NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Hillyard High School

Other names/site number Hillyard Community Center, Hillyard High Apartments, Martindale Apartments

2. Location

street & number 5313 N. Regal Street ____ not for publication

city or town Spokane ____ vicinity

State Washington code WA county Spokane Code 063 zip code 99217

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination __ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets __ does not meet the National Register criteria. I recommend that this property be considered significant __ nationally __ statewide X locally. (__ See continuation sheet for additional comments.)

Signature of certifying official/Title Date 7/7/05

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property __ meets __ does not meet the National Register criteria. (__ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register.
__ See continuation sheet

__ determined eligible for the National Register.
__ See continuation sheet

__ determined not eligible for the National Register.

__ removed from the National Register.

__ other (explain:) ____

for Signature of the Keeper Edson W. Beall

Date of Action 8.25.05

5. Classification

Ownership of Property
(Check as many boxes as apply)

- X private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box

- X building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
	0	sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register
None

6. Functions or Use

Historic Functions
(Enter categories from instructions)

EDUCATION/school
DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS:
Italian Renaissance

Materials
(Enter categories from instructions)

foundation CONCRETE/poured
walls BRICK
roof WOOD/truss
other CONCRETE/stairwells

Narrative Description
(Describe the historic and current condition of the property.) SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

___ B Property is associated with the lives of persons significant in our past.

___ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

___ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

___ A owed by a religious institution or used for religious purposes.

___ B removed from its original location.

___ C a birthplace or grave.

___ D a cemetery.

___ E a reconstructed building, object, or structure.

___ F a commemorative property.

___ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

EDUCATION

COMMERCE

Period of Significance

1912-1949

Significant Dates

1912, 1922, 1924, 1933, 1945-46, 1949

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Sweat, Robert C. (Architect)

Westcott & Gifford (Architects) (Annex)

Huetter Construction Co. (Builders) (Annex)

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested

___ previously listed in the National Register

___ previously determined eligible by the National Register

___ designated a National Historic Landmark #_____

___ recorded by Historic American Engineering Record#_____

Primary location of additional data:

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

X University

___ Other

Name of repository: EWSHS; Library, NW Room;

10. Geographical Data

Acreage of Property One half acre

UTM References
(Place additional UTM References on a continuation sheet.)

	Zone	Easting	Northing
1	11	472415	5283514
2			
3			
4			

Verbal Boundary Description
(Describe the boundaries of the property.) See continuation sheet.

Boundary Justification
(Explain why the boundaries were selected.) See continuation sheet.

11. Form Prepared By

name/title Stephen Emerson
organization Archisto Enterprises date March 3, 2005
street & number W. 212 Dawn telephone 509-446-8654
city or town Spokane state WA zip code 99218

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Martindale Place, LLC
street & number 1515 E. Illinois Avenue telephone 509-990-3999
city or town Spokane state WA zip code 99207

Narrative Description:

Exterior:
Hillyard High School is composed of two separate but joined structures, each built at a different time. The north portion is the earliest (1912) and served as the first Hillyard High School on this site, while the south portion was built at a later date (1922) and has long been known as the annex. To prevent confusion, the north portion will be referred to as the original building and the south portion as the annex. Both buildings share some characteristics in common. Both are three stories high, although the annex exhibits a higher elevation profile, due to higher parapet walls and taller interior floor levels. Each building has a poured concrete foundation with walls, so that the lower levels are partially depressed into the surrounding ground. Only the annex has a full subsurface basement, however.

Both buildings lack in high style architectural characteristics. The original building once sported a curvilinear Spanish Mission style parapet on the façade, but other than that the appearance is austere. The front stair tower of the annex exhibits hints of the Italian Renaissance style, seen in the round arches of the entry, the narrow upper story windows and the gable and shed roof. But other than these elements, the annex is an exercise in the use of stark rectilinear design. Other similarities between the two structures include the use of string courses as lintels or sills connecting banks of large windows, the presence of high flat parapet walls with metal coping, and the application of wood trusses to support the flat roofs, although the annex does have a raised canopy above the roof and an interior light well, and a brick chimney is placed on the roof of the original building. Finally, the primary similarity shared by the two structures is the use of ordinary red brick placed in common bond to form the exterior structural walls.

The main façade of the annex faces south. This and the east wall of the original building, form the two primary elevations of the building. The west walls of both buildings combined form a secondary elevation, while the north wall boasts the fire escapes. All four elevations contain somewhat similar banks of large wood sash double-hung windows, although some small double-hung units were installed during alterations, in the 1940s, converting the building for use as apartments. Some original window openings appear to have been bricked over. The upper portions of the second and third level windows on the original portion and the annex are covered with wood panels due to interior alterations, which lowered the ceiling height. The lintels of the uppermost windows are connected by a string course formed by a row of soldier bricks with a protruding row of stretcher bricks place above and below it. Another string course formed by brick corbelling forms and connects the sills of the middle row of windows.

The most striking feature of the annex, as it was certainly meant to be, is the semi-centralized, two-story stair tower of the façade. The tower exhibits an asymmetrical appearance, utilizing two different styles of roofs: shed roof on the left and gabled roof on the right. The gabled roof has wide eaves, exposed rafter

ends, and decorative exposed purlins supporting the bargeboards in the gable face. Below the apex of the gable is a round stucco cameo. Below this is a narrow round-arched opening with a multiple-pane wood sash window. Directly below the brick sill of this window is a square stucco spandrel, below which is another narrow opening with a multiple-pane window, this one rectangular. Immediately below the brick sill of this window is the peak of the gabled door surround of the main entry. The gable is decorative, protruding slightly from the brick walls of the tower. It is accentuated by the presence of triangular pieces of concrete, called cast stone at the time of construction. The upper half of the door surround contains a round-arched, half-circular stucco wall panel. This area originally displayed the words Hillyard High School. Below this panel are the double wood entry doors with square wood sash transom lights. To either side of the entry doors are a pair of brick pilasters with decorative capitals of corbelled brick. The doors are accessed by a poured concrete staircase with metal pipe guardrails. The east wall of this tower features a central window set similar to that above the front entry doors. The adjacent shed-roofed tower is much simpler in design. The wood roof has a shallow pitch and exposed rafter ends. Three windows are centrally placed in the two visible exterior walls. The highest are narrow round arched windows similar to those of the other tower. The middle windows are similar but rectangular in shape, while the lowest windows are square and boarded over. The east elevation of the annex has no entry doors, consisting of banks of large windows, string courses, and high parapet wall as described above. The secondary west elevation of the annex is similar to the east, except for the appearance of iron fire escape ramps, stairs, and ladders.

The façade of the original Hillyard High School building has an appearance somewhat similar to the annex, featuring banks of large wood sash double-hung windows, a similar string course joining the lintels of the upper window banks. Another brick string course joining the sills of the middle level of windows is given a more massive appearance through the application of a thick layer of stucco. This string course is replicated on the large square pilasters that flank the front entry, where crumbling plaster reveals the inner brick structure of the string course. The brick pilasters themselves are square, with inset brick panels to the front, and with large fluted concrete capitals. At the center of a wide entry surround are a double set of wood and glass doors with transom lights. Flanking the doors are canted wing walls made of stacked wood beams that support a flat canopy. These were most likely added to the building when it was converted into an apartment complex in the 1940s. The poured concrete front steps are flanked by brick planters. The secondary north elevation of the original building has an assortment of wood sash double-hung windows, smaller than those of the façade, placed singly. A recently rebuilt fire escape of wood frame ramps and stairs is supported by wood posts resting on concrete footings. The fire escape accesses wood doors on the second and third levels. String courses of the façade are replicated on the north wall. The parapet features a gabled and stepped central battlement and a rectangular brick panel that may once have contained wording. The west rear wall of the original building features two protruding bays, two stories high, the northernmost containing rooms and the other containing an interior concrete dog leg staircase and an exit to

the outside. Windows of the rear wall are various in size, mostly rectangular wood sash double-hung units. At the northwest corner is an open service area, one story high, with a flat roof supported at the corner by a brick pier. The service entry contains a set of concrete stairs and several doors.

Interior:
The interior of the Hillyard High School building has been extensively rebuilt since the years that it served as a school. During the 1940s the building was converted to apartment space, which required the complete reconfiguration of the interior spaces. What were once large high-ceilinged classrooms and large areas containing a gymnasium and an auditorium were turned into a virtual warren of small apartments. The lower ceiling height made it necessary to cover the upper portions of many of the large double-hung windows. Following renovation, each of the three main floors contained a long central hallway linking individual apartment units.

