

10/31/91

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name Pennsylvania Avenue/West Side Historic District
other names/site number West Side Historic District

2. Location

street & number 600 Block N.W. St. Helens; 440-723 Pennsylvania Avenue not for publication
city, town Chehalis vicinity
state Washington code WA county Lewis code 041 zip code 98532

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district (30 houses	<u>50</u>	<u>5</u> buildings (1 house
<input type="checkbox"/> public-State	<input type="checkbox"/> site 20 garages)	—	— sites 4 garages)
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	— structures
	<input type="checkbox"/> object	<u>50</u>	<u>5</u> objects
			Total

Name of related multiple property listing: Historic Resources of Chehalis
Number of contributing resources previously listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.
Jacob E. Johnson 10/03/91
Signature of certifying official Date
Washington State Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Austrietta Glee 12/3/91
 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 Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian
Bungalow/Craftsman
Late 19th and 20th Century Revivals
Late 19th and Early 20th Century
American Movements

Materials (enter categories from instructions)

foundation stone, brick, concrete, wood
walls wood: weatherboard, shingle
synthetics: vinyl
roof wood: shingle; asphalt; other:
composition
other

Describe present and historic physical appearance.

Located in a residential neighborhood west of downtown Chehalis, the Pennsylvania Avenue-West Side Historic District is a three block area characterized by large landscaped properties with well preserved houses, many of which are outstanding examples of Late Victorian and post-Victorian architectural styles. Originally owned and platted by William West and members of the Chehalis Land and Timber Company, the district was first developed in the late 19th century and had achieved its present appearance by 1915, when it clearly was among the most prestigious residential areas in the city. Today, the district retains much of the architectural character that it possessed in the first decades of this century.

General Setting: The district is located along one block of St. Helens Avenue (roughly from Division Street to the diagonal intersection with Pennsylvania Avenue) and north along Pennsylvania Avenue for two blocks. These three blocks--platted by and associated with the leading families in the city including the West, Coffman, Urquhart, Millett and Donahoe families--are distinguished from most other residential areas by many generously proportioned lots (particularly on the west side of Pennsylvania in the Mountain View Addition), which provide a spacious setting for the substantial homes constructed there. The streetscape is characterized by broad lawns with trees, shrubs and other plantings; widely space buildings; numerous street trees along the property edges; and historic street lamps. Properties farther north on Pennsylvania and northwest on St. Helens feature standard sized lots and smaller houses, creating a change in character that helps demarcate the district from the rest of the West Side.

Architectural Character: The district is composed of 31 houses constructed as single family residences, although at least one house has been divided into apartments for many years. Most of the houses are set back on large lawns and include ancillary outbuildings (many from the period of significance) which reflect the form, materials and details of the main house.

Most houses in the district were constructed between 1900 and 1915, and a majority reflect the Craftsman Style of the period (including various bungalow and Foursquare variants). Even so, several houses reflect a transitional late Victorian character, while at least two properties reflect the Period Revival Styles of the 1920s.

Without exception, houses in the district are built of wood frame construction, originally sided with clapboards, shingles, drop siding, or a combination of these material. Houses in the district reflect two distinct scales: large two-and-one-half story houses (especially those in the full-blown Late Victorian, Craftsman, or Foursquare-Colonial Revival idioms) and smaller one-and-one-half story houses (including turn of the century cottages and 20th century bungalows). The larger houses dominate the district and strongly contribute to the district's unique character.

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Although a few houses in the district are built on L-shaped plans (with projecting or subsidiary wings) most houses are built on rectangular or square plans. Even the occasional bay or tower tends to be subordinated to the overall rectilinear massing of these buildings. In nearly all cases, the houses feature dominant roof forms (usually gabled) with broadly overhanging eaves. Often the projecting eaves, which shelter the house, are underscored with brackets and trimmed with vergeboards.

As was typical of the period, exterior ornament is restrained, even in the late Victorian examples. The primary visual interest in most houses is derived from the texture of the wood sidings, the shape of the roof, and the placement and style of the fenestration.

Window placement on the houses ranges from the symmetrical (particularly on the Foursquare and Colonial Revival examples) to the irregular (on some Late Victorian and Craftsman types), and openings are lighted by both casement and double hung sash, often banded together and occasionally divided into multiple lights. Bay windows or dormer windows sometimes project, but rarely in a way that detracts from the overall massing of the house. Windows are framed with relatively simple surrounds, usually with projecting window hoods and sills.

Stone and brick foundations and chimneys are common in the district, and many masonry chimneys rise against the exterior of the houses. Porches, too, are a common feature, providing a transitional zone between the interior of these large houses and their well landscaped lawns. Many porches wrap around two elevations, while a few provide shelters just at the front entry. Generally, porches are supported by simple Tuscan columns or unornamented square posts.

Because the preponderance of homes date from the early 20th century, many decorative details are repeated throughout the district, including the "structural" ornament favored in the period. These non-revivalist details include exposed rafter tails and purlins, knee brace brackets, rusticated stone foundations, and simple porch columns and railings.

Although a complete survey of interiors has not been completed, many of the houses still retain original millwork, surface finishes, and special features such as box beam ceilings, tile fireplaces with ornate mantels, panelled wainscoting, and cabinetry.

Integrity: The integrity of individual houses varies from outstanding to seriously compromised, the district as a whole retains considerable integrity from the historic period, with most of the historic structures clearly recognizable in terms of form, massing, roof shape, exterior fabric, windows, and details. Only one double lot has been subdivided for nonhistoric housing (and that lot is excluded from the district). As a result, the district retains its original setting and scale.

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House Types: Craftsman Style. Most of the homes in the district were built in the first two decades of the 20th century and reflect the Craftsman idiom of the period. Derived from the aesthetic principles of the Craftsman movement, which valued structural honesty, handcrafted features, and a harmonious relationship between site and building, Craftsman houses in the district are characterized by low-pitched gable roofs with broad overhanging eaves, shingle or clapboard siding, and “structural ornament” such as braces and exposed rafter tails.

Some of the finest examples of the style from the first decade of the 20th century include the E. A. Frost House at 461 Pennsylvania (a large L-shaped house with intersecting gabled wings, massive stick work ornament in the front gable peak, banded windows, and a sheltered front porch); the A. E. Rice House at 682 N.W. St. Helens (which features a cross gabled roof with heavy structural ornament in the gable ends and a broad veranda which links the interior and exterior); and the John Loughran House at 621 N.W. Quincy (reflecting the favored materials of the period, with narrow clapboard siding on the lower level, shingles on the upper level; rafter tails supporting the eaves; and a rusticated sandstone chimney and foundation.)

