

United States Department of the Interior
National Park Service

SEP 20 1990

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 Brackett, E. William, House
other names/site number N/A

2. Location

street & number 2606 Tieton Drive not for publication
city, town Yakima vicinity
state Washington code WA county Yakima code 077 zip code 98902

3. Classification

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

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

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. [Signature] Date 9/11/90
Signature of certifying official
Washington State Department of Community Development 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. **Entered in the National Register**
 See continuation sheet. *Melona Byer* 10/25/90
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

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)

Colonial Revival

Materials (enter categories from instructions)

foundation concretewalls wood: weatherboardroof wood: shingle

other

Describe present and historic physical appearance.

Characterized by formal symmetry, classical moldings, and a pedimented portico, the E. William Brackett House is a wood frame Colonial Revival style residence located in Yakima's suburban Nob Hill district. The house, which sits on a three-quarter acre lot on Tieton Drive, originally overlooked a surrounding 80 acre farm and orchards. The orchards were subdivided by the mid-20th century for single family homes, but the house retains its spacious front and side lawn and original architectural character.

The Brackett House is an academic version of the popular Colonial Revival style, carefully suggesting historical prototypes. The house has a nearly square plan, measuring about 47 feet across the north facade and 46 feet along the sides. The main block is two and one-half stories beneath a side gable roof; a one-story conservatory forms a dependency on the east side and a two-story hip roof wing projects off the rear, enclosing a two-story rear porch, originally screened on the lower level. The enclosure of the first floor porch with glazing, and the replacement of some windows on the second floor sleeping porch constitute the only notable alterations to the house since its construction.

The house, which rests on a foundation and basement of poured concrete, rises to a side gabled roof lighted by three gabled dormers across the facade. Dormers also project off each slope of the rear hip roof, and fanlights light the upper gable ends. The walls of the house are sided with narrow clapboards, and the roof is sided with composition shingles. A plain frieze and dentillated cornice underscore the boxed eaves of the roof, and carry across the gable ends to form pediments. The dormers are sided with shingles and feature boxed eaves with cornice moldings. A brick chimney with corbeled cap rises against the west wall of the house and through the eave of the gable. A second chimney rises from the rear hipped roof.

Fenestration is symmetrically disposed across the front and side elevations, with all the original wood sash windows intact (sometimes behind metal frame storm windows). The wood frame windows feature six-over-six double hung sash, with simple surrounds and slightly projecting hood moldings. The central bay of the facade features a tripartite, Palladian-like window, composed of a central eight-over-eight window flanked by two four-over-four lights. Beneath the central window is the entry portico, composed of a full entablature and supported by clustered Tuscan columns and pilasters. The pediment features a raking cornice with dentils, and a full, dentillated entablature with a frieze with triglyphs.

The deck of the porch is concrete, with a short flight of concrete steps leading to an ornate single leaf, paneled front door within an Adamesque surround, featuring a leaded glass fanlight with multi-paned leaded sidelights. The same Georgian theme is reflected in the dormers, which are lighted by casement windows beneath fanlights with radiating muntins and hood moldings.

The east side conservatory is a one-story extension with shallow gable roof, lighted by paired multi-paned casement windows which surround the room. A two-story rear porch (including upper sleeping porch) projects ten feet from the main block. Each slope of the rear hip roof section of the house is lighted by a dormer with casement windows and fanlights.

The interior of the house includes 6,000 square feet on a relatively open but formal plan, symmetrically arranged around a central entry hall. The first floor includes a large entry and stairhall with public rooms to either side, accessed through multi-paned glazed sliding pocket doors. The living room, to the west, includes built-in bookcases with cornice moldings, and a fireplace with classical mantel, featuring a dentillated cornice. To the south of the living room is an office with built-in cabinetry, and beyond that, a rear bedroom. To the east of the central hall is the formal dining room, and to the east of that, through glazed French doors, is the conservatory. To the south of the dining room is a narrow kitchen with original cabinetry, and a small pantry with dining booth, paneled walls, and original cabinetry. The porch that spans the rear of the house was originally screened, and more recently has been glazed. The original rear six-over-one double hung rear windows are still in place against the inside wall of the enclosed porch.