Upon entering the current primary entry, located on the east side of the original building, one is immediately confronted with a small landing and a short flight of stairs leading downward to the lower level and a longer flight of stairs leading upward to the middle level. Upon arrival at the middle level, another flight of stairs leads to the third level. The hallway floors are covered with linoleum and the walls are simple painted wall board. A typical apartment unit contains similar walls and flooring, although some walls are covered with clear plexi-glass, apparently to protect them. Most units consist of a living room, some accessing the large double-hung windows, a bedroom, a kitchen, and a bathroom. The two main stairway towers remain intact, one in the original building, to the rear, and the other at the front of the annex. Both towers contain dog leg stairs. Both the steps and the walls of each tower are made of poured concrete, as a fire prevention measure during an emergency. In the front stair tower of the annex is a marble plaque with the following information printed on it:

Addition to Hillyard High School
Erected 1922, School Board, Mae Gerlach, President
A.T. Stewart, W.E. Haggart
Superintendent W.C. Arteburn
Architects, Westcott and Gifford
Builders, Huetter Construction

There is a full basement beneath the annex, with concrete walls and floors. It is presently used for storage lockers, laundry facilities, and recreation. At the center of the building, wood sash double-hung windows look onto the bottom of the interior light well. Beneath the original building is a partial basement containing the heating system and other utility facilities. The main room is large and deep and contains a massive iron boiler that heats water that is circulated throughout building radiators to supply heat. The boiler was originally a coal burner but has been converted to use natural gas. Raised letters on the front of

the boiler identifies the installer – "Hillyard Hdwe [hardware] and Implement Co., Hillyard Wash. 1912." On the doors where coal was once shoveled into the boiler the manufacturer is identified – "Manufactured by Kewanee Boiler Co., Kewanee Ill." The boiler room also contains pipes, ductwork, old and new hot water holding tanks, the bottom of the chimney shaft, and a steep wood stairway leading to an exit on the back side of the building.

Alterations:
The greatest degree of change can be seen on the interior of the building, where the room and floor configuration of nearly the entire building was altered just after WWII, when the structure was converted from use as a school and community center to apartment units. The current wood sash double-hung windows may have been installed during the conversion, or they may be original; the record is unclear. Regardless, their appearance was significantly altered when the ceiling heights of interior rooms was lowered and the upper section of most windows were covered with wood panels. Probably the only components of the interior that have not been altered are the basement walls, the boiler room and coal bins, the interior light well, and the two interior poured concrete stairwell towers. The exterior of the building, on the other hand, demonstrates integrity of its historic materials and appearance, with the exception of the covered window panels. The exterior plan, including stairwell towers and entry configurations are as originally designed, although entry doors have been replaced and parts of the flanking pilasters of the east entry are crumbling. Exterior fire escapes have been rebuilt. At least two original window openings have been filled in and a number of smaller double-hung windows have been placed in the walls during the conversion to apartments. Perhaps the most visible detraction from the historic appearance of the building is the removal of the Spanish Mission Style parapet on the roof above the east entry. Less glaring is the rebuilding of the east entry to the original building, now the primary entry. The current angled wing walls are not visible in an early photograph and the flat canopy appears to have formerly been a shed roof (EWSHS 1924). The feeling and character of a brick school building of the period is still apparent. Even with the alterations that have occurred, the building has changed little from the years following conversion when it served as the Hillyard High Apartments. Furthermore, in this respect, the interior has changed very little as well.

Statement of Significance:

The Hillyard High School is the last surviving structure associated with Hillyard School District No. 122, which operated in the community of Hillyard from 1907, when the town was incorporated, until 1924, when Hillyard was annexed by the City of Spokane and the school district was consolidated with Spokane School District No. 81. With the passing of other civic structures, like the Hillyard City Hall and Fire Station, the high school building is one of the last connections to the days when Hillyard governed its own affairs and funded its own undertakings. Aside from direct associations to the community of Hillyard, the high school is strongly connected to the progress of high school education in the Spokane area. Following its deactivation as a school, the property is also significant for its conversion to an apartment dwelling housing low income persons, many of whom were returning to blue collar jobs following WWII. Its occupancy rate reflected the rise of the Hillyard economy after the war and its subsequent fall as the railroad facilities began to down-size. For these associations with events significant to both Hillyard and the wider Spokane vicinity, this property is eligible for inclusion on the National Register of Historic Places under Criterion A, at the local level. The period for the nomination begins in 1912, the year the original Hillyard High School building was constructed, and ends in 1949, the year of the last major alteration to the building.

The Hillyard High School building is the last remaining structure associated with the early days of education in the community of Hillyard, the town that developed separately from Spokane until it was annexed and enveloped by the larger community in 1924. Hillyard is named for James J. Hill, the founder of the Great Northern Railroad Company. Hill visited Spokane several times in the early 1890s and was impressed with the location. He chose the flat plain once known as the Wild Horse Prairie for the location of a supply, distribution, and engine manufacturing yard. In 1893, the site was designated as the Western Regional Terminal Facility Site for the Great Northern Railroad. The center prospered and became a magnet for people seeking employment. It was the impetus for the development of a commercial business district and surrounding residential neighborhoods. By the 1890s, the population of Hillyard had grown to over 500 persons and was connected to Spokane by a trolley line. The town was incorporated in 1907, with a local doctor, Joseph Farrow, serving as the first mayor. As Hill's freight and maintenance yard grew, the increase in population led to the development of supporting service industries and the growth of a commercial business district along N. Market Street. Expansion brought the need for the trappings of civil life, such as schools, churches, courts, and jails. A local school district was designated as Hillyard School District No. 122. The growth of the Hillyard school system, and the funding and support it required, was a

major factor that led to the annexation of Hillyard, in 1924, by the city of Spokane. Thereafter, Hillyard schools were consolidated into District No. 81. [1]

Hillyard's first public school predated incorporation by more than ten years. This was the Arlington Elementary School, constructed in 1896 and located on Regal Street between Everett and Sanson avenues, in a neighborhood known as Arlington Heights. It was a 9-room, 2-story brick structure with an inverted T-shaped plan and was distinguished by a large pyramidal cupola. The first Hillyard High School was located on the west side of Regal Street between Heroy Avenue and White (now Rich) Avenue. It was a 2½-story brick structure with a rectangular plan. It had a shallow-pitched hip roof, with a large pointed cupola in the center, and a full-height gabled entry tower containing a high round-arched front entry. When the school opened in 1907 it reportedly had only fourteen students, one teacher, and one principal, Milton Todd. By 1909, the school faculty had grown to nineteen teachers. Mr. Todd was succeeded as principal by Carl Vertrees. Enrollment peaked at 105 in January, 1911, following an increase of 35 from the previous year. In June, Hillyard High School matriculated its first graduates, four women and a man. But more were on the way, and the building was running out of room.[2]

The Hillyard School District alleviated the overcrowding problem by placing a $50,000 bond issue before the public, a measure which successfully passed. Local architect, Robert C. Sweatt, was selected and plans were drawn up for a new high school building. The site selected was directly adjacent and east of Arlington School, on Regal Street.

Sweatt who moved to Spokane 1904, was well educated and well versed in architectural design. Born in Chicago in 1872, he acquired his education and training in architecture at Columbia University. Following his graduation, he worked in the profession for three years in Sault Ste. Marie, Michigan. While there, among the buildings he designed was the Chippewa County Courthouse Annex. Upon moving to Spokane, he formed a partnership with fellow architect Lewis R. Stritestky. The firm designed several notable buildings, including the Shoshone County Courthouse in Wallace, Idaho; the Westminster Apartments in Spokane's Browne's Addition; and the Schade Brewery buildings on Trent Avenue. Following the dissolution of the partnership, Sweatt worked independently, designing the Peyton Building Annex, the Lever Hotel, and the Knights of Pythias Temple, all in Spokane. It was during this time that Sweat served

[1] Yeomans, Linda, Hillyard Historic Business District, National Register of Historic Places, Nomination, 2004;Sherar, Bonnie, Martindale Apartments (Hillyard High School), documents on file at Loganhurst Health Care, Spokane, Washington.

[2] Sanborn Fire Insurance Company, Map of Spokane, Washington, 1910; Sherar; *Spokesman-Review*, Vertrees Named as Principal (August 25, 1909:Sec. 5, Page 6); *Spokesman-Review*, Given First Diplomas From Hillyard High School (June 11, 1911: Sec. 2, Page 2).

as the official architect of the Spokane school board, designed the Hillyard High School building in 1912.[3] In 1914 he established a brief partnership with local architect Joseph Levesque. Together they designed several schools throughout the northwest including Reid School in Bend, Oregon.