A somewhat more ornate example of the style is the Daniel Millett House at 495 N.W. Pennsylvania, which features a variety of low-pitched hip roofs, which emphasize the horizontality of the structure in a manner vaguely reminiscent of the Prairie Style. Perhaps the most modest of the two story Craftsman houses is the simple rectangular cottage at 637 N.W. St. Helens, which reflects the Craftsman idiom through the emphatic use of roof rafters and braces, banded windows with multiple lights in the upper sash, and a broad porch.

House Types: American Foursquare and Colonial Revival. Contemporaneous with the Craftsman Style, the American Foursquare combines the non-historical detail of the former with the cubic proportions and symmetry of the Colonial Revival Style. The best example in the district (and one of the finest in the region) is the 1910 O. K. Palmer House at 673 N.W. Pennsylvania. The house is distinguished by square massing and plan, hip roof with widely overhanging eaves, and bay windows and dormers which reflect the boxy form of the house itself.

The A. L. Coffman House at 565 N.W. Pennsylvania is an outstanding example of the Colonial Revival variation of the Foursquare theme. Built in 1906, the house is characterized by formal symmetry, hip roof with bracketed eaves, and a pedimented front porch supported by Tuscan columns. Another variation on the Colonial Revival Style is illustrated in the John Denhof House at 585 N.W. Pennsylvania, whose gambrel roof, gabled dormers, cornice returns, and shingle and clapboard siding recall Colonial motifs.

House Types: Bungalows. Closely related to Craftsman Style houses, but considerably smaller in scale, are the bungalows in the district. Mostly one-and-one-half stories, with low-slung side gable roofs, these

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structures feature broad front porches sheltered beneath overhanging roof eaves, and shallow dormer windows to light upper levels. Considered ideal for a family without servants, bungalows emphasized convenience, an open floor plan, natural materials, and a low profile that seemed to hug the lot.

One of the best examples of a bungalow in the district is the Daniel Coffman House at 647 N.W. St. Helens. In this house, the gently pitched gable roof seems to envelope the house as it sweeps down over a broad and deep front porch which joins the outside and the interior. A shallow shed roof dormer lights an upper story but does not interrupt the low profile of the building. Somewhat more characteristic is the one-and-one-half story bungalow at 666 N.W. St. Helens (the A. A. Hull House), which is a side-gabled house with overhanging eaves and a broad front porch. The Hull House also has a large dormer window projecting from the front facade and is ornamented in typical Craftsman Style, with paired porch posts, knee braces to support the eaves, and exposed rafter tails. The Gus Thacker House at 640 Pennsylvania, is a cottage that, by contrast, reflects Colonial Revival motifs, with Tuscan columns, a boxed cornice, and an ornamental frieze. The largest bungalow in the district, and one of the last to be constructed, is the John B. Coffman House at 761 N.W. West, a rambling one-and-one-half story Craftsman Style structure with projecting side wings and a variety of roof forms.

House Types: Transitional Late Victorian. Although some of the most important houses in the district reflect the Craftsman influence of the early 20th century, other important houses illustrate the slow transition between the irregularity and variety of the Victorian era with the more restrained, boxy, and simplified styles of the post-Victorian period.

Perhaps the finest examples of Late Victorian architecture in the district include the Queen Anne Style house at 554 N.W. Pennsylvania, located in the West Addition and built by William West in the 1890s, and the house at 649 N.W. Pennsylvania Avenue. Both houses are characterized by tall central blocks with full height projecting gabled bays. In both elevation and plan, the houses reflect the variety and asymmetry of the style, with multiple projecting elements, a variety of roof forms, and varying surface textures and ornament. Even so, the houses are quieter and more regular than the highly agitated designs of the High Victorian period, and they suggest the restraint of the new century. The transition is even more apparent in the Noah Coffman House at 675 N.W. St. Helens, where the variety of bays and roof shapes is coherently organized into a fairly simple mass.

House Types: Period Revival. A least two houses in the district reflect the Period Revival Styles of the 1920s, when architects created vaguely historical recreations for suburban home owners. The best example in the district is the Carroll Brown House at 687 N.W. Gertrude, an eclectic combination of English Revival and French Revival Styles, designed by Chehalis architect Jack Griffin and built in 1926.

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Classification of properties: Contributing properties are those built during the period of significance which retain basic integrity of original form and character. Usually, integrity of character includes retention of original roof shape, most original windows, original siding and most exterior ornament, and original setting. Properties associated with significant persons which have lost some of these characteristic elements may still contribute to the district if a majority of the elements has been retained. Noncontributing properties are those historic structures which have lost the majority of their characteristic features, and are not identifiable from the period of significance.

Boundaries: The boundaries of the district are drawn to include a concentration of historic properties which still reflect their original character and setting. Properties outside the district are generally smaller, less heavily landscaped, and less architecturally distinctive.

Inventory: The following inventory of properties in the Pennsylvania Avenue-West Side Historic District indicates address; approximate date of construction; classification (contributing or noncontributing); a brief description; and a note on some of the owner(s)/occupant(s) during the historic period. An asterisk (*) after the address indicates that the property was illustrated in the "Historical Souvenir Edition" of the *Chehalis Bee Nugget*, May 14, 1915.

A note on dates of construction: all dates given are approximate, and are based on Sanborn Insurance Maps for 1896 (corrected to 1905), 1912 (corrected to 1916), and 1924 (corrected to 1946). Residents during the period are identified through city directory research.

Pennsylvania Avenue

1. 437 N.W. Pennsylvania Avenue (post-1916, contributing) is a one-and-one-half story wood frame Craftsman Style house, with a side gable roof; projecting eaves with vergeboards and rafter tails; gabled dormer; broad front porch; and double hung windows with multiple lights in the upper sash. A prominent chimney rises on the east facade. The house retains its original clapboard siding, rests on a poured concrete foundation, and is situated on a large and heavily landscaped lot at the entry to the historic district.

The house is associated with its first resident, Herbert Sieler, who was president of the Lewis County Abstract Association, secretary of the Washington State Senate (1919-1933, 1947-1957), and a State Senator (1939-1940).

2. 440 N.W. Pennsylvania Avenue (c. 1905-1912, contributing) is a two story wood frame house built on a L-shape plan, with a front facing gable and a perpendicular side wing. The house has steeply pitched gable roofs, double hung windows with multiple lights, and a large dormer, with multi-pane casement

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windows, on the side wing. A porch spans the wing, with French doors providing access to the house. The house is sided with clapboards.

Located on land platted by William West, this house was the residence of Chehalis Brick and Tile Company president Andrew Bickford in the early 20th century.

