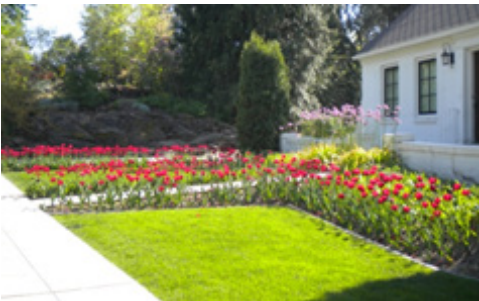




Manito/Cannon Hill



Manito/Cannon Hill - Days of Yore

Catalysts for residential development in Manito/Cannon Hill included the streetcars (1888-1936), parks, boulevards, and Wilson Elementary.

In the 1880s, a clay deposit was discovered on the land that is now Cannon Hill Park. The clay was used for making bricks and the site became a brickyard. Once all of the clay was harvested, the brickyard was moved, making way for Cannon Hill Park amenities in later years.



To the east, Francis Cook purchased 160 acres which includes all of the present Manito Park. He called the area Montrose Park. His plan was to develop home sites in the area. In 1888, Cook built a streetcar line that ran along Grand Boulevard and ended at a car house near 37th to provide transportation to future residents. But, Cook lost everything during the 1893 depression. Jay P. Graves, who made a fortune in mining, took over Cook's streetcar line, naming it the Spokane and Montrose Motor Company. Other streetcar lines in the area included one that zigzagged southward west of Manito Park along Bernard and then Browne before ending at 33rd and Division; and the Washington Waterpower Company's (WWP) North Monroe-Cannon Hill line that meandered southward along Jefferson, Madison, Lincoln (west of Cannon Hill Park) and Howard before ending at 29th.



In addition, Graves and a group of partners formed the Spokane-Washington Improvement Company to develop and sell properties in their new Manito Addition (between 14th and 33rd Avenues north-south, and Division and Hatch Streets east-west). Realizing the value that a park and other city services would add to the adjacent residential parcels, Graves' company, along with other investors including WWP, made a deal with the city to donate approximately 95 acres of land for Manito Park in exchange for roads and utilities. Manito Park was dedicated in 1904 and originally hosted a zoo. Manito Park, Manito Boulevard, and subdivision development cumulatively resulted in a real estate boom in the area, as reinforced in a front page article in the Spokesman-Review on August 4, 1907 stating, "park improvements add fifteen times their cost to adjacent property... property adjacent... is 100 per cent more valuable than it would have been in the same district without the park or boulevard improvements having been made." Since that time many updates have been made to Manito Park, including the rose garden, a Japanese Garden, the sunken gardens, the greenhouses, playgrounds, shelters, and other improvements. Manito Park and Manito Boulevard have since been placed on the National Register of Historic Places.



The Olmsted brothers developed their design for Cannon Hill Park when they arrived in Spokane in 1907. The plans included a recommendation to replace the old brickyard with a park dedicated to "quiet recreation." The design included a stone shelter, two pergolas, and a children's wading pool. The wading pool was easy to construct as a depression left in the ground by the brickyard left a natural pool, shallow enough to play in to cool off in the summer



The Manito/Cannon Hill Neighborhood Council meets the 2nd Thursday of the month at 6:30 p.m., Wilson Elementary Library

<http://manitocannonhill.spokaneneighborhoods.org/>



and freeze for ice skating in the winter. The park was originally named Adams Park because the land was owned by John Quincy Adams' grandson and was changed to Cannon Hill Park for A. M. Cannon, local banker and real estate developer.

The Olmsteds also outlined a vision for High Drive Parkway and Adams Boulevard (21st Avenue) for the purpose of "pleasure driving and walking" and to connect parks in their 1908 System of Parks and Parkways. In 1909, Adams Boulevard was developed as part of the Cannon Hill residential addition, and included some of the nicest homes in the city.