The new building was a three story rectangular brick structure, sparse in design but with a Spanish Mission Style parapet on the roof above the front entry. It contained "laboratories, lecture, rooms, class rooms, [and] a manual training room." A heating plant was built into the basement of the west side. There was no space for a gymnasium, however, so it was arranged to use the nearby facilities of a former Y.M.C.A. There, Hillyard High School first sponsored athletics, beginning with basketball. The athletic program was expanded to include baseball, track, and football after sports facilities were developed at nearby Harmon Field. The new building also was lacking an auditorium, so plays and commencement services were held at the old high school building, which was now Regal elementary. A small annual was published. In 1912, students of the school won the top prize in the Interstate High School Debate competition. The co-ed team was coached by principal Carl Vertrees. In June, 1913, a class of eight seniors was the first to graduate at the new school.[4]

By 1916, Mr. Vertrees had been replaced by W.C. Ransom as principal. That year the graduating class had grown to 25 students, and enrollment was rising. The teaching staff now consisted of 28 instructors; all but one were women. The school was again bursting at the seams. In 1917, the Hillyard Chamber of Commerce was convinced that the most convenient way to fund a new high school was to consolidate with Spokane School District No. 81. The Chamber proposed to do so if they could be assured that a new high school in northeast Spokane would be built in the town of Hillyard. An agreement was apparently never reached, however, and later that year a $28,000 bond issue that had been drafted to fund an expansion of the current high school building was voted down by Hillyard voters. Students were disappointed that they would still be without a gymnasium and an auditorium and, on the Monday following the Saturday vote, their reaction was spontaneous: 165 students, boys and girls, walked out of their classrooms and, grabbing an American Flag, took to the streets, an action unprecedented in the history of the Spokane school system. New principal R.S. Lipscomb was adamantly opposed to the protest but, as one student would later state, "it was nevertheless carried out." The incident ended peacefully, but the students were to be ultimately

[3] Compau, Nancy, compiler, Spokane Architects, on file at the Spokane Public Library, Northwest Room; Durham, N.W., History of the City of Spokane and Spokane Country, Washington, Vol. 3, S.J. Clarke Publishing Company, 1912:233; *Spokesman-Review*, Peyton Annex (June 17, 1909:n.p.).

[4] Sherar; *Spokesman-Review*, Hillyard Wins Interstate High School Debate (January 13, 1912: Sec. 5, Page 3).

disappointed: none of the protesters would graduate in a new auditorium. Construction of the annex was still five years off.[5]

By 1922, funding was available for a much-needed expansion of Hillyard High School. The Italian Renaissance style annex was designed by the architectural firm of Westcott & Gifford. Fredrick E. Westcott received his early training as a draftsman and designer for the firm of Cutter & Malmgren and later for architect Albert Held, but it is unclear as to where he received his formal architectural schooling. Westcott's first official partnership began with W.W. Hyslop around 1910-11. In 1918 he started his own firm in the Rookery Building. The following year he received his architectural license from the State of Washington (#138). In 1921 he teamed up with Spokane native Howard L. Gifford, forming a partnership that lasted for only a couple of years, during which time they designed the Hillyard High School Annex. Subsequently Gifford moved to Portland, Oregon and worked for Chester A. Houghtaling, Universal Plan Service and the U.S. Forest Service. In 1936, Gifford was one of thee architects credited with the design of Timberline Lodge. Westcott remained and worked in Spokane into the mid-1930s. Westcott's obituary (1946) noted him as "one of Spokane's best known architects," but mentioned only a few of his creations, including "the Washington Trust Building, and the Moose temple," as well as "schools and bank buildings, including the high school in Hartline."

Hillyard High School annex was constructed by the Huetter Construction Company. The company was founded by John C. Huetter and was one of the premier building firms in Spokane during the first half of the century. Among the company's many creations, the Administration Building at Eastern Washington University (Showalter Hall) and the Roosevelt Apartments in Spokane, both listed on the NRHP.[6]

The annex to Hillyard High School more than doubled the available space in the building, providing a gymnasium and auditorium in addition to more classroom space. The three-story brick building was simple in design, like its counterpart, but larger in scale. The most identifiable features were two stairwell towers (actually a single interior unit), over the front entry, with narrow Italian Renaissance style windows. With the auditorium and gymnasium in place, Hillyard High School became a fountainhead of culture and sporting success, regularly turning out critically acclaimed performances and fielding winning athletic teams. Following construction of the annex, W.E. Doolittle served as principal until 1925, when his position was taken over by John D. Meyer. By that year the city of Spokane had absorbed Hillyard and the school system was consolidated with Spokane School District No. 81. Despite the 1922 addition, space

[5] Sherar; *Spokesman-Review*, Hillyard Wants Big High School (January 9, 1917: Sec. 1, Page 4); *Spokesman-Review*, Hillyard High On Strike (May 1, 1917: Sec. 6, Page 1).

[6] Emerson, Stephen, Eastern Washington University Historic District, National Register of Historic Places Nomination, 1992; Polk City Directories, various years; *Spokane Daily Chronicle*, City Resident 47 Years Taken (April 16, 1946: n.p.).

remained a concern for the school. To alleviate crowding some rooms of the adjacent Arlington School were utilized and four portable buildings were placed along Everett Avenue. The joke was that if a freshman became lost his first day of classes, he would not be found again until the second semester. Because of this campus-like situation, students often referred to their school as the "University of Hillyard." Mr. Meyer served as principal until the new John R. Rogers High School was built in 1933.[7]

In 1927 a new Arlington Elementary School was built on Francis Avenue, and the old building became another annex to Hillyard High School, temporarily alleviating the ongoing overcrowding problem. At that time, the school reported an enrollment of 554 students, an increase of over 100 from the previous year. By 1929 a delegation of educators, businessmen, and social clubs was calling for a new high school to be built in northeast Spokane. In order to serve both the Hillyard area and other Spokane neighborhoods, it was suggested that the new school be placed to the south and west of the current structure. Then, in 1931, a fire in the old Arlington School building damaged the structure and it was demolished shortly thereafter. The loss of space severely crimped Hillyard High School and calls for a new school were again lifted. The new structure, named John R. Rogers High School, after the governor of the state, was an Art Deco Style brick building designed by architect J.K. Dow. The new building had everything that previous high schools in northeastern Spokane had lacked, boasting an auditorium with 850 seats and a balcony, a large gymnasium, a library capable of seating 80 students, and ample classrooms and study halls. The 48 students of the graduating class of 1932 were the last to matriculate from Hillyard High School.[8]

After the 1932 school year was over, the portables were removed and the old building lay empty, except for hired caretaker Owen Shaw and his wife Christina, who lived in several rooms of the structure. Beginning in 1936 the building saw use as the Hillyard Community Center, which used the gymnasium and auditorium. Live-in caretakers during the next few years included William Ferguson and Andrew Simpson. Following WWII, the building was extensively remodeled on the interior for use as an apartment building, and the building was renamed the Hillyard High Apartments.

Spokane County had emerged from World War II with a decidedly newer look, thanks largely to the War Department. Between 1940 and 1950 the population of the county grew at an astonishing rate of 35% to 221,561 people.[9] Housing all over the city was at a critical shortage. During this time many large homes and public buildings were converted to housing usage.

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[7] Polk; Sherar.

[8] Sherar; *Spokesman-Review*, 2 Schools Get New Students (February 1, 1927:10); *Spokesman Review*, Hillyard In Line For New School (November 26, 1929:1); *Spokesman-Review*, Grads End Old Hillyard High (January 25, 1932:6).

[9] US Census

To accommodate the use as an apartment complex, the room and floor configuration was completely altered. In 1946 all 42 units in the building were completed and occupied. By 1949, more alterations raised the number of apartments to 52. In 1950, Walter Lindgren moved into unit No. 1 as caretaker and manager. During the early years of the 1950s, the Hillyard High Apartments maintained a high occupancy rate, but by 1959 the premises had deteriorated and there were a large number of vacancies, especially on the third floor. That was the year the building was purchased by D.L. Martin and his wife Dale, who renamed the building the Martindale Apartments, made some improvements, and then relocated to the west coast for many years as absentee landlords while a local real estate company managed the building.

By the late 1980s, the building was falling into disrepair and a decade later the premises were described as "downright scary." The Martindale had become notorious for its high volume of police visits. Largely due to the efforts of neighborhood activist Bonnie Sherar, aided by other volunteers, a program was developed to revitalize the building and restore its status as an attribute to the Hillyard community. Recently the building has been purchased by a company headed by Spokane developer Jim Delegans, who plans to restore much of the historic character of the building, but preserve it as a place to live for low income residents.