3. 461 N.W. Pennsylvania* (c. 1903-1910, contributing) is one of the most distinguished Craftsman Style houses in the city. The house is a two story wood frame structure composed of two intersecting gabled wings sheltered by projecting eaves. The eaves are supported by exposed rafter tails and knee braces, and the front facing gable peak is decorated with a massive truss ornament. Fenestration includes paired and banded windows, with projecting hoods, and bay windows. A porch at the entry is supported by paired square posts. The house is sided with the original clapboards, and located on a large landscaped lot, with a frame garage from the same period in the rear.

The house is associated with its original owner Edgar A. Frost, co-proprietor of the J. A. Ludwig Company hay and grain dealership. Frost was the son-in-law of Daniel and Kate Millett, and Mrs. Millett lived in the house following the death of her husband in 1908. In the 1920s, Thomas Donahoe, a vice president of the Coffman, Dobson bank lived here; in the 1930s and later, it was the home of Superior Court Judge John Murray.

4. 462 N.W. Pennsylvania Avenue (pre-1896, contributing) is a one-and-one-half story Late Victorian cottage composed of intersecting gabled wings, with a projecting central bay on the facade. The bay features chamfered corners lighted by double hung sash windows, with decorative brackets supporting the upper story overhang. The house has been re-sided with asphalt shingles but retains integrity of form, most fenestration and some of its historic detail. A contributing garage is located in the rear.

5. 495 N.W. Pennsylvania Avenue* (c. 1905, contributing) is an unusual, two-and-one-half story wood frame Craftsman Style house dominated by a low-pitched hip roof with projecting eaves, underscored by brackets and rafter tails. The main roof intersects with other hip roof forms--including a square corner tower and dormers--which feature the same projecting eaves, emphasizing the horizontality of the design. Fenestration includes a box bay window on the second story facade. The house is sheathed with clapboard siding. The property includes a large lawn and a wood frame garage from the period.

This house was built by Daniel Millett (1846-1908), who came to Chehalis from Wisconsin in the 1880s and was one of the original investors in the Chehalis Land and Timber Company, the Coffman, Dobson bank, and the Chehalis Improvement Company. Millett also served as mayor (1891) and city attorney (1897-1902).

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6. 525 N.W. Pennsylvania Avenue* (c. 1896-1905, noncontributing) is a two-and-one-half story frame house with a cross gable roof, recessed paired windows in the gable ends, and a monumental (nonhistoric) portico. The house has been considerably modified with the removal of the original front porch, the addition of first floor bays, and the application of new siding. The house is located on a large, heavily landscaped lot.

This house is associated with its first owner, William Urquhart (1855-1933), who was one of the original investors in the Chehalis Land and Timber Company and an officer of the Coffman, Dobson Bank. He also served as Mayor and Lewis County Treasurer. Other residents during the historic period included Henry Urquhart and Robert Donahoe.

7. 540 N.W. Pennsylvania Avenue (c. pre-1896, contributing) is a one-and-one-half story wood frame Late Victorian house that reflects the vernacular Queen Anne Style. The house is composed of intersecting gabled wings, with a steeply pitched roof trimmed with decorative bargeboards. A veranda wraps across the front facade and side elevations. The house is lighted by double hung windows with simple surrounds. The original siding has been altered but otherwise the house is well preserved and clearly reflects its 19th century character. A noncontributing garage is located in the rear.

Residents during the historic period included Benjamin Arnold, a Lewis County treasurer, and Thomas Murray, a chief of police.

8. 554 N.W. Pennsylvania Avenue (c. 1892, contributing) is the finest example of Late Victorian architecture in the district, and one of the finest Queen Anne residences in the city. The well preserved wood frame house is a two-and-one-half story structure with a central hip roof cube and full height gabled wings projecting on the facade and side elevations. The steeply-pitched gables are trimmed with decorative bargeboards, and the cornice is articulated with a wide frieze. Windows are double hung wood sash units. The first story is surrounded by a curved veranda supported by Tuscan columns. The house is sided with the original clapboards (on the first story) and wood shingles (on the second story). A contributing garage is located in the rear.

This house is located in the West Addition, and was built by George Bingham, a city engineer, in 1892. In 1897, it was owned by William West, and in the early 20th century, it was the home of Dr. George Hamaker; West's son John; and John Harms, president of the Chehalis Hardware Company.

9. 565 N.W. Pennsylvania Avenue* (c. 1906, contributing) is one of the finest examples of the Colonial Revival-Foursquare idiom in the city. The well preserved two-and-one-half story house is a wood frame structure built on a cubic plan, with a hip roof; projecting eaves with boxed cornices and modillions; symmetrical fenestration with double hung sash and projecting hoods; a central front dormer; and a full

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width front porch supported by Tuscan columns, with a pediment at the entry. The house rests on a rusticated stone foundation, is sided with the original clapboards, and has panelled brick chimneys. The house is sited on a large lawn with trees and shrubbery.

This house was built by Augustine Donahoe and immediately sold to Abraham Lincoln Coffman, the brother of Noah Coffman. A. L. Coffman was a prominent developer and businessman affiliated with the Chehalis Improvement Company and the Coffman, Dobson bank.

10. 579 N.W. Pennsylvania Avenue* (c. 1905-1912, contributing) is a two story, wood frame Craftsman Style residence with a side gable roof, gabled dormer projecting on the facade, and a shed roof front porch with a gable at the entry. The eaves of the roof, which shelter the house, are supported by pronounced brackets. The house is faced with narrow horizontal siding. The property features a frame garage from the period.

This house was the home of James Urquhart (William's son), an officer of the Coffman, Dobson bank and the Lewis County Canning Company. In later years, it was the home of Hugh Donahoe, a lawyer who also served as county prosecutor.

11. 584 N.W. Pennsylvania Avenue* (c. 1905-1912, contributing) is a two story, wood frame Colonial Revival Style house distinguished by a massive gambrel roof, which slopes down to the first story. Two cross gable dormers, with cornice returns and double hung windows, light the second story. An entry porch and bay windows are located on the first floor. The house features a stone foundation and is sided in the original clapboards. A noncontributing garage is located in the rear.

This house was built by John Denhof, president of the Chehalis Materials Company, and later was the home of R. H. Hurley, president of the Title Abstract and Guarantee Company, and attorney Grant Armstrong.

12. 622 N.W. Pennsylvania Avenue (c. 1916-1924, contributing) is a one story, wood frame bungalow, built on a rectangular plan with a gable roof and a projecting gabled front porch. The house is lighted by double hung windows and fixed single light windows, and features a cross gable bay on the south elevation. The house is sheathed in the original drop siding and the eaves are trimmed with vergeboards. A contributing garage is located in the rear.

13. 640 N.W. Pennsylvania Avenue* (c. 1896-1905, contributing) is a one-and-one-half story wood frame house that combines a cottage form with vernacular Colonial Revival detail. The side gable roof features a cornice and shelters a recessed front porch with entablature, supported by Tuscan columns. The house is lighted by double hung and bay windows. A shed roof dormer ornamented with a decorative frieze

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projects from the west slope of the roof. The house is sided with narrow clapboards on the lower level and shingles on the upper gable ends. A contributing garage is located in the rear.

