

Rare beauty thrives on hill

By Dave Walker

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Being born and raised in Coeur d'Alene, I remember many fine times shared with my family and friends on Tubbs--picnic hikes to the summit, too early swims in still chilly lake water, watching the Diamond Cup hydroplane races, photographic expeditions and sunset strolls with young ladies, to name but a few. But one very special spring day stands out in my mind.

It was one of those mornings that promised summer really was just around the corner. Still cool enough to warrant a sweat-shirt, each time we stepped from the shadows we were greeted by the warmth of a sun shining brightly in a clear blue sky. My son, Aaron, and I were on a journey of discovery. He was maybe 6, old enough to make it out to the point without asking to be toted back.

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National Geographic moment. I'd learned at a young age that a warm sun, on a just so day, would bring on a "hatch." My father was quite a fisherman, and I recall the days on Hayden and Kelso Lakes when we enjoyed stellar fly fishing brought on by a "hatch" of flying black ants and the following feeding frenzy by the trout gorging on them. And with that warm sun beaming down on this just-so spring day, such a hatch was on. But this hatch was unlike any I'd ever seen before. Or since.

Ladybugs. Hundreds of them. Thousands of them. Maybe even millions of them, we imagined. The thin gravel beach with the lake on either side was alive with a sea of orange. Beached logs were covered with bugs so thick you could have scooped them up by the handful. Countless orange insects crawled over one another seeking the solar rays.

We skirted between the living mass and the rippling waters to sit on the rocks and watch this lifeform evolve. Sadly, we'd promised Mom that we'd return by a set time and were unable to stay until this population took flight. We didn't meet another person along the trail back and wondered how many other people could say they had ever seen anything like we had just observed.

My son is 20 now and only vaguely remembers this scene. But it was one I'll never forget. So, the next time you hike Tubbs Hill keep an eye peeled for what you may find.

Just don't make the same terrible mistake I made that day. Take a camera.



Solitude and unspoiled beauty top the amenities of Tubbs Hill.

A superior playground

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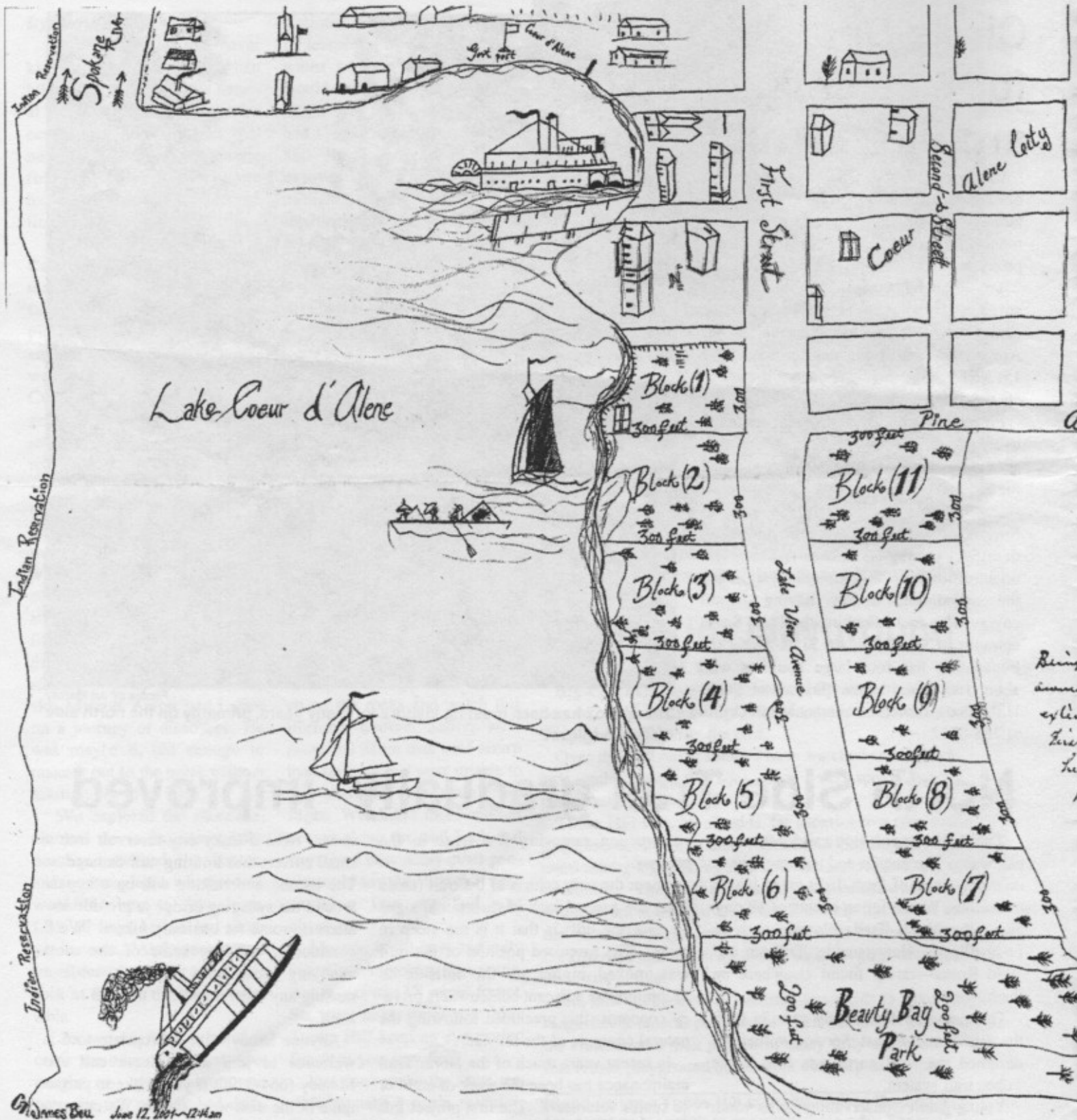
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Send us your Tubbs Hill story by mail to the address on front or by email to nrosdahl@nic.edu. Thanks!