Major Bibliographical References

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Spokesman-Review. Given First Diplomas From Hillyard High School, June 11, 1911: Sec. 2, Page 2.

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Spokesman-Review. Hillyard High On Strike, May 1, 1917: Sec. 6, Page 1.
Spokesman-Review. 2 Schools Get New Students, February 1, 1927: 10.

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Verbal Boundary Description:
The Hillyard High School building is located on the east end of a city block bounded by E. Everett Avenue on the south, N. Lacey Street on the west, E. Sanson Avenue on the north, and N. Regal Street on the east. The property contains the building itself, narrow strips of lawn and sidewalk on the east and south, a narrow walkway on the west, and a parking lot on the north. Beginning at the corner of the sidewalk at the intersection of N. Regal Street and E. Sanson Avenue, the boundary proceeds eastward along the sidewalk for about 100 ft. Turning left, the boundary proceeds along a north/south line, partially delineated by a fence, for about 200 ft. Upon reaching the sidewalk the boundary turns left and proceeds for about 100 ft to the corner at the intersection of N. Regal Street and E. Everett Avenue. From the corner the boundary proceeds for about 200 ft to return to the place of beginning at the intersection of N. Regal Street and E. Sanson Avenue. The nominated are is located in the Arlington Heights 2nd Addition, Blk 24 Lots 1-5 and Lots 44-48, otherwise known as parcel #36334.080

Boundary Justification:
The current boundaries as described above delineate the portion of the block now occupied by the property as defined by city streets and sidewalks on the north, east, and south, and by a fence on the west.

Photographs:

1. Hillyard High School
   Spokane County, WA
   5313 N. Regal Street
   Stephen Emerson
   February 2005
   W. 212 Dawn, Spokane, WA
   Original Building, right, Annex, left, looking southwest

2. Hillyard High School
   Spokane County, WA
   5313 N. Regal Street
   Stephen Emerson

February 2005
W. 212 Dawn, Spokane, WA
Annex, looking northwest

3. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Annex, front (south) elevation, looking northwest

4. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Annex, front (south) and west elevations, looking northeast

5. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Annex, west elevation, looking northeast

6. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Annex, east elevation, looking southwest

7. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Annex, front entry detail, looking northwest

8. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Annex, front entry towers, looking northeast

9. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Original Building, front (east) elevation, looking northwest

10. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Original Building, front entry detail, looking west

11. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005

W. 212 Dawn, Spokane, WA
Original Building, north elevation, looking southeast

12. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Original Building, rear (west) elevation, looking southeast

13. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Original Building, rear (west) elevation detail, looking northeast

14. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Typical hallway, second floor, looking south.

15. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Hallway at interface of two buildings, first floor, looking south.

16. Hillyard High School
Spokane County, WA

5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Typical apartment kitchen, third floor, looking southeast.

17. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Stairwell on west side of Original Building, looking southeast.

18. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Stairwell in Annex tower, looking northeast.

19. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Stairwell in Annex tower, looking southwest.

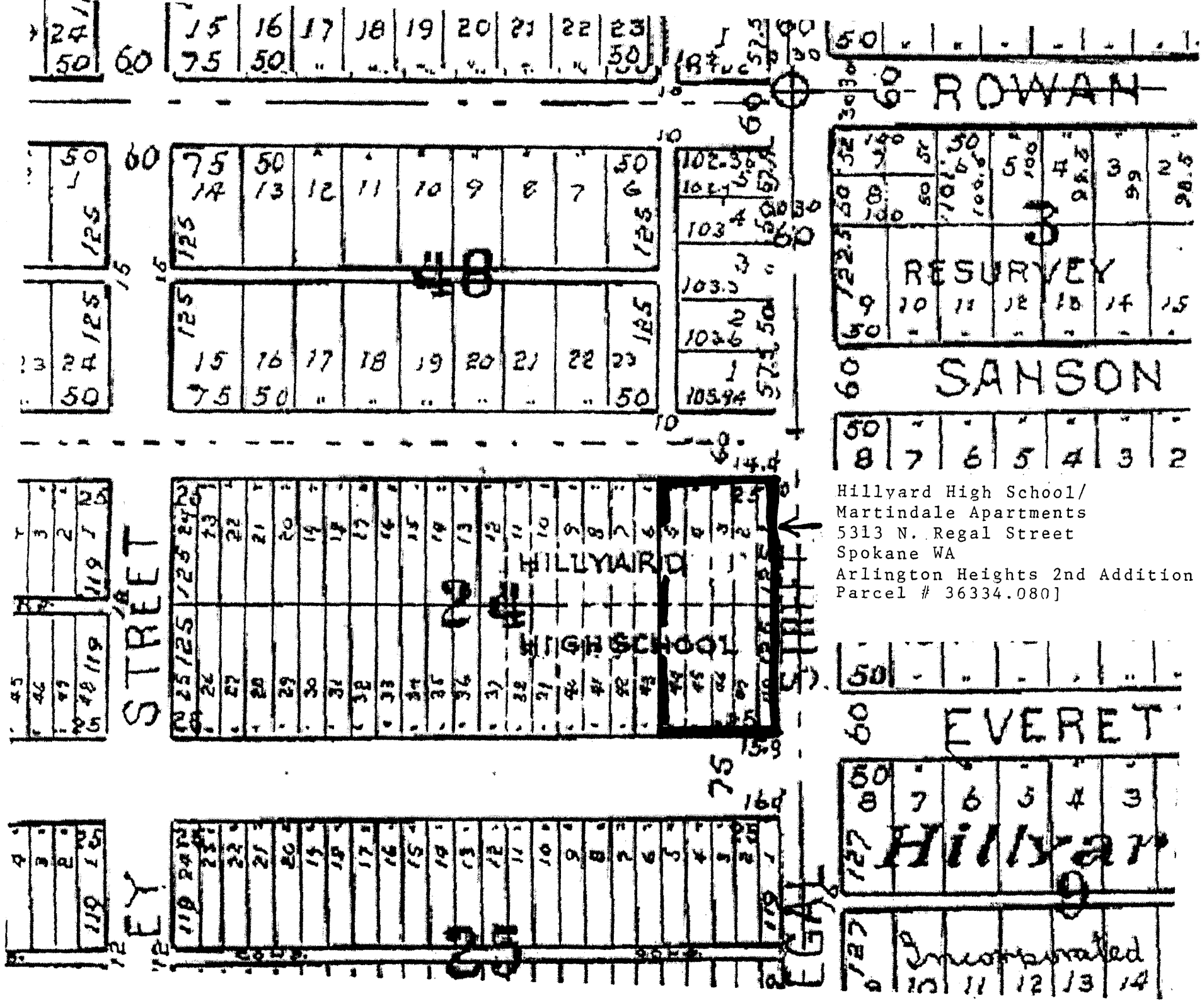
20. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Plaque in Annex tower, looking east.

21. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Light well in Annex basement, looking northeast.

22. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Boiler in Original Building basement, looking southeast.