In the early 20th century, this was the home of attorney Gus L. Thacker.

14. 649 N.W. Pennsylvania Avenue (c. 1895-1900, contributing) is a well preserved, two-and-one-half story wood frame house that reflects Late Victorian design, with a variety of intersecting gabled forms. The house includes a full height projecting cutaway bay on the south elevation, projecting dormer with jerkinhead gable, and a veranda supported by paired columns that shelters a front entry with sidelights. Windows, mostly double hung, are usually paired or banded. The house is sided with clapboards, with scalloped shingles in the upper gable ends. It is sited on a heavily landscaped lot, with a contributing garage in the rear.

This was the residence of Dr. Henri Pettit in the 1930s.

15. 656 N.W. Pennsylvania Avenue (contributing) is a two story wood frame house composed of a cross gable form, with a corner front porch. The house retains many of its original windows, mostly double hung, including the original front bay windows with tripartite lights. The house includes a nonhistoric rear addition that rises above the roofline, and the house was re-sided in the 20th century. A contributing garage is located in the rear.

This house was the home of Frank J. Allen, city treasurer for many years beginning in 1908.

16. 670 N.W. Pennsylvania Avenue (c. 1905-1912, contributing) is a one and one half story wood frame cottage composed of a side gable main block with a projecting front gable wing on the facade. The house is lighted by multi-pane casement windows. A contributing garage is located in the rear.

This house is associated with its first resident, Fred Allen, superintendent of the Coal Creek Lumber Company and brother-in-law of Carroll Brown, who owned the company.

17. 673 N.W. Pennsylvania Avenue* (1910, contributing) is one of the finest examples of the American Foursquare Style in the region. The two-and-one-half story wood frame house is built on a cubic plan and is sheltered by a hip roof with projecting eaves, which are supported by elongated block modillions. The house is lighted by rooftop dormers with rafter tails and box bay windows supported by decorative brackets. A corner porch supported by Tuscan columns shelters the offset entry. The house is sided by narrow bevelled siding and rests on a rusticated sandstone foundation. The interior includes a box beam ceiling, wainscoting, and built-in cabinetry with leaded glass. The house rests on a double lot with a frame garage from the period in the rear.

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This house was built by Osmer K. Palmer, owner of the Palmer Lumber and Manufacturing Company and president of the Builders Millwork and Supply Company. Palmer (1871-1952) came to Chehalis in 1906 and established one of the largest wood product firms in the region, manufacturing building materials and millwork for the ready-cut housing industry. The house was listed in the National Register in 1986.

18. 688 N.W. Pennsylvania Avenue (c. 1905-1912, contributing) is a one-and-one-half story wood frame Craftsman Style house. The house features a side gable roof (with extended eaves supported by knee brace brackets), shed roof dormers, and a front bay windows with banded double hung windows. A side entry porch with shed roof supported by simple posts shelters the entry. The house is sheathed with horizontal wood siding. A contributing garage is located in the rear.

The house was the residence of Edmund Duffield, city school superintendent and, in the 1920s, Charles Mitchell, officer of the Coffman, Dobson bank.

19. 723 N.W. Pennsylvania Avenue (1916-1925, contributing) is a two story wood frame Craftsman Style house built on a rectangular plan with a side gable roof. The house is lighted by double hung windows in the second story and banded wood sash windows, with multiple lights in the upper sash, on the first story. The house is faced with the original wood shingles. A contributing garage is located in the rear.

20. 720 N.W. Pennsylvania Avenue (1916-1925, contributing) is a one story wood frame bungalow with a side gable roof, double hung windows, and a gabled entry porch. The house is sided with the original clapboards.

21. 625 N.W. St. Helens (c. 1912-1916, contributing) is a one and one half story wood frame Craftsman Style house built on a simple rectangular plan and dominated by a gabled roof with projecting eaves. The eaves are ornamented with vergeboards, rafter tails, and knee braces. A paired double hung window lights the upper story and a shed roof porch spans the facade. A contributing garage is located in the rear.

This house was the residence of Edwin Whitmarsh, president of the Chehalis Mattress Factory. Whitmarsh established the factory in 1900.

22. 637 N.W. St. Helens (c. 1905-1912, contributing) is a two story wood frame Craftsman house built on a rectangular plan and sheltered by a side gable roof. The extended eaves of the roof are ornamented with vergeboards, exposed rafter tails, and knee brace brackets. The house is lighted by a tripartite window on the second floor (composed of double hung units with multiple lights in the upper sash). Paired double hung windows are located on the first floor. A hip roof porch spans the facade. The

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porch roof has projecting rafter tails and is supported by square posts. The house is sided with the original clapboards. The property was owned by the William West family.

23. 647 N.W. St. Helens (c. 1905-1912, contributing) is a one story wood frame bungalow characterized by a dramatic side gabled roof that slopes forward to shelter a deeply recessed front porch. A shallow shed roof dormer projects on the facade but does not rise above the gable ridge. The house retains its original wood siding and wood frame windows. On the rear of the large property is a remarkable round carriage house. The carriage house includes an attached formal pedimented entry pavilion, sided with clapboards, with full entablature and corner Ionic pilasters. The barn itself is sided with narrow horizontal boards and is sheltered by a domed roof. A central silo rises through the apex of the roof and is surrounded by louvered openings above which rises a glazed cupola. Small gabled dormers are located around the circumference of the dome.

This house is associated with the Coffman family, and particularly with Daniel Coffman who lived at the address by 1915. Daniel, who was the son of Noah, was an officer of the Coffman, Dobson bank and a city treasurer. The carriage house was shared in common with the neighboring house of Noah Coffman.

24. 654 N.W. St. Helens (c. 1905-1912, contributing) is a two story American Foursquare Style house, with a hip roof, gabled dormers, symmetrical double hung fenestration, an offset front entry with sidelights, and a front porch, supported by stout columns. The property has been re-sided. A contributing garage is located in the rear.

This was the home of William Brunswig, a leading merchant in the community, officer of the Chehalis National Bank, early city commissioner, and owner of the downtown Brunswig Block. Brunswig was born in England and immigrated to the United States in 1887.

25. 666 N.W. St. Helens* (c. 1905-1912, contributing) is a Craftsman Style bungalow with a side gable roof, supported by knee braces, which shelters a recessed front porch. The porch is supported by paired posts. A gabled dormer rises from the front slope of the roof, and reflects the same Craftsman characteristics as the main roof, with bracketed extended eaves. Double hung windows light the interior. The house has been re-sided.

