

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02001617

Date Listed: 12/26/2002

Cottage Avenue Historic District
Property Name

Chelan
County

WA
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Signature]

Signature of the Keeper

12/26/02

Date of Action

=====

Amended Items in Nomination:

Certification:

This certifies that the submission was reviewed as a: *nomination for listing.*

Significance:

The Period of Significance should read: *1903-1949.*

[The earliest extant contributing resource dates to 1903, which also marks the date of the first apple shipment from the community. The period should not predate the resources being nominated; the platting of a community is not sufficient grounds for establishing the start of the period.]

Geographical Data:

The correct U. T. M. Northing Coordinates for points D, E, & F should begin with: *5265*

The southern boundary of the district is marked by the bottom of the sketch map, which corresponds to the property lot for the residence at 107 Parkhill Street.

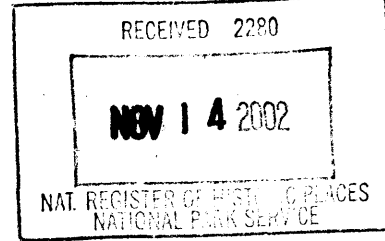
These revisions were confirmed with the WA SHPO office.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



167
**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cottage Avenue Historic District
other names/site number _____

2. Location

street & number 208 - 509 Cottage Ave., 103 Maple St., 107 Parkhill St. not for publication ___
city or town Cashmere vicinity _____
state Washington code WA county Chelan code 007
zip code 98815

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

Signature of certifying official _____

Date 11/8/02

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
(___ See continuation sheet for additional comments.)

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register
___ 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): _____

Signature of Keeper: _____

Date of Action: _____

[Signature] 12/26/02

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>51</u>	<u>17</u>	buildings
<u>1</u>		sites
		structures
		objects
<u>52</u>	<u>17</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: DOMESTIC

Sub: Single dwelling

Current Functions

(Enter categories from instructions)

Cat: DOMESTIC

Sub: Single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Bungalow/Craftsman

LATE VICTORIAN

Mission/Spanish Revival

Tudor Revival

Materials (Enter categories from instructions)

foundation CONCRETE, STONE: basalt

roof OTHER: composition; METAL: steel;
WOOD: shingle

walls WOOD: weatherboard, shingle;
STUCCO; BRICK; ASBESTOS

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning

Agriculture

Industry

Period of Significance

1892 - 1949

Significant Dates

1892 - railroad

1903 - first carload apples shipped

1907 - street trees

1914 - City Park

1915 - Sunset Highway

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

none documented

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

Cashmere Rotary Club _____

10. Geographical Data**Acreeage of Property** 12.47 acres _____**UTM References**

(Place additional UTM references on a continuation sheet)

A 10 690784 5266103
 Zone Easting Northing

B 10 691077 5266063
 Zone Easting Northing

C 10 691379 5266913
 Zone Easting Northing

D 10 691388 5266036
 Zone Easting Northing

x See continuation sheet.**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

11. Form Prepared Byname/title Florence K. Lentz for Cashmere Rotary Cluborganization Florence K. Lentz Cultural Resource Consulting date June, 2002street & number 107 E. 17th Avenue telephone 509-782-2834city or town Ellensburg state WA zip code 98926

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 1 of 24

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

Narrative Description:

The Cottage Avenue Historic District is a linear four-block residential district located in the town of Cashmere, Washington. From the rushing Wenatchee River west to downtown Cashmere, Cottage Avenue serves as the formal gateway to the community. The street is known throughout the state for its canopy of maple trees, its shady public park, and its fine collection of Craftsman bungalow homes.

Sixty-four individual properties in the Cottage Avenue Historic District are residential in character. The remaining five properties include a church, a funeral parlor, a motel, a small medical clinic, and a park. Only four properties post-date the historic period of significance, 1892-1949.

As a whole, the district is attractive and well maintained, with most properties in excellent condition. Traditional setbacks, landscaping, and site design - together with the rhythm of early 20th century housing - are the character-defining features of Cottage Avenue, a classic small-town American streetscape.

Setting

Cashmere, Washington, is located on the banks of the Wenatchee River approximately fifty miles east of the summit of the Cascade Mountains. The Cashmere Valley (formally named the Vale of Cashmere by early settlers) is enclosed by the high, dry ridges and forested canyons of the Wenatchee National Forest. The river flows swiftly here, en route to its confluence with the mighty Columbia River at Wenatchee some nine miles to the east. The town of Cashmere occupies a crescent-shaped bar on the south bank of the river, as well as upland areas to the south and west. For one hundred years, fruit orchards have blanketed the mouths of tributary canyons and terraces visible from town. Recently, residential development is replacing some of these small agricultural operations.