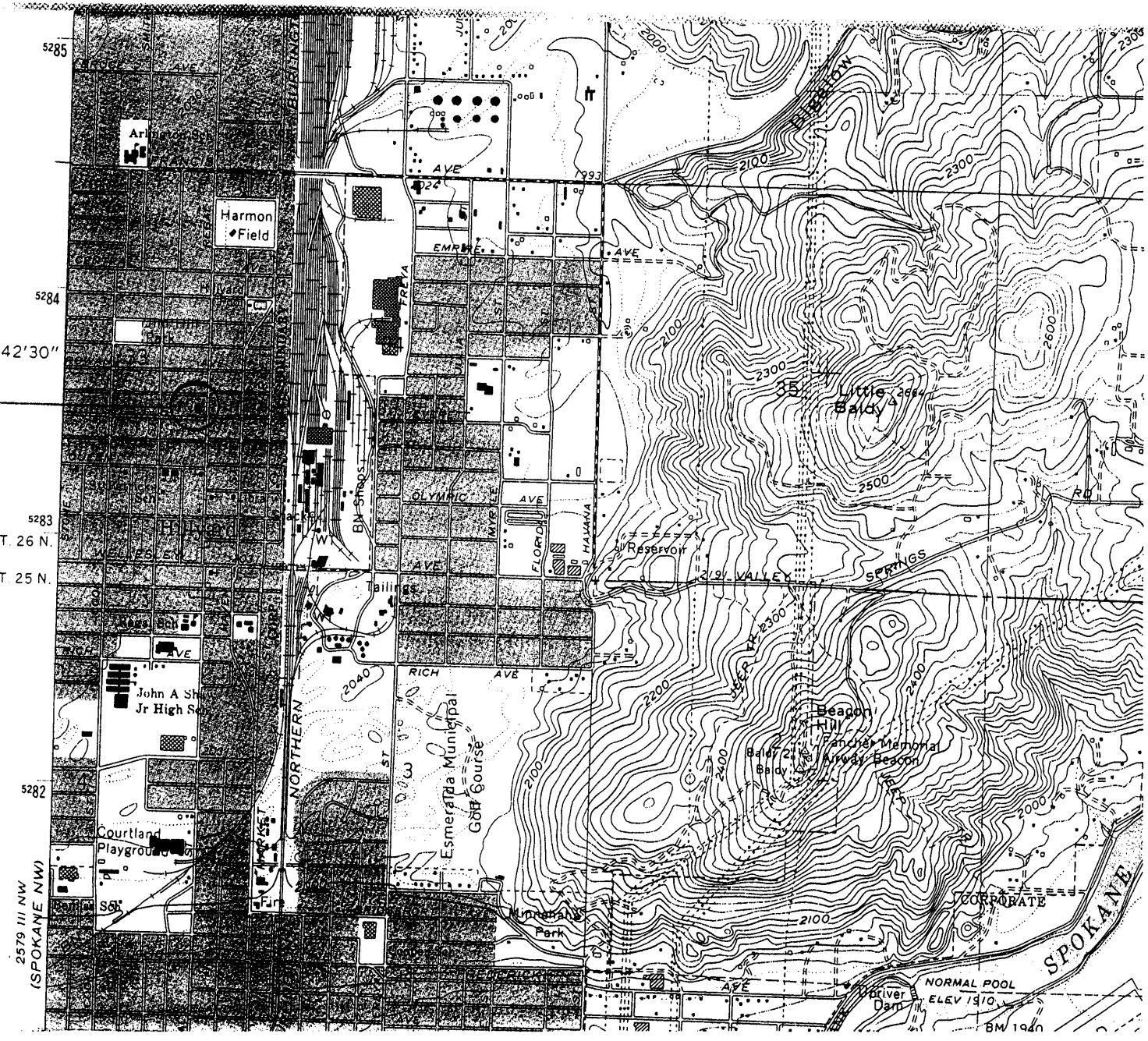
23. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Utilities and stairs in boiler room, looking southwest.

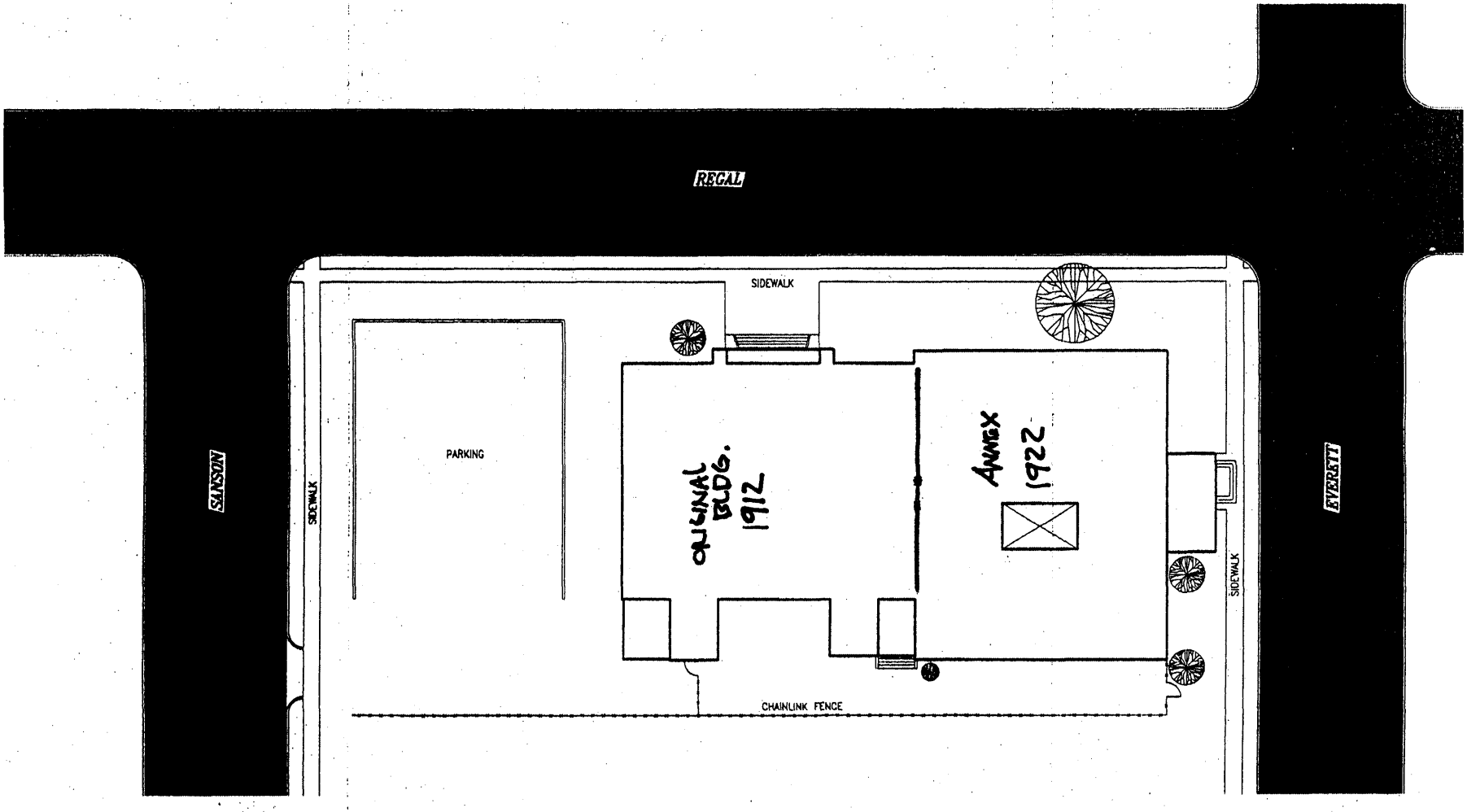
24. Hillyard High School
Spokane County, WA
5313 N. Regal Street
Stephen Emerson
February 2005
W. 212 Dawn, Spokane, WA
Historic Photograph, Charles Libby
Hillyard High School, 1924.



Hillyard High School/
Martindale Apartments
5313 N. Regal Street
Spokane WA
Arlington Heights 2nd Addition
Parcel # 36334.080]

