade sign*



*wall sign*



*window sign*

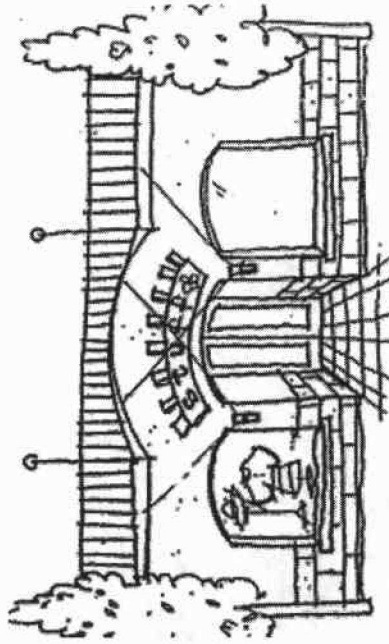
*sandwich board sign*

**INTEGRATION WITH ARCHITECTURE****INTENT:**

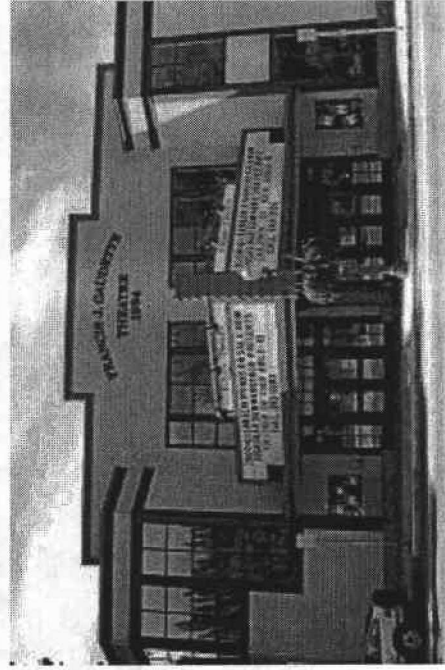
To ensure that signage is part of the overall design of a project and not additive or an afterthought.

**GUIDELINES:**

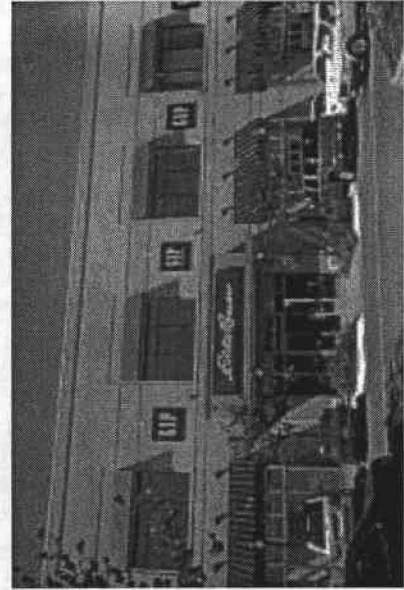
1. The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign program shall indicate location, size, and general design.
2. Signs shall not project above the roof, parapet, or exterior wall.



*sign integrated with the entrance*



*sign integrated with building mass*



*sign integrated with building order and bays*

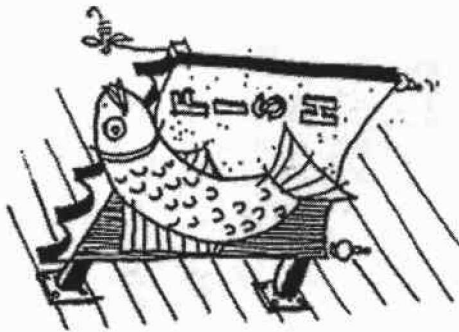
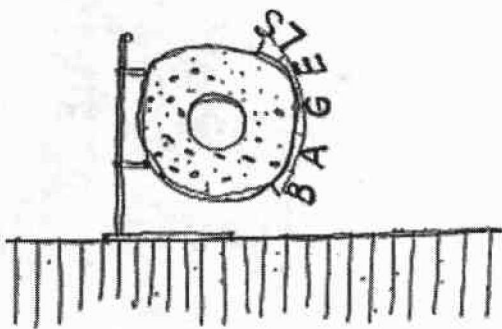


**CREATIVE GRAPHIC DESIGN****INTENT:**

To encourage interesting, creative and unique approaches to the design of signs.

