



## North Hill - Days of Yore

The Monroe Street Hill once marked the northern border of the city. With the development of a street railway system in the early 1900s North Hill began to transform from a forested rural community into a residential neighborhood served by businesses, schools, churches and parks. Many homes were built in North Hill during the early 1900s near streetcar lines along Howard and Madison Streets. Styles include Craftsman bungalows, cabins, Tudor and Swiss Chalets and two-story farmhouses. More contemporary homes and low-rise apartment buildings were built throughout the 50s, 60s and 70s in the northern part of the neighborhood. Infill housing and new businesses continue to transform our diverse neighborhood.

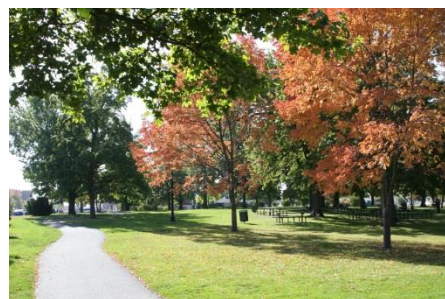
The Garland District began in 1910 with the building of the street railway system, particularly the Post Street line. By the late 1920's, the district started to take shape. Three buildings in particular are eligible for the Historic Register. The Masonic Temple, built in 1922, is an example of late Romanesque revival style with gabled parapets, round arches and decorative motifs in the brickwork. In 1935, the Milk Bottle was built as part of the Benewah Creamery Chain. The Garland Theater, established in 1945, is an example of Art Deco architecture in the Pacific Northwest. Many businesses still have their original neon signs dating back to the 1950's.



Parks began about the same time. B.A. Clark Park at Division & Garland was named for B.A. Clark, the Supervisor of Playgrounds who helped execute the Park Fund to partially implement the Olmsted Brothers firm's recommendations in 1913. History of our largest park, Franklin Park at Queen and Division, records the grading and planting occurred from 1910 to 1912.



Ruth Park was adjacent to the Byrne's Addition School, built in 1910. Dr. Patrick S. Byrne, donated the land for the school at Whitehouse Street and Dalke Avenue in 1908. Dr. Byrne's daughter's name was Ruth.



The history of the neighborhood is partially reflected in the construction of the three public elementary schools: Madison, Willard and Ridgeview. The first, Frances Willard Elementary School, opened in 1908 as a small brick building with four rooms, and quickly tripled in size by 1911. The old Willard Elementary School building was replaced in 1980 with the new school facing Longfellow Avenue. Dr. Patrick S. Byrne, a mayor of Spokane, laid out an early part the North Hill neighborhood. In 1908 he donated about one-half acre for the Byrne's Addition School, built in 1910 at Whitehouse Street and Dalke Avenue. and later renamed Madison School in 1915. A new Madison School opened four blocks to the south in 1949 adjacent to Franklin Park. Following a successful bond initiative, a third elementary school was added to the neighborhood when Ridgeview opened in September 1953 as Ridgeview Primary School, which then rapidly expanded over the next few years.



## Life in North Hill – Today

The North Hill neighborhood draws people who want to live in an authentic, well-established neighborhood, with many peaceful, quiet streets, unique older homes, reasonably priced housing options, and walkable destinations. Other reasons people choose to live here are proximity to work, neighborhood shopping, and parks and schools. Yards and houses are kept tidy and neighbors watch out for and take care of each other.

A diverse mixture of families and single people of all ages live here, including many who are characteristically easy-going and casual. Neighbors greet each other while working in their yards and occasionally get together for neighborhood activities like basketball games, yard sales and children's playdates.



The Garland Avenue business district is a unique commercial district. This area provides the neighborhood with walkable, nearby entertainment, art-oriented shops, services, restaurants, and nightlife, as well as some funky shops. Notable businesses and attractions include Ferguson's Café, the Garland Theater (a popular independent movie theater), and the Blue Door Theater, which bills itself as "The Inland Northwest's Premier Improv Company." Ferguson's Café, described as "a neighborhood staple" which first opened in the 1930s, appeared in three feature films: *Why Would I Lie?* (1980), *Vision Quest* (1985), and *Benny & Joon* (1993).