Hillyard High School -
Martindale Apartments
UTM Reference
11/472415/5283514

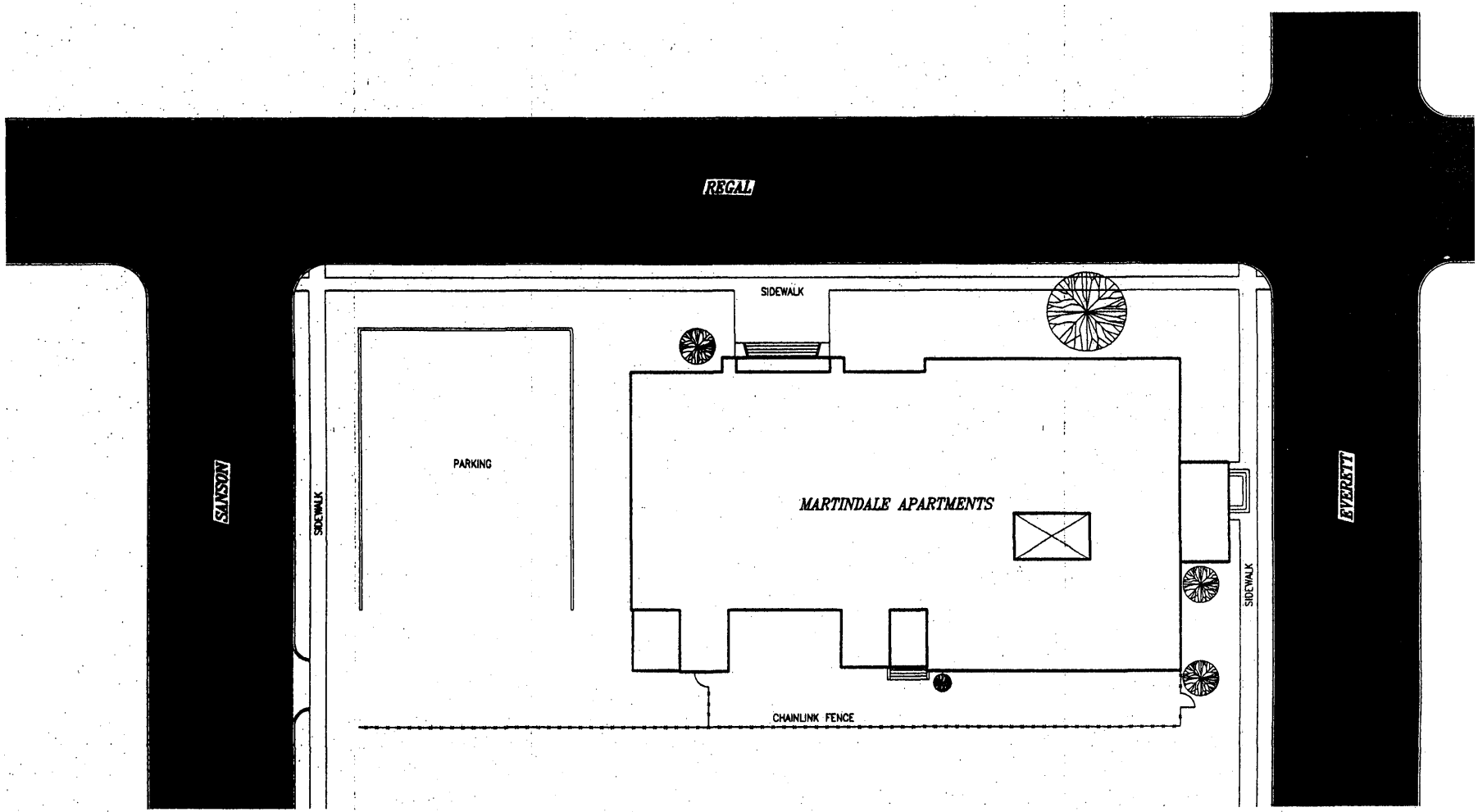




NORTH

SITE PLAN - EXISTING

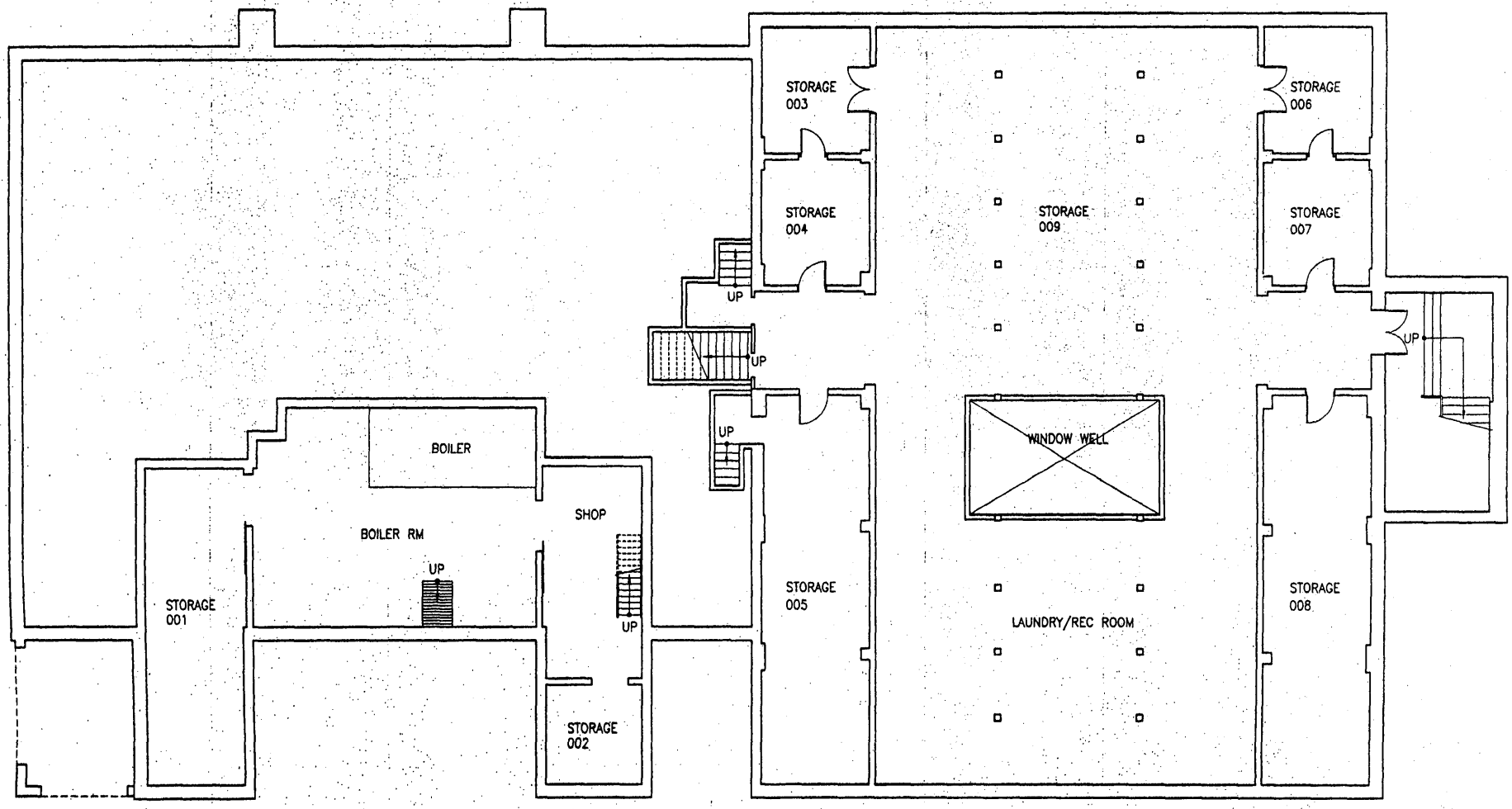
SCALE: 1" = 20'



NORTH

SITE PLAN - EXISTING

SCALE: 1" = 20'



BASEMENT PLAN - EXISTING

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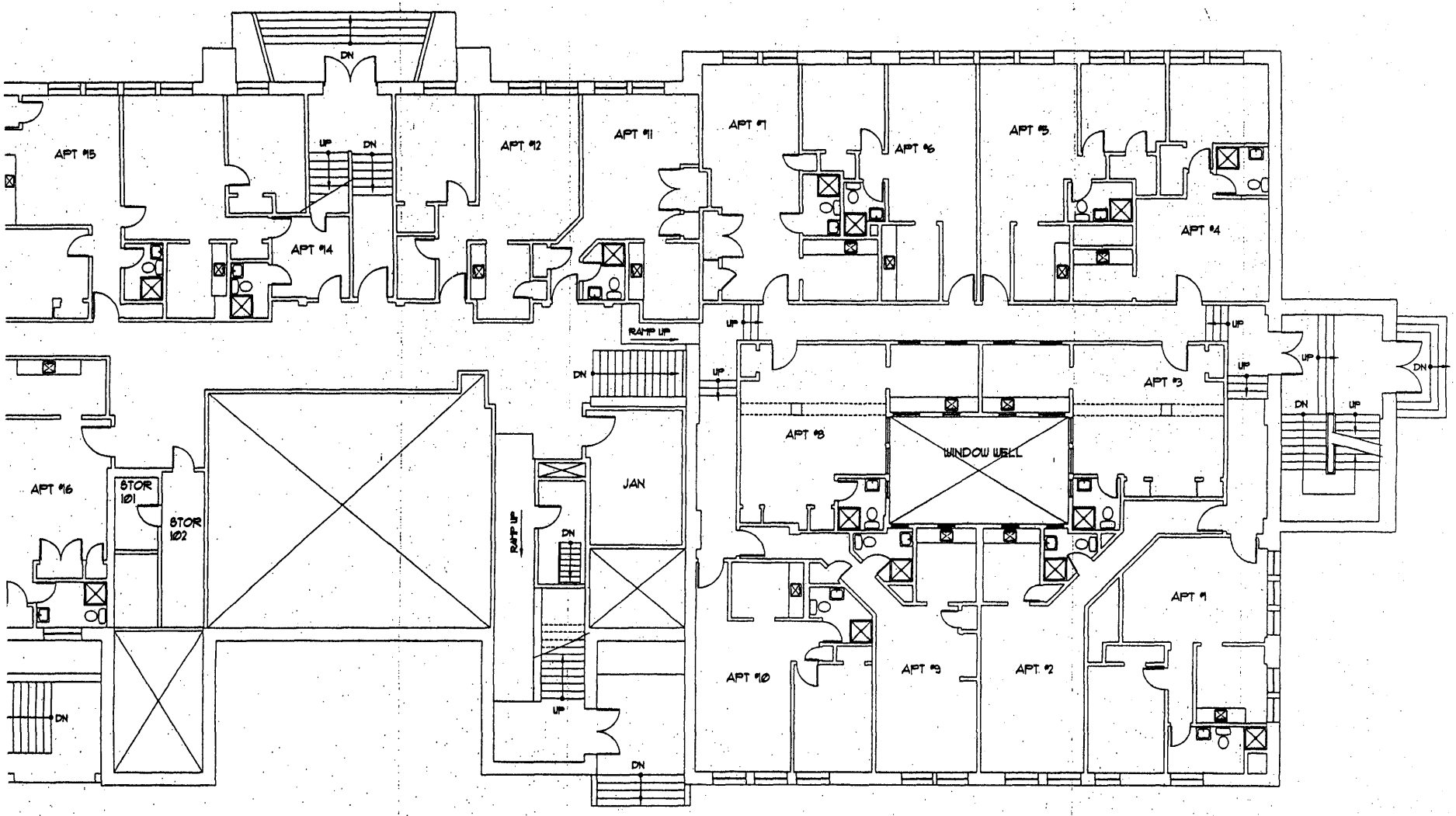