See continuation sheet

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)

ArchitectureAgriculture

Period of Significance

1917

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Brackett, E. William

Architect/Builder

Weatherwax, W. H. H. (Harry)

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

Built in 1917 for a pioneer Yakima orchardist and designed by noted architect W.H.H. Weatherwax, the E. William Brackett house is one of the city's finest examples of the Colonial Revival style, distinguished by its restrained classicism, academically correct proportions and detail, and prominent suburban setting. Brackett, whose extensive orchards originally surrounded the Nob Hill home, was a leading fruit grower in the early 20th century, an early proponent of irrigation, and a developer of the residential west side. His house, designed by an architect familiar with the classical idioms of the era, remains one of the best expressions of suburban period revival design in the city.

Historical Background:

E. William Brackett was born in Sharon, Massachusetts, in 1869, the son of a prosperous New England family. In 1890, Brackett accompanied his widowed father to Washington State where they purchased 80 acres of farmland along Tieton Drive several miles west of the North Yakima city limits. At their new home, the Brackets raised melons, hay, and other crops, and soon began to irrigate their land and develop orchards. Young Brackett was an early promoter of irrigation, and was the founding president of the "Natchez-Cowiche Ditch Company" (precursor to today's Naches-Cowiche Canal Company), serving in that post from 1894 until 1897.

When the senior Brackett moved to California at the turn of the century, E. W. remained behind and married Ida Carovello. He purchased his father's land, bought additional acreage north and south of Tieton Drive (and later in Weikel-Naches Heights area), irrigated the land, and expanded his orchards, producing large crops of apples, pears, peaches, and cherries.

In addition to growing fruit, Brackett built a packing plant and storage facility on his property. According to contemporary sources, Brackett took a scientific interest in his work, making "a close study of the kinds of fruit that may be best raised in this locality...and also exhaustively studied the best methods of keeping the soil in good condition."

Brackett's study apparently paid off. His fruit was sold widely, both from his ranch and as far away as California. And he was recognized as a local expert in irrigation, assisting area growers build systems. (Brackett's involvement with irrigation projects continued throughout his lifetime, and led him to Egypt in the 1920's where he studied that nation's irrigation, returning with drawings to share with the Tieton-Naches project.) His meticulous ranch books, which date from 1900-1945, are still in the home and offer evidence of the wide range of his business and the care with which he maintained it.

In addition to his fruit operations, Brackett was actively involved in civic affairs, ranging from the beautification of Tieton Drive to the founding of the Nob Hill Grange. Over the years, Brackett also helped developed residential neighborhoods on the west side, platting the subdivisions known as Brackett Heights and Brackett's Addition, and eventually donated 18 acres of his land to the City of Yakima for the creation of Franklin Park.

In 1917, Brackett moved his wood frame Victorian house about one quarter mile west where it served as a foreman's residence, and hired architect Weatherwax to design a new suburban house. Brackett lived in the new house until his death in 1950, after which most of his land was sold off. Mrs. Brackett, who was a prominent member of the Yakima social scene, active in arts and other activities, remained in the house until her death in 1972.

See continuation sheet

9. Major Bibliographical References

Lyman, W.D., History of the Yakima Valley, S.J. Clarke, 1919.

Brackett, Mrs. Cecil., Interviews with Paul Brackett, various dates 1989-1990.

Warren, Cindy, "E. William Brackett: Franklin Park was His Pumpkin Patch" in Remembering Yakima by Those Who Were There (Yakima: Valley Sun, 1976), pp. 92

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 #

See continuation sheet

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 less than one acre

Yakima West, Washington USGS 7.5' quad

UTM References

A 10 688210 5162620
Zone Easting Northing

C
Zone Easting Northing

B
Zone Easting Northing

D
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

Lots 2 & 3, Brackett's Heights Addition, City of Yakima, parcel number 181326-21401, 21402.

See continuation sheet

Boundary Justification

The nominated parcel includes the house, lawn and garage historically associated with E. W. Brackett.

See continuation sheet

11. Form Prepared By

Name/title L. Garfield, with research assistance by Paul Schafer
organization Office of Archaeology and Historic Preservation
street & number 111 West 21st Avenue, KL-11
city or town Olympia

date May 5, 1990
telephone (206) 586-2901
state Washington zip code 98504

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In the central hall, a staircase with mahogany railing, turned newel post and balusters, leads to the upper hall. Four bedrooms and a sewing room are located around the hallway. The upstairs sleeping porch in the rear still features a row of casement windows along the west wall, although elsewhere windows have been changed. The attic, which is lighted by the dormer windows, is fully finished, and includes several sleeping rooms.