Originally the home of the John Miles family, the house was associated for many years with attorney Alanson A. Hull, who lived here by 1915. Hull was a prominent local lawyer and an early officer of the state bar association.

26. 675 N.W. St. Helens* (pre-1896, contributing) is a wood frame Late Victorian Style house, characterized by a variety of intersecting gabled and hip roof forms. The house is lighted by double

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hung sash, including paired windows and a group of three windows on a front box bay. The house has been re-sided. A pedimented entry porch is located on the south side elevation. The house was built on the same large lot as the Daniel Coffman House and originally shared the round barn. The property included extensive gardens, a croquet court, and a lawn bowling green, with a rear garage.

This house was the home of Noah B. Coffman (1857-1940), patriarch of the prominent family of bankers and developers. Coffman came to Chehalis from the Midwest in the 1880s, and established the Coffman, Dobson bank, which became the region's most important financial institution. He also organized the Chehalis Land and Timber Company (which platted much of the city), the Chehalis Improvement Company (which financed downtown construction), and the Citizen's Club. He held extensive real estate including the downtown Coffman building, and owned N. B. Coffman and Sons cattle breeding firm. In the 1940s and 1950s, the property was owned by Don G. Abel, Sr., County Prosecutor and Chairman of the State Democratic Party, Chairman of the State Liquor Control Board, and State Supreme Court Justice.

27. 682 N.W. St. Helens* (c. 1905-1912, contributing) is a two story wood frame Craftsman Style house dominated by a dramatic cross gable roof, whose projecting eaves are decorated by vergeboards and ornamental trusses supported by knee braces. Tripartite windows, with entablature hoods, light the upper gable ends and double hung sash is located elsewhere. A broad veranda shelters the lower story, with a porch roof that is supported by exposed rafters. The house is sided with wood shingles and rests on a stone and brick foundation. A contributing garage is located in the rear.

This house was built by Alonzo E. Rice, chairman of the board of the Chehalis National Bank and a Judge for Lewis County Superior Court for 16 years. Born in Illinois in 1857, Rice came to Washington in 1890 and served as Centralia city attorney (1892-94) and Lewis County Prosecutor (1894-95). He was elected to Superior Court in 1900, moved to Chehalis in 1901 and shortly thereafter built this house.

28. 684 N.W. Gertrude (1916-1925, contributing) is a two story wood frame house that reflects the English Cottage Style of the early 20th century. The house is composed of a front gable and a perpendicular side gabled wing. The house has steeply pitched gable roofs, with a gabled portico at the entry. The house is sided in clapboards and lighted by wood frame windows, mostly double-hung. A large brick chimney rises against the exterior of the facade. A noncontributing garage is located in the rear.

This house is associated with George Sears, owner of the Sears Drug Store and a city commissioner.

29. 687 N.W. Gertrude (1926, contributing) is the finest example of Period Revival design in the historic district. The house is a wood frame two story structure built on a rectangular plan with a steeply pitched

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hip roof, central gabled pavilion, lower side bays, and dormer windows. Fenestration is composed of multiple-light casements. The house is sided with wood shingles and rests on a concrete foundation. Tall brick chimneys rise on either side of the house. Designed by Chehalis architect Jack Griffin, the house reflects the French and English Revival Styles. Two contributing garages and storage structures are located in the rear.

This home was built for Carroll L. Brown, owner of the Coal Creek Lumber Company and president of the Chehalis Shingle Company. Brown founded Coal Creek Lumber in 1905, employed hundreds of men in his logging and mill operations, and owned considerable stands of fir and cedar in the surrounding timberlands.

30. 761 N.W. West (contributing) is the largest Craftsman bungalow in the district. The one-and-one-half story wood frame house is built on a rectangular plan with a side gable roof, with projecting side bays. The house is sheltered by a side gable roof with jerkinheads, and the eaves are ornamented with vergeboards and rafter tails. A shed roof dormer projects from the front slope of the roof. The house is lighted by a variety of wood sash windows, including multi-pane casements, mostly paired or arranged in groups. The house is sided with clapboards. A garage from the same period is located to the rear.

This house was the home of John B. Coffman, owner of the Chehalis Garage.

31. 621 N.W. Quincy* (pre-1915, contributing) is a two-and-one-half story wood frame Craftsman Style house built on a rectangular plan. The side gable roof features rafter tails, decorative trusswork in the gable end and knee braces. A gabled dormer projects from the roof and a shed roof porch shelters the front entry. The foundation and porch are constructed of rusticated sandstone, and a brick chimney rises against the outside wall. The house is sided with clapboards on the first floor and shingles on the upper levels, and is lighted by wood frame windows that include multiple lights in the upper sash.

This house was the residence of John Loughran, who was in the wholesale and retail liquor business and a member of the original survey team for the Northern Pacific railroad.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

 nationally statewide locallyApplicable National Register Criteria A B C DCriteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

c. 1895-1941

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Coffman, Noah B.; Millett, Daniel
Urquhart, William; West, William

Architect/Builder

Griffin, Jack. See text

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Distinguished by a wide range of historic houses, including significant examples of Late Victorian and post-Victorian architecture, the Pennsylvania Avenue-West Side Historic District is a well preserved and cohesive neighborhood closely associated with many of the city's most influential civic and business leaders through the early 20th century. Built mostly between the 1890s and 1920s, the district was home to a small group of families whose interlocking business and personal interests shaped the entire city during the period. Residents of the district at the time included the founders and subsequent officers of the region's oldest bank, the land company which platted and sold most of the city, the development company which built the commercial center, and the booster club which promoted the town during its boom years. Other residents included the proprietors of local manufactories and mills; leading bankers, businessmen, and jurists; and a variety of local officials ranging from police chief to superior court judge, from school superintendent to state senator.

The houses built by these individuals clearly reflected their status. Although only three blocks in length, the district includes a remarkable concentration of locally significant architecture, and is differentiated from other neighborhoods in the city by the size of the lots, the substance and style of the houses, and the importance of the families who lived there. Individual houses have lost some integrity over the years, but the cohesiveness and general character of the district remain intact, clearly reflecting the early years of the 20th century when the Pennsylvania Avenue-West Side district was a focal point for the city's most influential families and finest homes.

The district meets the registration requirements established for the residential property type as established in the Historic Resources of Chehalis Multiple Property Documentation Form.

Historical Background: The history of the district is dominated by the same group of individuals who shaped the economic and physical character of Chehalis in the late 19th and early 20th centuries through their association with the Chehalis Land and Timber Company. Organized in 1888, the land company platted and vigorously promoted the townsite for the next quarter century, developing large tracts of the city's best commercial and residential real estate. In addition to the commercial center, the company (together with "city father" William West) acquired and platted much of the West Side residential district north of Division Street (site of the district) between 1888 and 1906. By the first years of the 20th century, most of the partners constructed their own residences in the area, as had West.