Tubbs' first plats included blo



James Bell June 17, 2001 ~ 12:45 am

Blocks for residences, businesses

Tubbs Hill is named after Tony A. Tubbs, who was the first owner and made the first plat of the west side on May 23, 1884, and called it "The Tubbs Addition to the City of Coeur d'Alene." The plat consisted of 11 blocks with dimensions of 300 feet by 300 feet and was bisected by what was drawn in the design as Lake View Avenue. To the south of these lots, Tubbs dedicated a portion of the hill to be named Beauty Bay Park.

In his dedications of the park to the city, Tubbs wrote, "To the inhabitants of said city to be kept open for the free use, occupation and enjoyment of said inhabitants and their heir, successors and assigns forever."

Fortunately these lots were never developed and eventually became the public use of Coeur d'Alene City residents. Tubbs laid out six blocks to

the west of proposed Lake View Avenue and five blocks to the east of it. Each block was supposedly 300 feet per side (which was impossible because the shoreline, which borders Blocks 1-6, is very irregular.) To the south of his blocks and extending to the lake, Tubbs dedicated Beauty Bay Park to the people of the city. However, this dedicated land had somehow been in the ownership of the Idaho Water Co.

The original plan did have many discrepancies. It was never signed by a surveyor. In August 1893, Tubbs amended his plat to conform more to the shoreline. The block width ranged from 300 feet to 466 feet. The eastern boundary was still the same but two blocks were added to the south, increasing the number of blocks from 11 to 13. This plat was surveyed and marked.

In September of 1893, Tubbs platted land to the east of the Tubbs Addition and named it the Lake View Park Addition to Coeur d'Alene. The land platted by Tubbs then remained unchanged as he sold parcels of it over the years.

In 1936, the city acquired the Tubbs Addition and land to the north from the Coeur d'Alene Lumber Co. for \$19,000 acquired on a bond issue and dedicated to recreation.

In 1950, however, Charles and Alberta Scott, owners of block 11 (Block 13 by the amended plat) won a case in court to have the Tubbs Addition resurveyed and replatted to conform to the original survey of 1884. The legality of this resurvey was in question since the resurveyed land was never vacated and Block 2, owned by the city, was reduced in width. Then, in 1958, the Scotts filed a quiet title action, giving them ownership of Blocks 8-13 by the amended plat.