**GUIDELINES:**

1. Signs should be highly graphic in form, expressive and individualized.
2. Signs should convey the product or service offered by the business in a bold, graphic form.
3. Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged.
4. If projecting signs or wall signs incorporate one-of-a-kind graphic elements, the size otherwise allowed by SMC 11.17, Sign Code, may be increased by 20%, so long as the sign is oriented to pedestrians.



*sign expressing the product, integrated with graphic form*



*unique projecting signs*



## SIGN DESIGN

### ADDITIONAL STANDARDS AND GUIDELINES FOR TYPE 1 CENTERS AND CORRIDORS

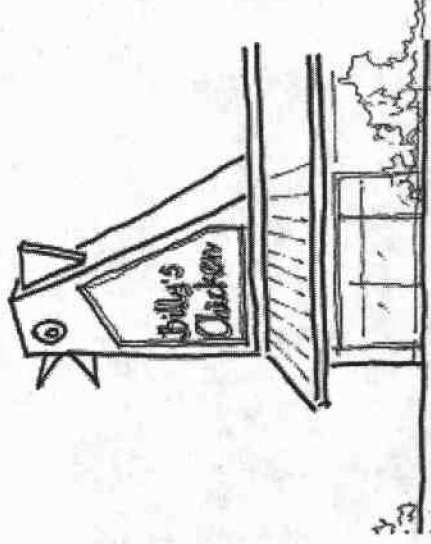
#### UNIQUE LANDMARK SIGNS

##### INTENT:

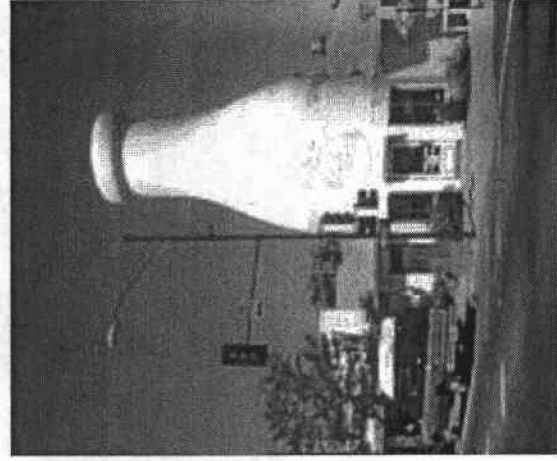
To respond to the unique character of the neighborhood and business.

##### GUIDELINES:

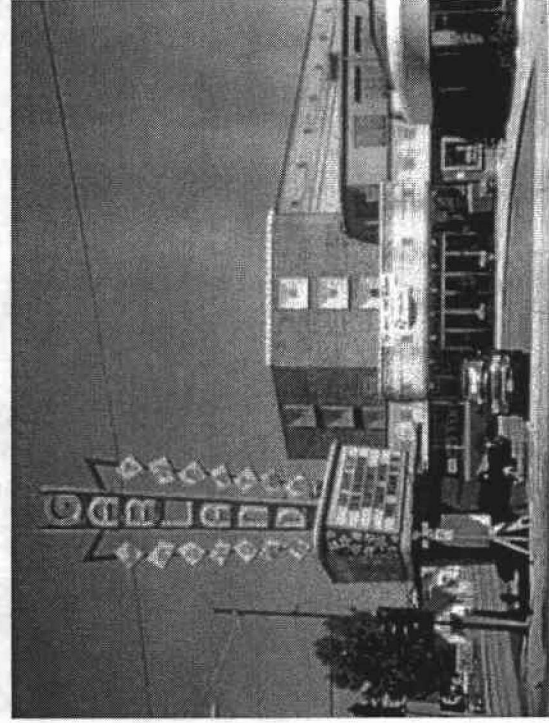
1. Retain existing historic signs and landmark structures that feature the character of the area.
2. New landmark signs should correspond to the location, setting and type of businesses and shall be approved by the Planning Director.