Wilson Elementary opened in 1927. The modern, thoughtfully designed school was such an attraction that in 1926 the Spokesman Review credited it with stimulating construction of 12 new houses in the neighborhood before the school was even completed.



Life In Manito/Cannon Hill - Today

This is a classic, well-designed, built, and maintained neighborhood of yesteryear. Most homes were built in the early twentieth century. It has a layout of short grid streets and blocks, with nearby parks and schools that residents can walk to. Residents love the mature trees throughout the neighborhood. During all seasons, people can be seen outside walking and enjoying the experience. Living here is as popular today as it seemed to be decades ago. Many residents have lived in the neighborhood for several years and know their neighbors. Often, when residents have needed a larger house, they have upsized within the neighborhood. Block parties are common, continuing close neighborhood ties. Neighbors can choose a new book to read from a "little free library" along many sidewalks. Popular neighborhood hang-outs for all ages are the "Scoop" ice cream shop, Rocket Bakery Coffee Shop, and the City's Manito and Cannon Hill parks - including the "Park Bench" in Manito Park. Neighborhood shopping, restaurants, banking, and other services are close-by at 29th & Grand. A mix of families, younger and older professionals, and retirees live in the neighborhood. The area is close and convenient to downtown Spokane, and is well served by Spokane Transit with two bus lines routed through the neighborhood. It's a great neighborhood in which to walk, run, or bike. Sidewalks are prevalent and separated from the street edge, and bicycle routes, bicycle lanes, and low traffic volume streets exist in the Manito/Cannon Hill neighborhood. Yard sales are common on many warm weather weekends, and neighborhood gardens can be found here and there. Many residents have said that they feel "safe" and "connected" in this neighborhood.



Manito/Cannon Hill - Treasures

- Historic Manito Park (pubic gardens, greenhouse, pond area, walking trails, playground). In 2009, Manito Park was identified as "Best of Attractions - Spokane, Washington" by UpTake.com.
- Tree-lined Manito Boulevard.
- Cannon Hill Park.
- Manito White House and other historic homes





Manito/Cannon Hill - Natural & Built Identity

This neighborhood is within the commonly referred to South Hill area of Spokane. The southern portion of the neighborhood is built on higher level ground. The northern portion slopes uniformly and increasingly downhill toward the center of Spokane and the river valley. The area has been fully developed for many decades with mostly mid-sized single family homes, along predominant east-west street blocks. The homes are similar in size, but are quite distinctive from one another with façade design, colors, materials, and roof lines. Many of the lots still have alley access, which was common during that period of residential development. Most of the mid-sized and smaller houses were originally built without garages. Consequently, many homeowners through the years have added a detached garage if their property provided the space and access. Native, majestic ponderosa pines remain scattered in front and backyards, along streets, and within the two historic parks. Other mature, deciduous street trees add grand definition to the corridors and boulevard streets. Smaller, native basalt rock outcroppings are found throughout the area, which were avoided and built around years ago. Occasionally wild turkeys wander the neighborhood. Scenic High Drive is the western boundary of the Manito/Cannon Hill Neighborhood.



Manito/Cannon Hill - Neighborhood Tales

- *“Apparently in the early days there was a “speak-easy” in a house near 25th Street and Madison.*
- *“Manito Golf and Country Club used to be on the west side of Hatch Road before the club house was moved to the east side and Quail Run gated community was developed. My girlfriends and I would pick up lost golf balls and sell them to her dad for 5 for 25 cents.*
- *“There were two “penny candy” stores, one at 37th & Grand across from Sigman’s Grocery and one on Grand just south of 29th, before Manito Shopping Center was developed.*
- *“There was a gas station near the current post office on Grand that rented tandem bikes for 50 cents an hour.*
- *“Learning to swim at Comstock Swimming Pool.”*