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The original investors in the land company formed a powerful consortium that controlled real estate, commercial development, and civic life during the period. The investors were led by Noah B. Coffman and John Dobson (brother-in-law of William West), and included Francis Donahoe, Daniel C. Millett, and William M. Urquhart. In addition to their interests in the land company, these five individuals served as directors and officers of the region's most important financial institution (the Coffman, Dobson and Co. bank, established in 1884 and re-organized in 1890), the Chehalis Improvement Company (organized c. 1890, which constructed the city's most imposing commercial blocks on Market Boulevard) and the Citizens' Club (founded in 1888 and influential in promoting the commercial interests of the city through the early 20th century). The group also dominated political life, with four of the members (Dobson, Donahoe, Millett and Urquhart) serving as mayor and filling other civic roles, including the offices of city attorney (Millett), county treasurer (Urquhart), and state senator (Donahoe).

Born in 1857 and educated in law, Noah B. Coffman came to Chehalis in the early 1880s, where he organized the first bank in southwestern Washington. Incorporated in 1890 as the Coffman, Dobson and Company bank, the business quickly grew to become the leading institution in the region, and Coffman was considered one of the state's most important banking figures. In addition to serving a long tenure as president of the bank, Coffman was an officer of the Chehalis Land and Timber company; was a director of the Chehalis Improvement Company (which built the Coffman Building on Market Boulevard); founded the Citizens' Club; and had interests in a cattle breeding operation. Coffman died in 1940.

John Dobson was born in England in 1841 and arrived in Chehalis with his brother-in-law William West in the 1860s, helping establish the community and acquiring considerable land on the west side of town. A director of the land company, he was an officer of the Coffman, Dobson bank and was a stockholder in the Improvement Company. He died in 1907. William West, (1839-1915) who platted large areas of the west side and lived in the district, was often considered the "father of Chehalis" because of his pioneer role in promoting the city. Among other positions, West was an early county auditor, county treasurer, deputy sheriff, city councilman, and mayor.

Francis Donahoe (1847-1926) was born in Pennsylvania, came to the area in the 1870s, and became a prosperous real estate investor who served as an officer of the land company, a vice-president of the Coffman, Dobson bank, and platted west side property, including much of the present Pennsylvania Avenue district. Daniel Caldwell Millett (1846-1908) was a lawyer who came to Chehalis from Wisconsin in the 1880s. Millett served as a partner in the land company, an officer of the Coffman, Dobson bank, and a stockholder in the Improvement Company. William Muir Urquhart (1855-1933) was the son of a Scottish immigrant to Lewis County, became a leading general merchant in town, and served as vice-president of the Coffman, Dobson bank.

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In 1915, following the death of several of the members, the local newspaper reflected on the men's influence and power during the city's formative years. "Concerned with the community's development and advancement, and identified with the extension of improvements and city building, their names are interwoven into the history of this community from the date of its earliest settlement. Through them, their institutions and individually, they have been loyally devoted to 'usefulness,' and the unfoldment (sic) of the resources of this section of the state is due in no small measure to the fulfillment of this 'usefulness.'"

In addition to owning and platting land on the west side, these men and/or their families lived in the Pennsylvania Avenue historic district in the early 20th century, so that from 1900 through the 1930s, the district was a closely knit neighborhood of family members and business associates of the town's most powerful citizens. For example, Noah Coffman subdivided land and lived in the district from the turn of the century until his death in 1940. So, too, did other Coffman family members during the period, including developer Abraham Lincoln Coffman (affiliated with the Coffman, Dobson bank and the Chehalis Improvement Co.); Daniel T. Coffman (an officer in the Coffman, Dobson bank and one-time city treasurer); and John B. Coffman (owner of the Chehalis Garage). Members of the Francis Donahoe family who lived in the district included Thomas Donahoe, a vice president of the Coffman, Dobson bank; Hugh Donahoe, a prominent lawyer and county prosecutor; and Robert Donahoe. Daniel Millett lived in the district as did his son-in-law Edgar Frost (proprietor of a grain and hay dealership). William Urquhart family members living in the district included, in addition to William, son James (who was an officer of the Coffman, Dobson bank and an officer of the Lewis County Canning Association); William Urquhart (a vice president of the Coffman, Dobson bank); and Henry Urquhart (a real estate developer). John West, a member of the West-Dobson family, also lived in the district during the period. West, who established a grocery in the 1890s, also served for a time as mayor and city commissioner. William West himself platted land in the district and built a house in the district in the 1890s.

In addition to the families of the town developers, the district was home to important figures in the leading industries and businesses of the region between 1900 and 1930. For example, Carroll Brown, who founded the Coal Creek Lumber Company in 1905, and was president of the Chehalis Shingle Company, lived in the district. Brown's logging and mill operations employed hundreds of men and he owned extensive stands of cedar and fir. His partner, Fred Allen, also lived in the district. Osmer K. Palmer, the proprietor of Palmer Lumber and Manufacturing Company and president of the Builders Millwork and Supply Company, built his house in the district in 1910. His firm was a leading supplier of house building products for the pre-cut home industry and one of the largest mills in the area.

Other prominent residents included lawyers and judicial officials (attorneys Gus Thacker, Grant Armstrong and A. A. Hull; and judges John Murray and A. E. Rice); manufacturers (Chehalis Brick and Tile president Andrew Bickford; Chehalis Mattress Company founder Edwin Whitmarsh; Chehalis

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Materials Company president John Denhof); businessmen (druggist George Sears; clothing store owner William Brunswig; liquor distributor John Loughran; and title and abstract company presidents Herbert Sieler and R. H. Hurley); bankers (including Edgar Newgard, an officer with First Federal Savings and Loan; Charles Mitchell, vice-president of the Coffman bank; and Judge Rice and merchant Brunswig, who served as chairman and vice president, respectively, of the Chehalis National Bank).

Municipal officials who lived in the district included long-time Lewis County treasurer Benjamin Arnold and long-time city treasurer F. J. Allen; Chehalis Chief of Police Thomas Murray; and Chehalis School District Superintendent Edmund Duffield.

Although the district was platted in the late 19th century, most of the homes were built between 1900 and 1910 (coinciding with a boom in the city, when population increased four fold in just ten years). By 1915, the Pennsylvania Avenue district had clearly emerged as the premiere residential neighborhood in the city. By that date, it had achieved the character it retains today, with large homes and spacious lots. Only a few houses were built in the 1920s.