*unique landmark sign to express the type of business*



*regionally famous  
landmark structure -  
the milk-bottle  
restaurant*



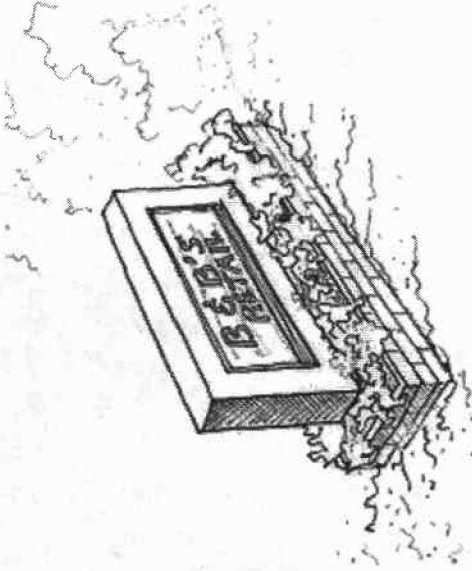
*landmark sign at Garland District*

**GROUND SIGNS****INTENT:**

To ensure that signs are not principally oriented to automobile traffic.

**GUIDELINES:**

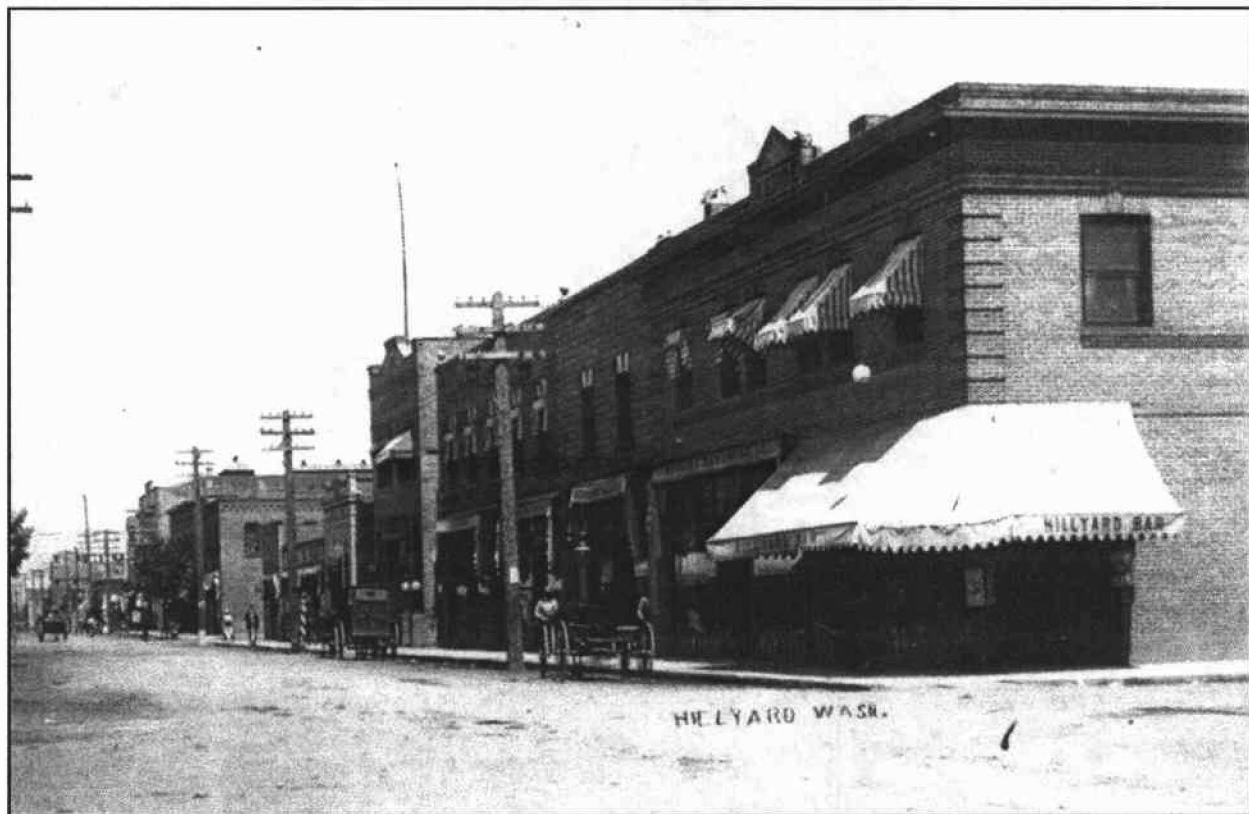
1. Pole signs shall be prohibited. All freestanding signs shall be ground signs no higher than 5 ft.
2. The base of any ground sign shall be planted with shrubs and seasonal flowers.