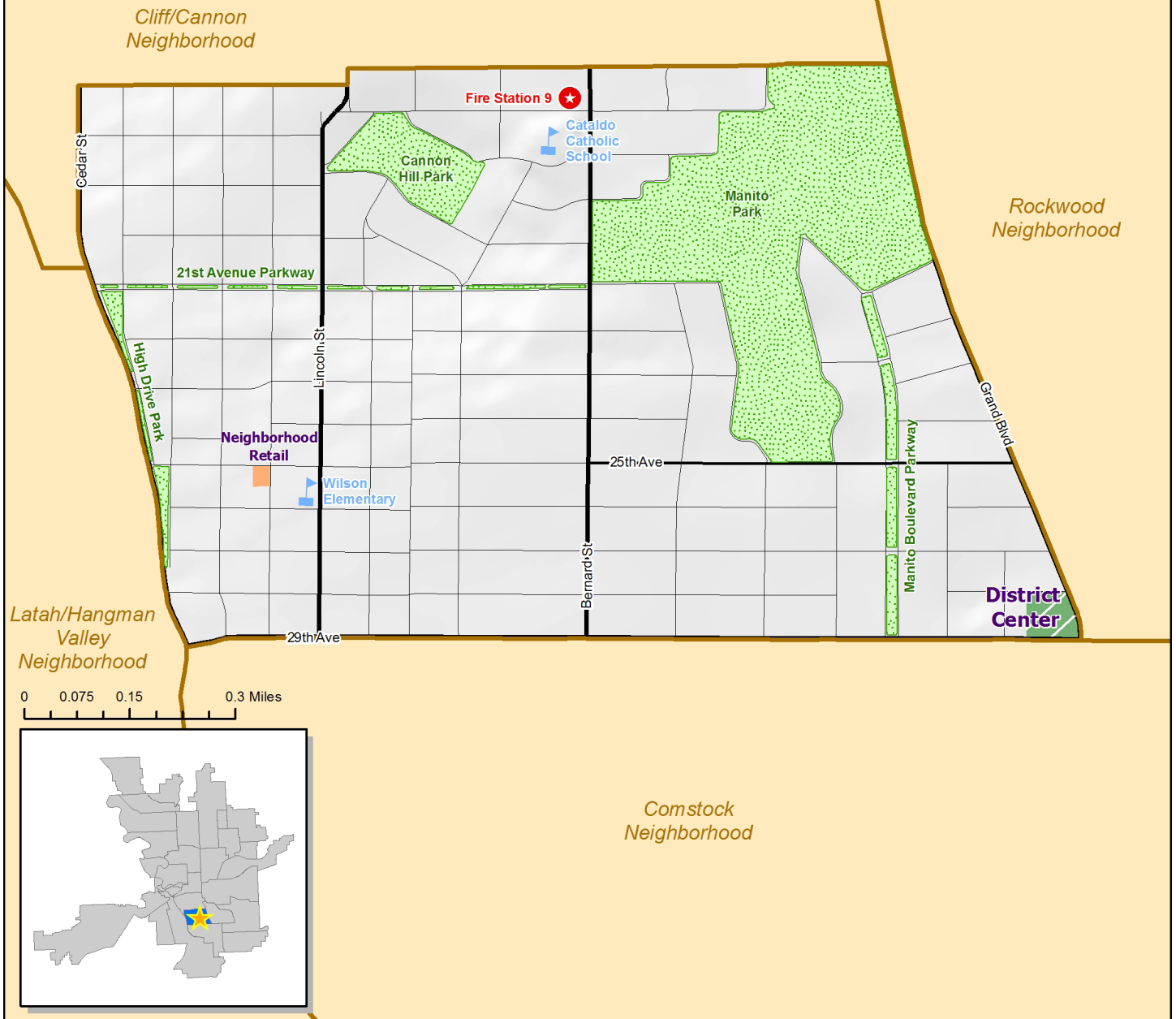
-M. Wittstruck



Manito/Cannon Hill - Annual Events or Activities

- Holiday Lights at Gaiser Conservatory, Manito Park.
- Annual Friends of Manito Park Fall Plant Sale
- Meals on Wheels Great Pumpkin Race

Manito - Cannon Hill Neighborhood



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