The importance of the district, both architecturally and socially, was clearly illustrated in 1915, when a commemorative issue of the Chehalis *Bee Nugget* newspaper presented photographs of city leaders and their homes. Of the 24 homes included in the book-length issue, 13 were located in the three blocks of the district. For a city whose population was near 5,000 and whose economy was diversified, the district included an unusually high number of significant figures and distinctive homes.

The concentration of resources was remarkable. For example, on the single block of St. Helens north of Division, such prominent families as Coffman, Brunswig, and West built houses. The two blocks that stretch north on Pennsylvania Avenue included the homes of the Milletts, Donahoes, Urquharts, and Palmers.

The significance of the district is also reflected in the architectural character of its buildings. The district includes some of the community's best examples of transitional Late Victorian, Craftsman, American Foursquare, Colonial Revival, Bungalow, and Period Revival Styles. According to recent survey data, no other neighborhood in Chehalis can boast such a concentration of well preserved examples of house types from the period. The district is also distinguished from other areas by the size and scale of the properties, the generally large and well landscaped lots, and the interesting outbuildings (including garages and, in one instance, a remarkable round barn). Although individual properties have lost some integrity, many of the buildings are well preserved and the district as a whole retains its distinctive character as the historic neighborhood of the city's elite.

9. Major Bibliographical References

"Historical Souvenir Edition," *Chehalis Bee Nugget*, May 14, 1915.
Polk's Directories for Centralia and Chehalis, 1914-1915, 1915, 1920, 1925, 1937, 1939.
Sanborn Map Company, *Chehalis Fire Insurance Maps*, 1893, 1896, 1912, 1924.

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 Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 13

UTM References

A	<u>10</u> Zone	<u>501860</u> Easting	<u>5168080</u> Northing	B	<u>10</u> Zone	<u>501960</u> Easting	<u>5168080</u> Northing
C	<u>10</u> Zone	<u>501980</u> Easting	<u>5167650</u> Northing	D	<u>10</u> Zone	<u>501930</u> Easting	<u>5167540</u> Northing
E	<u>10</u> Zone	<u>501850</u> Easting	<u>5167620</u> Northing	F	<u>10</u> Zone	<u>501900</u> Easting	<u>5167670</u> Northing
G	<u>10</u> Zone	<u>501830</u> Easting	<u>5167740</u> Northing				

See continuation sheet

Verbal Boundary Description

See attached map, drawn to scale of 1"=125'.

See continuation sheet

Boundary Justification

The nominated property is a cohesive district characterized by large, well landscaped lots; substantial and well preserved historic houses, and close association with significant individuals. Properties outside the boundaries are less architecturally and historically significant, less well preserved; and lack the cohesive landscape elements that unite the district.

See continuation sheet

11. Form Prepared By

Name/title	<u>L. Garfield with research assistance by Jenny Muyskens</u>	date	<u>August 1991</u>
organization	<u>Office of Archaeology & Historic Preservation</u>	telephone	<u>(206) 586-2901</u>
street & number	<u>111 21st Avenue S.W.</u>	state	<u>Washington</u>
city or town	<u>Olympia</u>	zip code	<u>98504</u>

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All photographs are of the Pennsylvania Avenue-West Side Historic District, Chehalis, Lewis, Co., Washington. All photography by Leonard Garfield, July-August, 1991, with negatives at the Office of Archaeology and Historic Preservation, Olympia.

The following are specific views of each photograph, identified according to map and photo number.

1. Streetscape view of Pennsylvania Avenue, at the intersection of St. Helens, looking N
2. 437 Pennsylvania, looking NW
3. 461 Pennsylvania Avenue, looking NW
4. 461 Pennsylvania Avenue, looking W
5. 495 Pennsylvania, looking NW
6. Streetscape view of Pennsylvania at 495, looking NW
7. 525 Pennsylvania, looking W
8. 565 Pennsylvania, looking N
9. 565 Pennsylvania, looking W
10. 579 Pennsylvania, looking SW
11. 579 Pennsylvania, looking S
12. 579 Pennsylvania, looking S

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13. 761 West, looking S
14. Looking SW on West, beyond district boundary
15. Looking NW on West, beyond district boundary
16. 649 Pennsylvania, looking W
17. 673 Pennsylvania, looking W
18. 673 Pennsylvania, looking SW
19. Pennsylvania streetscape, looking NW toward 723
20. 723 Pennsylvania, looking W
21. Looking NW on Pennsylvania outside district
22. 682 St. Helens, looking NE
23. St. Helens near 682, looking NE
24. 440 Pennsylvania, looking NE
25. 687 Gertrude, looking SE
26. 540 Pennsylvania, looking NE
27. 540 Pennsylvania, looking E
28. 554 Pennsylvania, looking E
29. 540-554 Pennsylvania, looking NE