*ground sign with landscaping and sculpture*

# HILLYARD'S MARKET STREET

Circa 1912



Looking North on Hillyard's Market Street from the corner of Olympic Avenue and Market Street. To the right is the Kehoe Building, built in 1907, which now houses B& B Junk, an antique store.

Following are the Yukon and Nebraska Blocks, which were also built in 1907, and are now occupied on the street level by an Recreational Vehicle store and cafe respectively.

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# HILLYARD'S MARKET STREET

Circa 1912



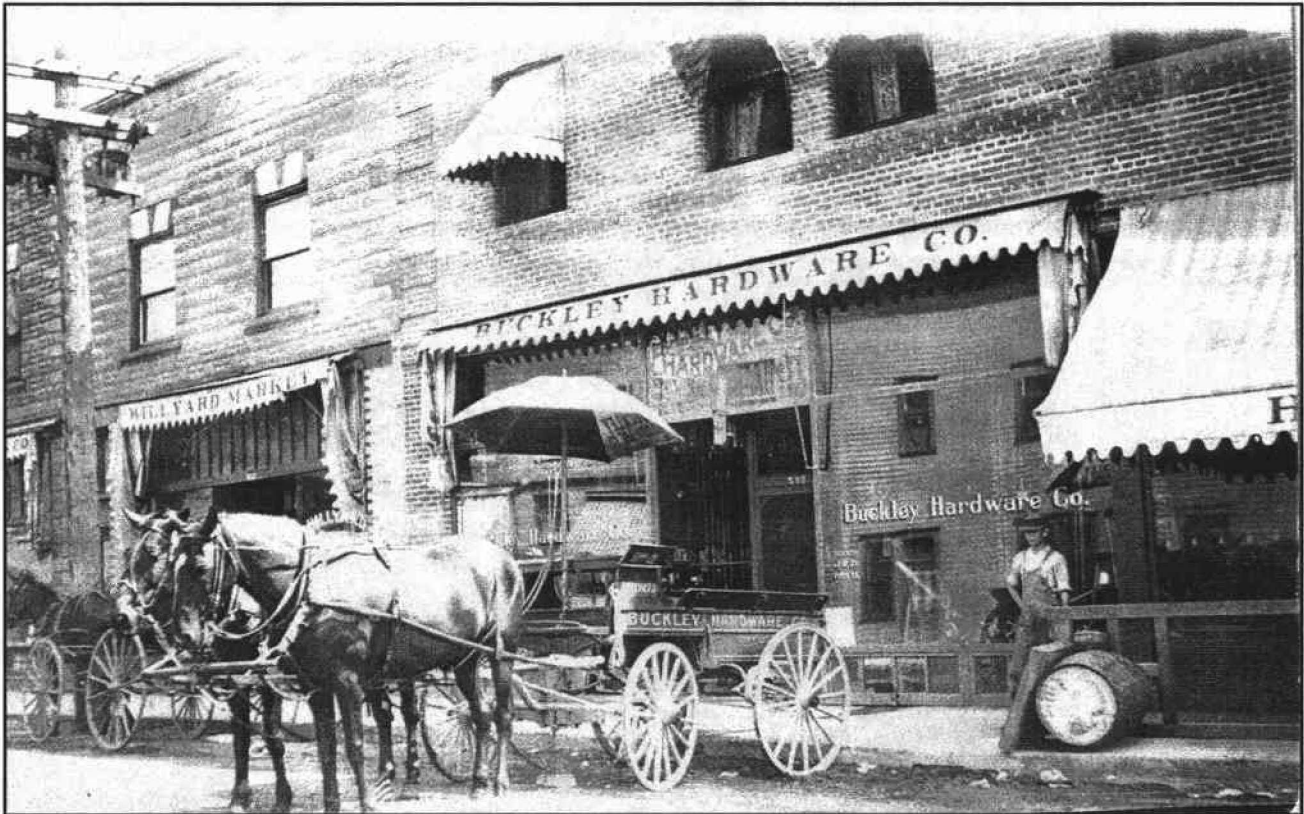
Looking North on Hillyard's Market Street from the corner of Olympic Avenue and Market Street.