FIRST FLOOR PLAN - EXISTING

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NORTH

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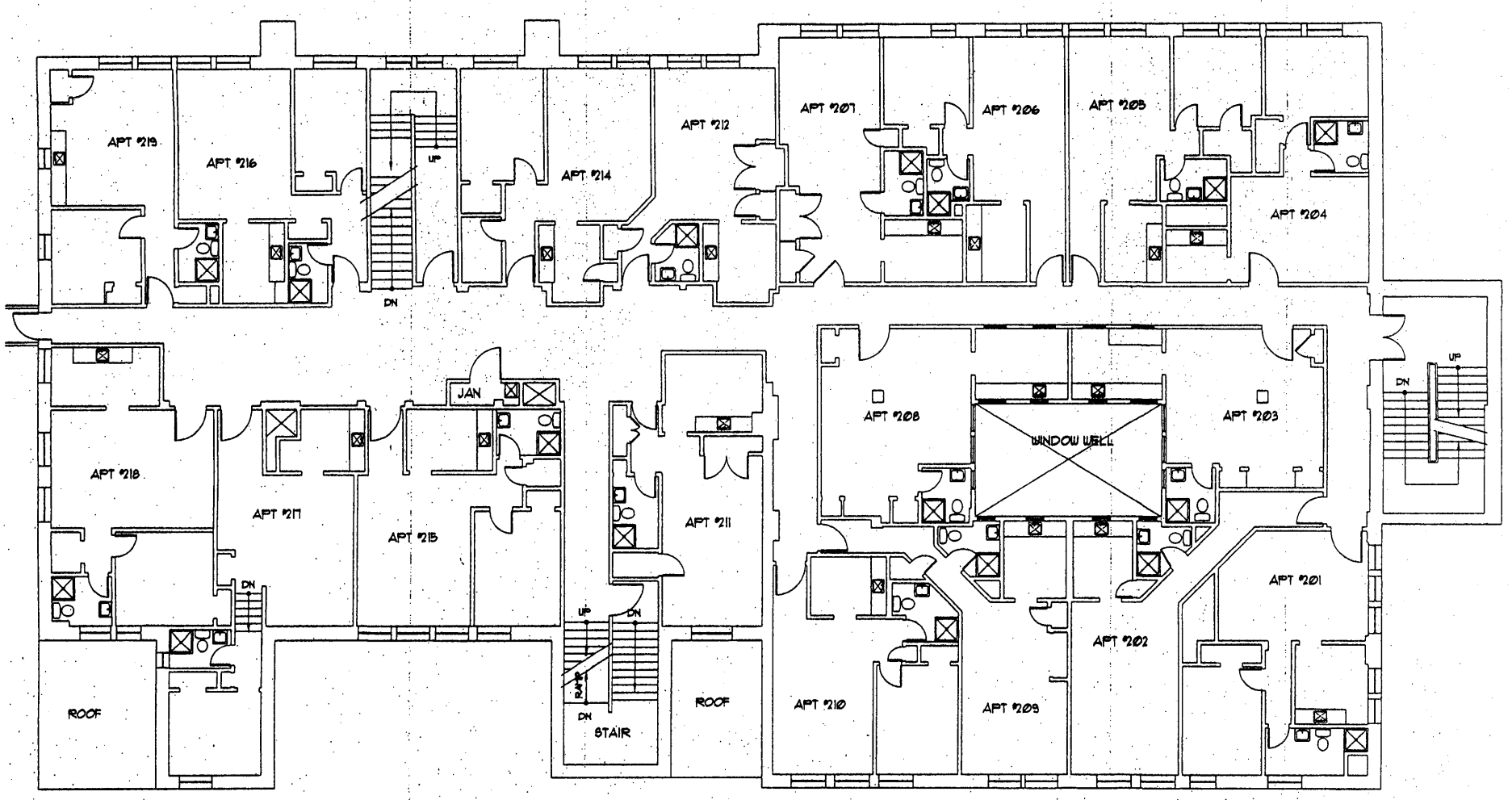

SECOND FLOOR PLAN - EXISTING

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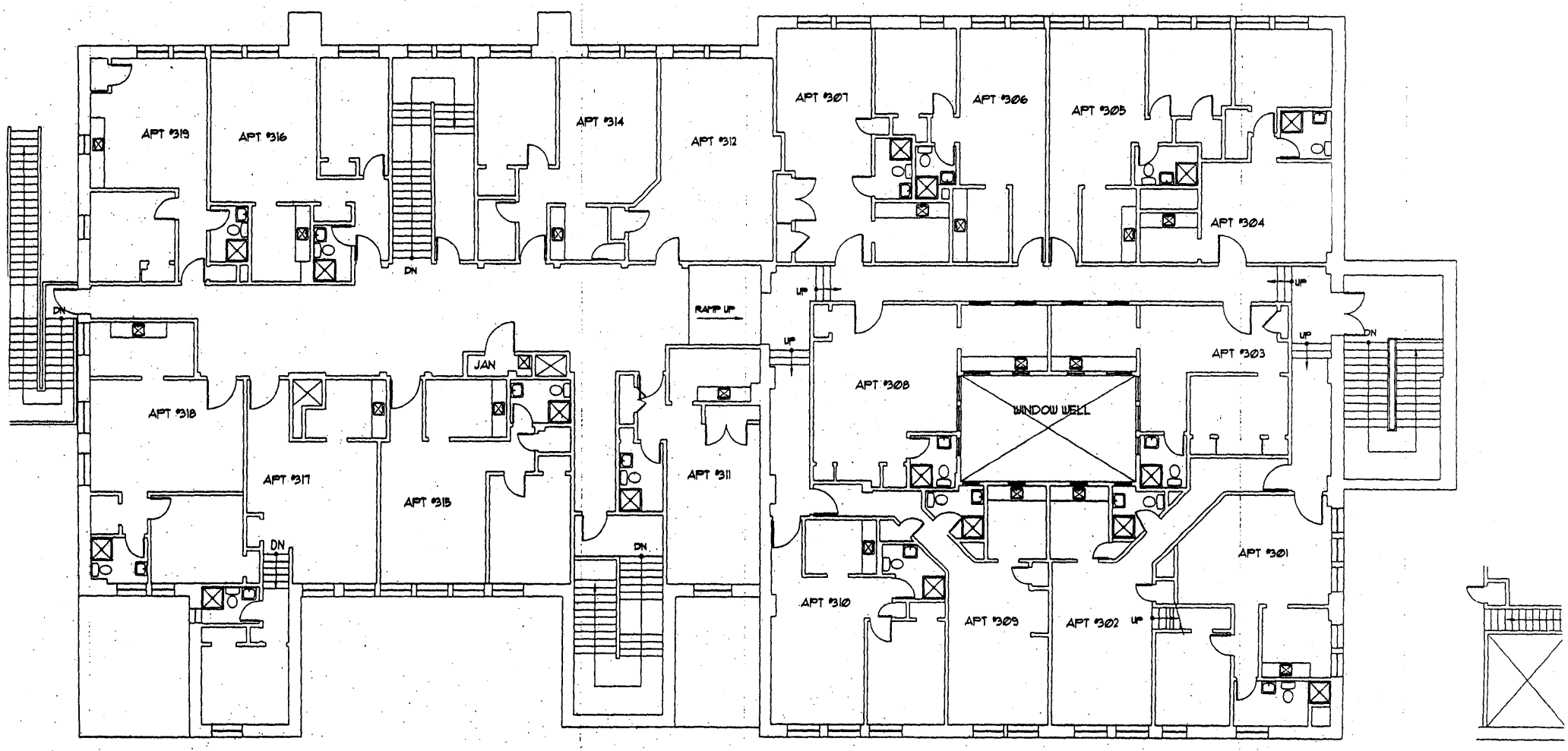