Our main arterials serve the basic needs of our residents. For example, on the western Maple-Ash Street corridor, a cluster of businesses serves nearby residents at the Rowan Business Center. This area features hardware and auto supply stores, a gas station and a small café. Friendly staff and basic supplies and services, similar to a small town, offer the neighborhood a convenient alternative to the big box shopping centers. Similar clusters exist on other arterials offer a blend of residential homes and business clusters.



Many professional and small business enterprises line Francis Avenue, which defines a corridor along the northern edge of the neighborhood. The Division commercial area, on the eastern edge, fulfills needs for banking, health care, office equipment, restaurants, coffee shops and other retail needs. Weekly needs such as supermarkets are a short drive away and there is a nearby summer farmers' market in the adjacent Emerson-Garfield Neighborhood.



More than six active churches in the neighborhood make a big impact on the community. One church parking lot is used as a staging area for neighborhood cleanup events for people from throughout the neighborhood to gather and help out.

Many neighbors head to the bluff south of Garland to walk and enjoy the view, or to one of the neighborhood's three bustling parks: B.A. Clark, Franklin and Ruth. Commuting to downtown takes only minutes by bus, or about a five-minute drive or bike ride. Some residents can walk downtown in as few as twenty minutes.





## North Hill – Treasures

- Numerous older Craftsman style homes, built in the early 1900s.
- The Milk Bottle, formerly the drive-up Benewah Dairy, an iconic restaurant and ice cream parlor set within a two-story white-and-cream-colored bottle shaped building built in 1935 on Garland Avenue.
- The refurbished Garland Movie Theater, which opened in 1945 as Spokane’s first cinema outside downtown, sports a prominent neon sign, seats more than 600 people, and since the 1980s has shown discount movies. Its location is a defining feature of the neighborhood.
- The southern bluff offers neighborhood views of Spokane, sunsets, and wildflowers. The area defines a gateway to the neighborhood. The Monroe Street Hill once marked the northern border of the city. Both sides of the Post Street Hill feature the presence of this wildlife corridor that extends west to the Spokane River. The area is filled with natural vegetation and gives a sense of wilderness within the city.
- Great parks and schools.
- Ruth Park is a hidden gem in the north part of the neighborhood, mainly used by people who live nearby.
- Franklin Park is a favorite destination with diverse uses that invite people to use it: sports fields, a pathway, covered gazebo, pine grove, and more.
- BA Clark Park provides a defining feature, with a preserved grove of pines, colorful trees and inviting features, such as a picnic shelter, play area and a perimeter walkway for daily dog walking.

## North Hill Natural & Built Identity

- The Garland Avenue business district’s interesting buildings, featuring café windows, where customers view daily life in the street, and specialty businesses like the Spokane Music Institute that offer visual, performing & musical arts, and a range of services.
- Southern bluff with a walkway offering great views open to the public
- Brick building materials that highlight some of our historic buildings.
- Large, mature street trees and neighborhood trees that provide green space for neighbors to enjoy, shade in summer and nesting for a variety of birds.
- A pedestrian-friendly grid pattern of level, tree-lined streets with sidewalks to parks, schools and business areas.
- Access to rear yards from alleys