The second building on the left is the Victor Bell Block, built in 1912, which is now occupied on the street level by two antique stores, Hillyard Variety and Karenoia.



# BUCKLEY HARDWARE

Circa 1909



Buckley Hardware was at this location in the Kehoe Block from 1909 to 1913 at 533 N. Market. After Hillyard was annexed in to the city of Spokane (1924), it became 5004 N. Market. The store was located in the left section of the Kehoe Block (built 1907), and The Kehoe Saloon occupied the other half.



# BUCKLEY HARDWARE

Circa 1909



From Left: Jeremiah W. Buckley (January 13, 1843 to January 4, 1929) started Buckley Hardware after coming across the United States from Minnesota and following Jim Hill's Great Northern Railroad to Hillyard, Washington. Arthur Leo Buckley, one of his sons, (July 31, 1878 to October 8, 1929) is also pictured. Buckley Hardware operated in the Kehoe Block and across the street at 5009 N. Market in the Victor Bell Building.

# BUCKLEY HARDWARE

Circa 1932



Buckley Hardware operated from this location from 1933 to 1937 in the Victor Bell Building (built 1912), located at 5009 N. Market St. This photo shows the Safeway store to the south (built 1932).

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HILLYARD'S  
MARKET STREET

Circa 1940s



Looking south on Market Street during the 1940s.

# HILLYARD'S MARKET STREET

Circa 1903

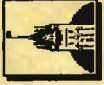


This photo of Market Street was taken looking North from Olympic Avenue. Pictured on the left is the Minthorn-Russel Block (built 1903), which originally housed the Minthorn Drug store on the street level and the Russel Hotel, leased by R.H. Russel, on the upper level. Sherman Minthorn, who came to Hillyard in 1901, was the original owner of the building and a pharmacist.



SPOKANE CITY - COUNTY

## HISTORIC PRESERVATION DEPARTMENT



DIVISION OF COMMUNITY AND ECONOMIC DEVELOPMENT

~ Established in 1979 as

Washington's first Certified Local Government Historic Preservation Program, the Historic Preservation Office is a joint city/county agency. The mission of the office is to identify and facilitate the preservation of significant properties over fifty years old, thereby recycling existing structures at a savings to the community and enhancing our quality of life. ~

### HOW CAN I FIND OUT MORE?

**AmeriCorps\*VISTA Volunteers ~ 487-1603**

Northeast Community Center

~ Kelly Dengel ~

~ Dan Pratt ~

**Teresa Brum ~ 625-6983**

City/County Office of Preservation Director

Created by

Kelly Dengel, AmeriCorps\*VISTA

The Hillyard National Historic District was established in 2002. Now, some of the property owners in the district want to take it one step further with the establishment of the

### **Hillyard Local Historic District.**

In creating this district, the property owners may receive benefits offered by the City of Spokane. This brochure will outline some of the register benefits and answer some common questions in regard to this process.

# HILLYARD

# HISTORIC DISTRICT





Owning an individual landmark or property within an historic district is both a privilege and a responsibility. Property owners can benefit from generally increased property values, local and Federal tax incentives for rehabilitation, and protection from the threat of destructive planning. In return, owners are responsible for helping to maintain the distinctive characteristics which make an historic building or district unique.

In order to assist in this effort, the City of Spokane adopted a local preservation ordinance in November 1981; the County quickly followed suit in January 1982.

These ordinances established the Spokane City/County Landmarks Commission — a body of private citizens charged with the preservation and protection of Spokane's historic, architectural and archaeological resources.

This is accomplished through the designation of historic properties to the Spokane Register of Historic Places, and subsequent design review of exterior changes.



## BENEFITS FOR SIGNING WITH THE "LOCAL" HISTORIC DISTRICT

~ Eligible for facade improvement matching grant to improve the outside of your building

~ Reduction in property tax if you renovate your building

~ Relief from some building codes

~ Listing in the Hillyard Historic District brochure

## RESPONSIBILITIES UNDER "LOCAL" HISTORIC STATUS

~ Sign an agreement to follow historic guidelines (exterior only)

~ Agree to a 90-day delay and review before demolishing your building

## ANSWERS TO FREQUENTLY ASKED QUESTIONS



***What is the difference between a "National" and "Local" Historic District?***

A National Historic District is created by the National Park Service as an honorary designation that helps promote an historic area. A Local Historic District is created by the City of Spokane to help property owners develop and protect their buildings through incentives and guidelines

***Will I be forced to participate in the Local Historic District?***

No. It is voluntary only.

