

HISTORIC PROPERTY INVENTORY FORM

State of Washington
 Office of Archaeology and Historic Preservation
 111 W. 21st Ave. KL-11
 Olympia, WA 98504
 (206) 753-5010
 FEB 18 1987

IDENTIFICATION SECTION

Site No.: 39-357
 Site Name: Historic Carmichael-Loudon House
 Common _____
 Field Recorder: J. Kipp/G. Grulich
 Date Recorded: 7/19/86
 Owner's Name: Linceford, Donald G
 Street: 2 Chicago Ave.
 City/Town: Yakima
 County: 39
 Zip Code: 98902

LOCATION SECTION

Street Number 2 Chicago Ave.
 City/Town Yakima Zip Code 98902
 County 39 Twp 13 Range 18 Sect 24 ¼ Sect SW ¼ ¼ Sect NW
 Tax No./Parcel No. 181324-32478
 UTM References _____ Zone 10 Easting 689440 Northing 5163190
 Acreage: Less than one. USGS Quadrangle: Yakima West (7.5)
 Legal boundary description: _____
Nob Hill Addition to North
Yakima, Lot 1 and S ½ of
Lot 2.
 Scale 1:24,000

Status:
 National Register
 State Register
 Survey/Inventory
 Determined Eligible
 Other (NHL, HABS, HAER) Indicate

PHOTOGRAPHY

Photography Neg. No.: YW3-19
 (Roll No. + Frame No.)
 View: NW
 Date: 7/19/86

Classification _____ Date: _____
 District _____
 Site _____
 Building _____
 Structure _____
 Object _____

DESCRIPTION SECTION

Materials & Features/Structural Types:

Roof Material:
 Wood Shingle
 Asbestos/Asphalt Shingle
 Slate
 Tar
 Metal (specify) _____
 Other (specify) _____
 Roof Type:
 Gable
 Flat
 Monitor
 Gambrel
 Shed

Foundation:
 Log
 Post & Pier
 Stone
 Concrete
 Block
 Poured
 Brick
 Other (specify) _____

Style/Form: (Check one or more of the following)

<input type="checkbox"/> Pioneer/Homestead	<input type="checkbox"/> Dutch Colonial	<input type="checkbox"/>
<input type="checkbox"/> Greek Revival	<input type="checkbox"/> Spanish Colonial	<input type="checkbox"/>
<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> English Revival	<input checked="" type="checkbox"/>
<input type="checkbox"/> Italianate	<input type="checkbox"/> Bungalow	<input type="checkbox"/>
<input type="checkbox"/> Second Empire	<input type="checkbox"/> Craftsman	<input checked="" type="checkbox"/>
<input type="checkbox"/> Stick/Eastlake	<input type="checkbox"/> American Foursquare/ Classic Box	<input type="checkbox"/>
<input type="checkbox"/> Queen Anne	<input type="checkbox"/> Prairie Style	<input type="checkbox"/>
<input type="checkbox"/> Shingle Style	<input type="checkbox"/> Art Deco/Moderne	<input type="checkbox"/>
<input type="checkbox"/> Richardsonian Romanesque	<input type="checkbox"/> Commercial Vernacular	<input type="checkbox"/>
<input type="checkbox"/> Chicago School/ Sullivanesque	<input type="checkbox"/> Vernacular	<input type="checkbox"/>
<input type="checkbox"/> Beau Arts Classicism	<input type="checkbox"/> Other (specify) _____	<input type="checkbox"/>
<input type="checkbox"/> Princess Anne		
<input type="checkbox"/> Neo-Colonial		

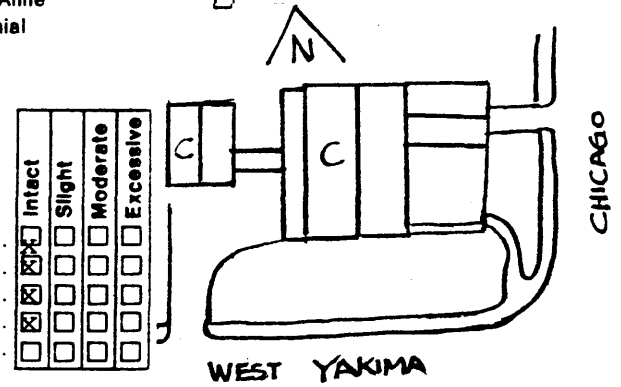
Cladding (Exterior Wall Surfaces):
 Log
 Horizontal Wood Siding { Rustic/Novelty
 Clapboard
 Wood Shingle { Split Shakes
 Re-sawn
 Machine Shingle

Height/No. of Stories:
 One
 One and one-half
 Two
 Two and one-half
 Three
 Other (specify) _____

Asbestos/Asphalt Shingle
 Brick Masonry
 Stone Masonry
 Stucco
 Terra Cotta
 Carrara Glass
 Vinyl/Aluminum Siding
 Other (specify) _____

Integrity: (include detailed description in 'Additional Description' section)

Additions to house plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to roof shape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changes to interior plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