Throughout the first and second floor, the house features oak floors, plaster and lath walls, and restrained classical moldings including door and window surrounds with entablature hoods and cornice moldings. Some original lighting fixtures exist in the living and dining rooms. The detached garage, located to the southwest of the house, is a frame structure, sided with clapboards, and contemporary with the house. It is considered a contributing element of the nominated property.

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Architectural Significance:

When he designed Brackett's new house, Weatherwax chose a theme that reflected the owner's New England heritage. The house was a large but dignified and surprisingly "academic" version of the Colonial Revival style, characterized by formal symmetry, classical moldings, a portico with full entablature, and an entry with sidelights and fanlight. Inside, the house features a formal but relatively open plan characterized by large public spaces symmetrically arranged around a central hall.

The studied proportions, fenestration, and detail of the house can be attributed in part to a growing awareness of actual Colonial prototypes. The publication of photographs and drawings of 17th and 18th century houses, most notably the White Pine Series of Architectural Monographs (1915) led to increasingly correct examples. But the skillful design also is attributable to the talents and varied experiences of the architect, whose peripatetic career included extensive work at the various international expositions of the era, where the Colonial Revival (like other styles) received its impetus and, often, finest expression.

Born in 1856 in upstate New York, William Henry Harrison (Harry) Weatherwax began his career as an architect in 1873 in Marshalltown Iowa, where he spent six years as a draftsman. In 1879, the architect moved to post-fire Chicago, where he served as head draftsman for the city's school board. But Weatherwax's career took an important turn in the early 1890's, when he served for three years as drafting room foreman for the World's Columbian Exposition of 1892-93.

Widely considered by historians as a watershed in American architectural history, the fair no doubt exposed Weatherwax to the best architects and finest classical design in the country. It also led to a series of jobs at subsequent expositions, including drafting and design work for the 1901 Buffalo fair; the 1904 St. Louis fair (where he worked 3 years); and the 1908 Omaha fair (where he worked 20 months). About 1908, Weatherwax moved to Seattle, where he found employment in the architectural department of the 1909 Alaska-Yukon-Pacific Exposition, designing most of the "concession buildings" at the fair.

While in Seattle, Weatherwax established a short-lived private practice, first in partnership with Arthur Devereaux (1908) and then alone (1909). But after the fair, Weatherwax moved to Yakima, where he established a practice with his son Lea Albert Weatherwax. In many respects, Yakima was a logical place for an aspiring architect. In 1909, for example, the Yakima Republic reported that "every architect in North Yakima has something to do...There have been hundreds of dwellings erected but the demand for good homes continues."

Weatherwax shared in that boom. From 1910 until about 1924, he and his son designed a wide range of structures, including offices, civic buildings (for example, the second Yakima County Courthouse, now demolished), schools, fruit warehouses, and residences throughout the valley. In 1914, Yakima newspapers reported that the architect was called to work on the Panama-Pacific Exposition of 1915 in San Francisco, where he served in a supervisory capacity in the architectural department. He was also employed by the 1917 Jamestown fair (where he served as chief draftsman and assistant director of works), an exposition that drew on Colonial themes and perhaps inspired the Brackett house design. Weatherwax continued to maintain a Yakima practice until at least 1924. Harry Weatherwax died in Glendale, California in 1927.

In Yakima, Weatherwax's most notable extant design is probably the Armory, which he built in partnership with William DeVaux. Of his residential work, a biographical note in the 1919 county history lists only three houses by name, including the Brackett House. (The Brackett house is also one of the few Yakima residences illustrated in the 1919 history.) Although Weatherwax is credited with the design of the Donald House (now known as the Woman's Century Club), there is no positive confirmation of this. In any event, it is clear from Weatherwax's biography that he considered the Brackett house to be among his most important residential commissions. Even today, the house remains a good example of its type. Based on a 1985 survey of Yakima, and an informal 1989 survey of the west side, it is clear that the Brackett house is among the best examples of the Colonial Revival style in the city, and an interesting example of the work of an important early architect.