***Will I be required to fix up my building?***

No. Under this program, there is only a review if you chose to do the work.

***Will someone tell me what color to paint my building?***

No. However, building owners are getting together to create a chart of paint color recommendations that would be appropriate for Hillyard.





# HILLYARD NEIGHBORHOOD COUNCIL

April 5, 2004

**Mayor James West**  
**Spokane City Council**  
City Hall, Spokane  
808 W Spokane Falls Blvd.  
Spokane, Washington 99201

RECEIVED  
APR 06 2004  
CITY CLERK'S OFFICE  
SPOKANE, WA

Re. Hillyard Historic Business District

Honorable Mayor West and Esteemed City Council Members:

I am writing you as chair of the Hillyard Neighborhood Council and vice-chair of the Hillyard Steering Committee. As representative of both organizations I wish to express our consensus and support of designation of the Hillyard Historic Business District to the Spokane Register.

During the fall of 1995, council member Bob Apple and a contingent of Hillyard merchants requested Eastern Washington State University conduct an inventory of historic properties in the Hillyard business core. Students of Mr. Craig Holstein's Historic Preservation class conducted the inventory during the spring of 1996.

On January 30, 1997, Mr. Apple requested and was denied, CDBG monies to fund a National Register nomination. However, on April 30, 1998 Historic Preservation Officer (HPO) Teresa Brum of the Spokane City and County Office of Historic Preservation (OHP) and private consultant Linda Yeoman brought before the Steering Committee a proposal to, "Document the commercial district of Hillyard, past and present." It was moved the proposal be accepted and funding in the amount of \$2,000 was allocated on October 29, 1998.

A contract was signed with OHP to document the structures within the Historic Business District and create text for a "Walking Tour" of Hillyard. Linda Yeoman, under the supervision of Teresa Brum, conducted research and a final document was delivered to the Hillyard Steering Committee on March 29, 2001.

Upon completion of research and receipt of deliverables by the Steering Committee, the Hillyard Neighborhood Council (HNC) and OHP initiated a National Register Nomination of the Hillyard Business District. A contiguous boundary was defined with the majority of landowner support, nomination forms completed and submitted to the Spokane Historic Landmarks Commission. The Landmarks Commission approved the nomination on July 18, 2001. On June 18, 2002 the Washington State Advisory Council placed the Hillyard Historic Business District upon the Washington Heritage Register. The National Park Service Keeper of the Register subsequently placed it upon the National Register of Historic Places (NRHP) on June 21<sup>st</sup>.

Coincidentally, in November of 2001, the Market Street business core in Hillyard was selected by the Spokane City Plan Commission as one of four pilot planning projects, initiating the neighborhood planning process as defined in Chapter 11, N4.8 of the Spokane City Comprehensive Plan and adopted by the Spokane City Council May 21, 2001. A stakeholder team was formed which met twice monthly to develop a strategic plan and specific goals for the Hillyard business core. This team consisted of members from the Hillyard Neighborhood Council, Steering Committee, businesses, finance and real estate communities, building and landowners, the Northern Pacific & Santa Fe Railroad, Department of Transportation,

residents living within the community and other citizens having a stake in the future well being of Hillyard.

Initially, one hundred twenty six projects were identified. These were progressively prioritized over many meetings until five, deemed to have a maximum positive impact on the community and which could be accomplished in the near future were selected on September 23, 2002. The pursuit of a Historic District Designation on the Spokane Register for the business core remained as a medium term goal to be accomplished in the not so immediate future.

With the impetus created by acceptance of the Hillyard Historic Business District to the National Register of Historic Places, Teresa Brum of OHP submitted a \$15,000 grant application for a Façade Improvement Program to the Washington State Office of Historic Preservation. This grant was awarded in October 2003 and was soon followed by a \$5,000 grant award by Spokane Preservation Advocates.