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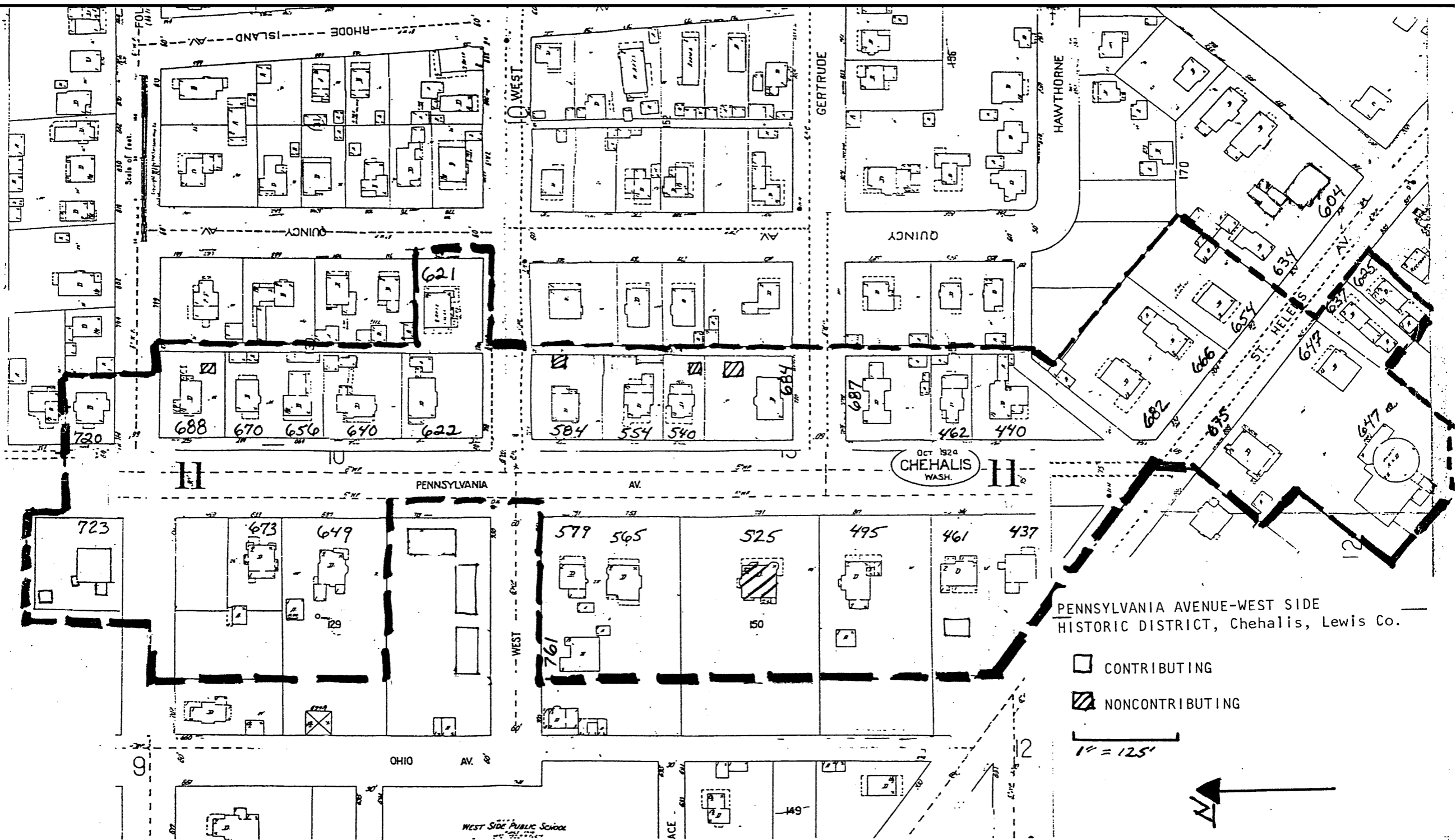
30. 584 Pennsylvania, looking E
31. 584 Pennsylvania, looking SE
32. 621 Quincy, looking NE
33. 621 Quincy, looking NE outside of district
34. 622 Pennsylvania, looking NE
35. 640 Pennsylvania, looking NE
36. 656-670 Pennsylvania, looking NE
37. 720 Pennsylvania, looking NE
38. 637-625 St. Helens, looking SE outside of district
39. 625-637 St. Helens, looking NW
40. 637 St. Helens, looking W
41. 647 St. Helens, looking W
42. 647 St. Helens garage, looking W
43. 675 St. Helens, looking NW
44. 634 St. Helens, looking SE out of district
45. 604 St. Helens, looking SE out of district
46. 654 St. Helens, looking NE

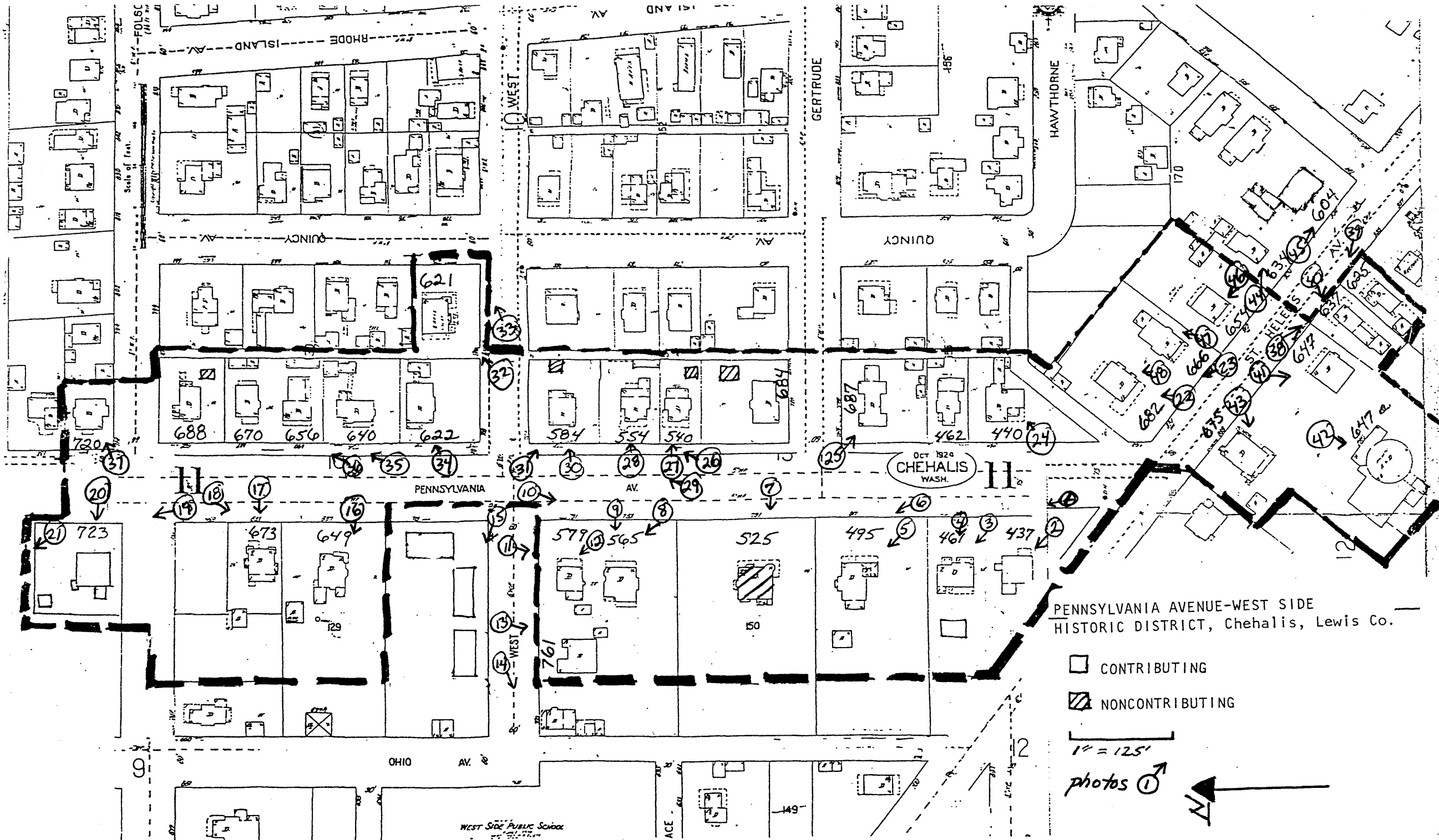
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- 47. 666 St. Helens, looking NE
- 48. 682 St. Helens, looking NE





PENNSYLVANIA AVENUE-WEST SIDE HISTORIC DISTRICT, Chehalis, Lewis Co.

- CONTRIBUTING
- ▨ NONCONTRIBUTING

1" = 125'
photos ①