THIRD FLOOR PLAN - EXISTING

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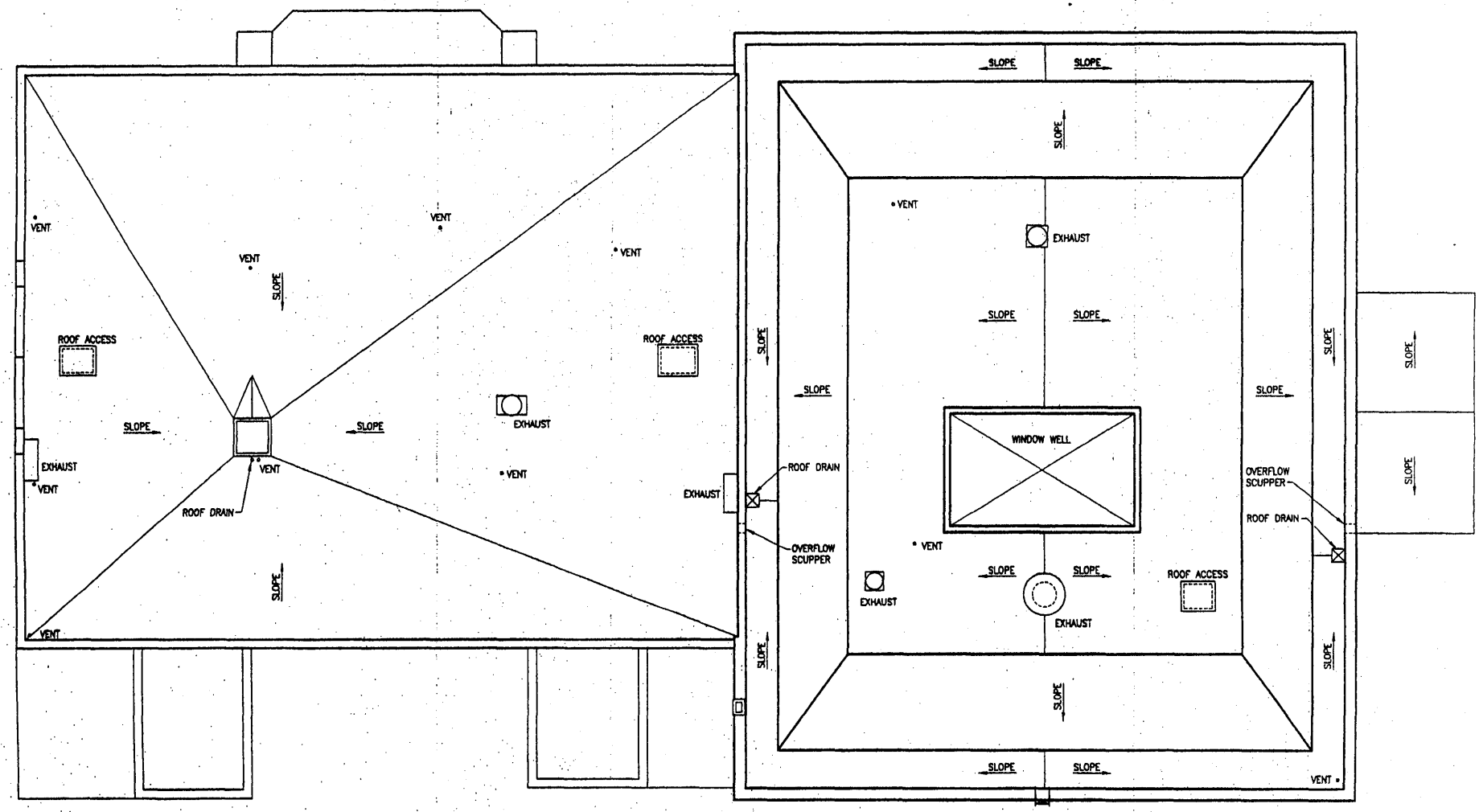

NORTH

ROOF PLAN - EXISTING

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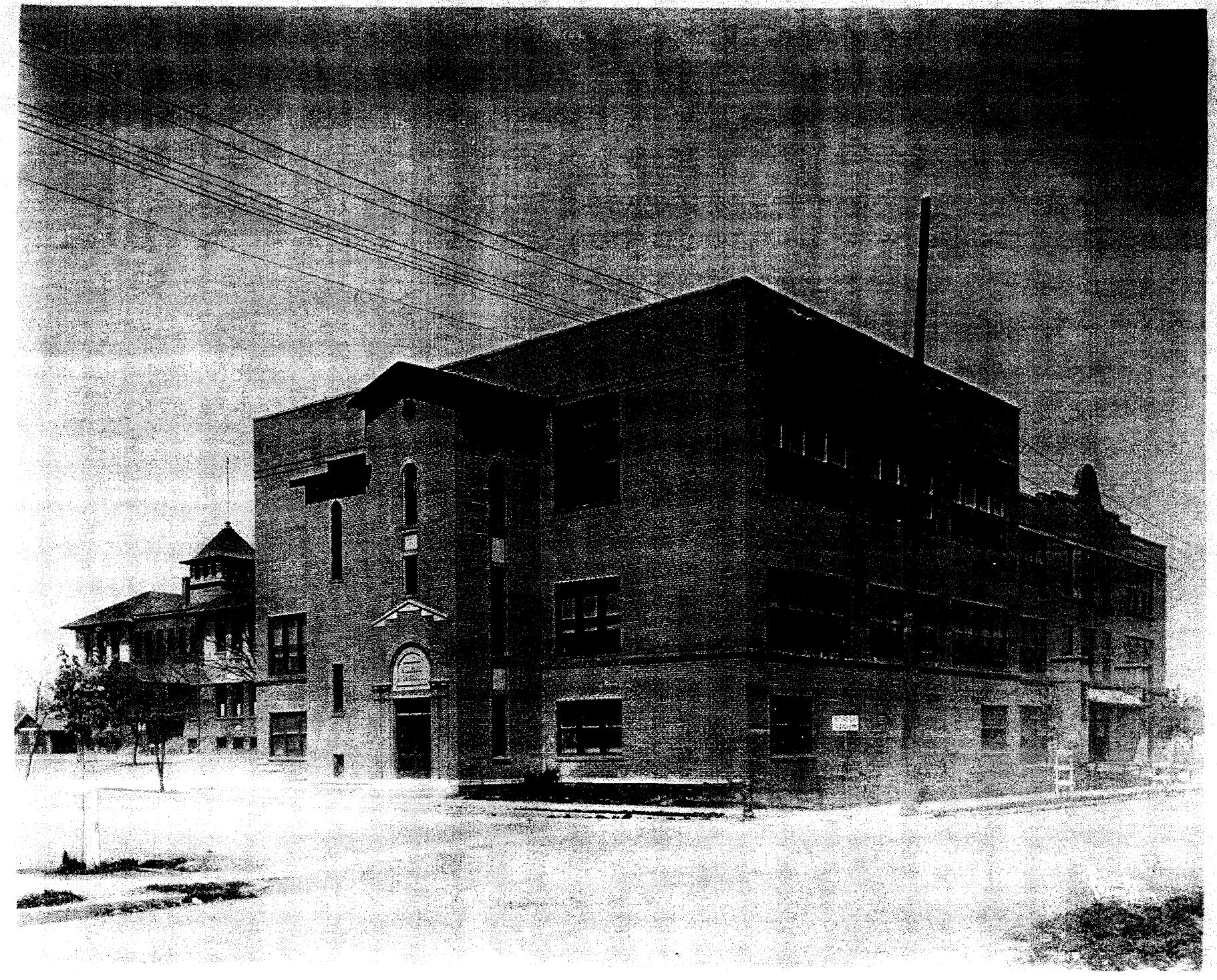
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