AmeriCorps\*VISTA volunteers Dan Pratt and Kelly Dengel, working out of the Northeast Community Center, met with building owners in the Historic Business District, recruiting participation in a local historic district. Their effort resulted in twelve building owners signing Management Agreements with the City of Spokane, four of which applied for, and were accepted to receive, façade improvement assistance. The boundaries of the proposed Hillyard Historic Business District comprise these twelve contiguous properties.

The Hillyard community is proud of our heritage and place in the history of the City of Spokane. It is apparent numerous Hillyard organizations have worked hard throughout the past nine years to bring this dream of a Historic Business District designation to a reality. If approved, Hillyard will become the first business district in the city to achieve this distinction. I urge the Mayor and City Council to heed the recommendation of the Spokane City Landmarks Commission and wishes of the Hillyard community and to approve designation of the Hillyard Historic Business District on the Spokane Register.

Respectfully Submitted,

Brooke S. Plastino

Chair: Hillyard Neighborhood Council

Cc: City and County of Spokane Office of Historic Preservation

# SIGN-UP SHEET

## SPOKANE CITY COUNCIL MEETING

### MONDAY, APRIL 5, 2004

TOPIC: S1 DESIGNATION OF THE HILLYARD SPOKANE REGISTER DISTRICT TO THE SPOKANE REGISTER OF HISTORIC PLACES AND NOTICE OF MANAGEMENT AGREEMENTS.

OPR 2004 0340

NAME	ORGANIZATION	MAILING ADDRESS	PHONE/E-MAIL	Testifying? (Yes/No)	If So, Pro/Con
Please Print Tom Weaver	<del>Pages from the Post</del>	Street 3008 E. city in Arts City Spokane WA Zip 99207	Phone: 487-1548 E-mail: Pages from the Post 1 e MSN.com	yes	pro
Please Print Gary Garberg	Greenburo	Street 5220 N market City Zip	Phone: E-mail:	yes	pro
Please Print		Street City Zip	Phone: E-mail:		
Please Print		Street City Zip	Phone: E-mail:		
Please Print		Street City Zip	Phone: E-mail:		
Please Print		Street City Zip	Phone: E-mail:		
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NAME	ORGANIZATION	MAILING ADDRESS	PHONE/E-MAIL	Testifying? (Yes/No)	If So, Prof/Con
Please Print Brooke Pastino	Hillyard N.C.	Street 1922 E. Dalton City Spokane, WA 99207 Zip	Phone: 482-0624 E-mail: bpastino@comcast.com	X	PRO
Please Print		Street City Zip	Phone: E-mail:		
Please Print		Street City Zip	Phone: E-mail:		
Please Print		Street City Zip	Phone: E-mail:		
Please Print		Street City Zip	Phone: E-mail:		
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Please Print		Street City Zip	Phone: E-mail:		

OPR 2004-0340



## CITY OF SPOKANE

02094

DATE April 6, 2004*Hillyard Historic Dist*  
(OPR 04-340)**TRANSMITTAL DOCUMENT SUPPORTING RECORDING REQUEST(S)****TO: COUNTY AUDITOR, SPOKANE COUNTY****This will serve as your authorization to record and bill us for payment of total recording fees for the attached documents:****(Fees are \$19.00 for first page and \$ 1.00 for each additional page of each document.)**

<u>Type of Documents</u>	<u>Number of Documents</u>	<u>Number of Pages</u>	<u>Fee</u>
Notice of Management Agreement	<u>12</u>	<u>12</u>	\$ <u>228.00</u>
			\$
			\$
			\$
<b>Total:</b>	<b><u>12</u></b>	<b>Total: <u>12</u></b>	<b>Total: \$ <u>228.00</u></b>

**SUBMITTING CITY DEPARTMENT** Office of the City Clerk for Historic Preservation**NAME OF REQUESTOR** Terri Pfister, City Clerk  
(Please Print)**AUTHORIZED BY** \_\_\_\_\_  
(Signature)**FOR PAYMENT, PLEASE FORWARD A COPY OF THIS TRANSMITTAL DOCUMENT, AFTER IT HAS BEEN EXECUTED BY YOUR OFFICE, AND ALL BILLINGS TO:**

OFFICE OF CITY CLERK  
5TH FLOOR, MUNICIPAL BLDG.  
808 WEST SPOKANE FALLS BLVD.  
SPOKANE, WA 99201-3342  
(509) 625-6350

(9/99)

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