## North Hill Neighborhood Tale

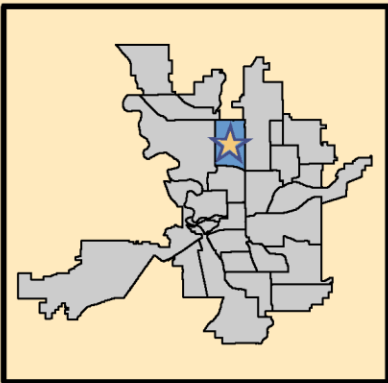
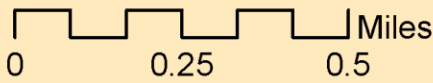
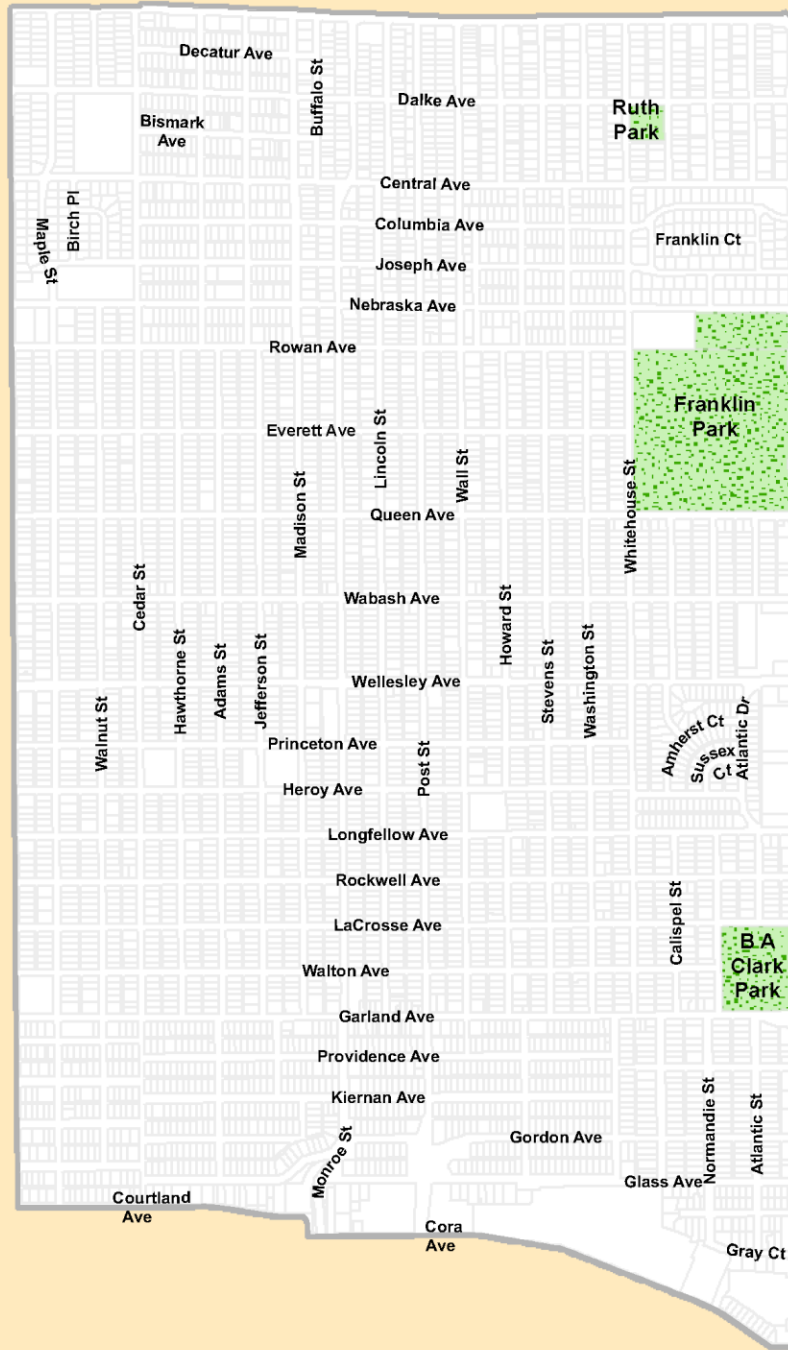
*“I like living near the Garland district, to have a destination to walk to, and that the historic architecture has been preserved.” -- Anji Mertens*

## Annual North Hill Events or Activities

Throughout the summer, Clark and Franklin Parks host ball games. Franklin Park has many events including horseshoe tournaments, soccer games and picnics. It includes a gazebo for large gatherings and playground equipment including a splash pad during the summer.

Neighbors attend the Garland Street Fair, a festival held each August in the Garland Avenue business district.

City of Spokane  
 Neighborhood Councils  
**North Hill**



Profile Text Sources

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Surveys of neighborhood residents conducted fall 2014.