NARRATIVE SECTION

Areas of Significance/Study Unit Themes: (check one or more of the following)

- | | | | | | |
|-------------------------------------|-------------------------------------|---------------------------|-------------------------------------|--------------------------------|--------------------------|
| Agriculture | <input type="checkbox"/> | Conservation | <input type="checkbox"/> | Military | <input type="checkbox"/> |
| Architecture/Landscape Architecture | <input checked="" type="checkbox"/> | Education | <input type="checkbox"/> | Politics/Government/Law | <input type="checkbox"/> |
| Arts | <input type="checkbox"/> | Entertainment/Recreation | <input type="checkbox"/> | Religion | <input type="checkbox"/> |
| Commerce | <input type="checkbox"/> | Ethnic Heritage (specify) | <input type="checkbox"/> | Science & Engineering | <input type="checkbox"/> |
| Communications | <input type="checkbox"/> | Health/Medicine | <input type="checkbox"/> | Social Movements/Organizations | <input type="checkbox"/> |
| Community Planning/Development | <input type="checkbox"/> | Manufacturing/Industry | <input checked="" type="checkbox"/> | Transportation | <input type="checkbox"/> |
| | | | | Other (Specify) _____ | <input type="checkbox"/> |

Statement of Significance: (Reference names, dates, events, areas of significance/study unit themes)

Date of Construction: ca 1917-1919
Architect/Builder: architect unknown; building contractor, W. V. Holden
Historical Significance:

The residence at 2 Chicago Avenue is associated with Yakima's second period of development from 1900 to 1918. The Nob Hill Addition was platted April 6, 1910. A satellite community developed in this western section of Yakima following the population boom in the first decade of the 1900's and the extension of streetcar lines by the Yakima Valley Transportation Company. This area catered to a diverse group of new arrivals seeking opportunities in an expanding city and to established families building modern residences in the suburbs. This residence is significant as one of the eclectic designs of the early 20th century developed by architects for upper income families in business and professions. The Carmichael-Loudon House is a unique example of blending the Craftsman styles introduced by California architects Greene and Greene with English Revival influences and is representative of the larger, two-story residences built in eclectic styles in Yakima for affluent families. The house's irregular plan and complex gambrel and low gable roof pattern reflect the Craftsman style. Stucco cladding and the rolled edge false-thatched roof are typical elements of the English Revival style. The massive, rusticated ashlar masonry entry has been placed at the south-east corner of the residence in concurrence with intersecting street corners to create a strong focal point. These elements make this significant

Additional Description of Physical Appearance & Significant Architectural Features:
(Architectural significance; can include interior & site features; address integrity issues specifically)

The Carmichael House at 2 Chicago Avenue is a two story stucco cladded residence of an unique design which includes "Craftsman" forms and "English Revival" details. The building has an irregular plan with the second floor being significantly dissimilar to the lower floor. The major roof is a cross gable with a cross gambrel roof facing Chicago Avenue. A projecting bay has a hipped gable. A lower (east) gable completes the complex roof. The roof has rolled roofing with a decorated edge forming a "false-thatched" roof edge. The southeast corner, the main entry, is of rusticated ashlar masonry forming an entry vestibule with a large segmented arched entry and a semicircular niche to the side. The stonework frames three tall and narrow windows and terminates in a stone parapet with corner piers. The windows are predominately narrow 1/1 double-hung or casement units. A bow window faces south, while an angled bay window projects from the east elevation. The building is encased in a heavy mantel of ivy which obscures much of the features of the building. A garage in rear has many of the details of the residence including the "false-thatched"

Major Bibliographic References: (Include books, periodicals, manuscripts, newspapers, legal documents, maps, photos, oral sources, etc.)

Newbill, Jim and Herb Blisard, eds. Yakima: A Centennial Perspective, 1885-1985. Franklin Press, Yakima, 1984, p. 93.
Yakima Valley Museum clipping, photo and manuscript files (Yakima Valley Museum, archives).
Luneford, Marlene. Telephone interview, July 23, 1986.
Yakima Daily Republic. May 25, 1920.
Yakima Herald. May 26 & 27, 1920.
Yakima County Assessor's records.
Polk, R.L. & Co. North Yakima and Yakima County Directories, 1915-1968.
Schreiner Title Company land records. Book A-78; Book 21, 334-357. (Schreiner Title Company, 30 N. 2nd St., Yakima).