It would have taken a court case to decide the legality of the boundary changes, and the city was in no position to be able to afford one. The Scotts sold their land to the KAW Development Corp. in 1961 for about \$60,000. It has been reported that the Scotts first made the offer to the city to purchase, but the price was too high to buy with city funds.

The KAW Corp. then owned almost all the private land on Tubbs Hill. Its plans call for a motel and apartment buildings. They applied in July 1963 for rezoning of the Scotts property (Blocks 8-11) for commercial use.

Up until that time all of Tubbs Hill was zoned R-1 (single or two-family dwellings.) The City Planning Commission turned down the rezoning, but it was reversed by a narrow margin by the City Council. Block 8, the western three-quarters of Block 9 and the western half of 10 were rezoned C-2, which included commercial bakeries, auto repair, fruit and vegetable markets, billboards and retail stores of all descriptions. The remainder of Blocks 9,10 and all of 11 were rezoned R-2 (family dwellings, boarding houses and apartments.)

Although KAW succeeded in getting its property rezoned for commercial use, all building permits were denied because there was no access.

Half of Tubbs Hill and two thirds of the waterfront was owned by the Idaho Water Co. until 38 acres was purchased by the city for recreational purposes.

*Plan of the Tubbs Addition
to the
City of Coeur d'Alene
IDAHO TERRITORY*

*Location of Section 24 in Township 1801, 4 Range 14 7th
by Tony A. Tubbs, Lake View Avenue is 120 feet wide
ing from the junction of Pine Avenue and
West-running thence to Beauty Bay Park as per plat
etc - Also said Beauty Bay Park extends from
the 687 on the South to the water edge and
is West and South, said Avenue and Park
is dedicated to the inhabitants of said City to
be kept open for the free use, occupation and
enjoyment of said inhabitants and their heirs
successors and assigns forever all blocks
are 300 feet on each side*

*Filed for Record January 23 1884
J. A. Bradhaug
Recorder
by P. L. Davis Deputy*

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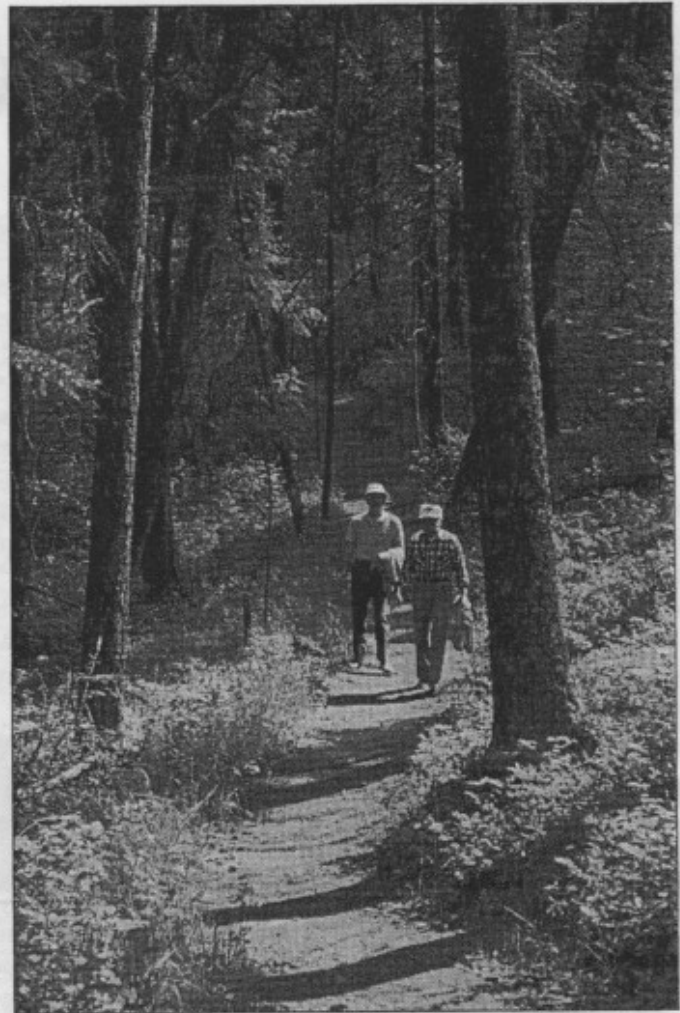
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