HISTORIC PROPERTY INVENTORY FORM

(Continuation Sheet)

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Historic
CommonCarmichael-Loudon House

Date: 7/19/86

Statement of Significance (continued):

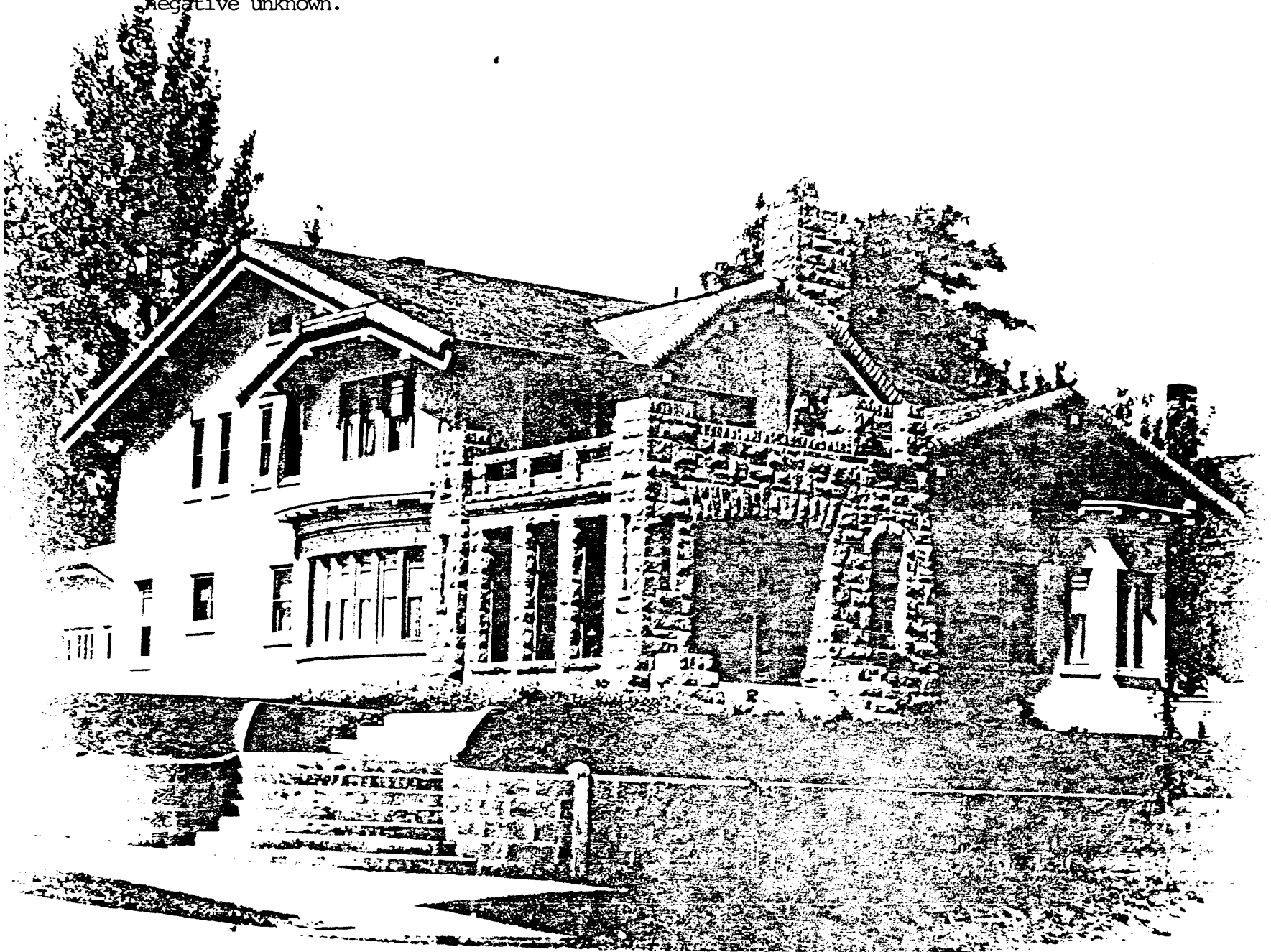
residence one of the most unique of the eclectic styles found in Yakima. Elizabeth Loudon Carmichael, founder of Yakima City Creamery and Carmichael Ice Cream, built this home in 1917-1919. Elizabeth Loudon came to the Yakima valley from New Zealand in 1884. Following her husband's death, she settled in Yakima City (Union Gap) in 1885 with their five young children. Elizabeth opened a general merchandise store and served as the town's first postmistress. Again a widow, following her marriage to Colin Carmichael, she established the town's first creamery in 1902. Mrs. Carmichael later moved the business to North Yakima and at the time of her death in 1920, the creamery was recognized as one of Yakima's largest businesses. Her son, James A. Loudon and his wife Minnie, lived in this splendid residence until 1966. Many of the original furnishings were sold with the home to Don and Marlene Lunceford in 1967 and it remains in its near-original 1917 state beneath the vine covered exterior.

Additional Description of Physical Appearance & Significant Architectural Features (continued):

hipped gable roof, and stucco cladding. This unique building has maintained the integrity of the original design and details, although obscured by the extent of the existing vegetation. The interior retains good integrity and includes hardwood floors with inlaid borders; white onyx fireplace; oak French doors with bevelled glass; cove ceilings, and a built-in ice cabinet in the kitchen (converted to electricity).

Total number of contributing properties: 2 (house and garage)
noncontributing properties: 0

Carmichael-Loudon House (2 Chicago Avenue), c. 1920. Photographer unknown. Location of negative unknown.



2 Chicago Ave.