Cashmere is accessed by the Burlington Northern Santa Fe Railroad, on what was formerly the main line of the Great Northern Railroad. Freight and passenger trains still bring the energy and noise of trains right through the heart of downtown, much as they have since 1892. Today, U.S. Highway 97/ 2 bypasses Cashmere on the north bank of the river. Three bridge crossings move people on and off the highway into town. The uppermost crossing brings eastbound traffic into town along the former alignment of U.S. 2, the old Sunset Highway. A second bridge crossing, dating from 1954, enters downtown Cashmere on Division Street, recently renamed Aplets Way. A third bridge crossing, the oldest, is situated at the foot of Cottage Avenue.

Streetscape Character

Cottage Avenue historically served, and continues to serve today, as the primary residential thoroughfare leading into Cashmere. Like other small-town approach roads, Cottage Avenue exudes a sense of comfortable prosperity and middle-class order. Residential development of the 1910s also

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 2 of 24

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

extends across the river bar north of Cottage Avenue. National Register listing for that neighborhood will be considered at a later date. Another stretch of early housing extends south along the bank of the river. Most of the south side of the district, however - just one block back from Cottage Avenue homes - is bordered by the railroad and by the continuing presence there of large-scale fruit warehouses and shipping facilities.

Cottage Avenue itself is broad arterial. At its center is a cement concrete travel surface not more than 20 feet in width that dates from the 1920s. Cross-streets do not form a rectangular grid with Cottage Avenue, because of the configuration of sequential orchard plats filed along its frontage, and because of topography and close proximity of the railroad and river. Alleys are graveled and consist of short irregular segments. Some of these alleys are not accessible from side streets, but only by picturesque narrow lanes off of Cottage Avenue.

The topography of the river valley at Cashmere provides beautiful backdrops to the historic district. Views up side streets and lanes off Cottage Avenue include steep grassy hillsides dotted with greenery and seasonal flowers. A spectacular vista of snow-capped Mt. Cashmere frames the west end of Cottage Avenue.

Sidewalks on Cottage Avenue are original in some sections, and date from 1912. These early stretches consist of 20" x 20" pour panels, some of which are dated and some stamped with street names. Streetlights along Cottage Avenue consist of slender pole and lantern style standards installed in the 1970s.

One of the most distinctive features of the historic district is Cottage Avenue Park, a triangular-shaped green space shaded by a grove of 85-year-old maple trees. Grassy and cool in summer, colorful in the autumn, this public park enjoys frequent use. It contains picnic tables and children's play equipment. A block of handsome bungalow homes on a raised terrace forms the backdrop to the park.

Cashmere was one of the earliest towns in Washington to be designated a Tree City USA (1984). A hallmark of the community for seventy-five years has been its beautiful allee of mature maple and elm trees along the length of Cottage Avenue. While not all of the early trees still survive (diseased elms were removed over the years), the overall canopy effect is still strong.

A street improvement project is currently underway along Cottage Avenue to repair, replace, or (where possible) extend the life of the early 20th century streetscape. The street surface itself is being repaved to current standards, but will not be widened. Because of severe cracking and buckling, sidewalks are being replaced in a light-colored concrete. Streetlights are being replaced in kind as needed. As part of the current project, some of the street trees have been removed if they show disease or lifted roots.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 3 of 24

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

The City of Cashmere, however, has committed to planting thirty-six new 3" to 4" caliper trees by autumn of 2002, and to re-invigorating the deciduous canopy along Cottage Avenue.

Site Character

The width and depth of individual building lots along Cottage Avenue vary owing to the irregular configurations of the early plats. Usually, setbacks from the street along any given block are consistent. A curious example of this is found in the Tetherow Addition and in Sherman's Replat (north side of the 300 Block of Cottage Ave.), where all building footprints are consistently angled to the street and sidewalk, creating irregularly shaped front yards. There are few driveway curb cuts along Cottage Ave., because most properties in the district were provided with alley access to garages.

Some residential sites along Cottage Avenue are raised above street grade, and have low, smooth-surfaced concrete retaining walls that front the sidewalk. Typically, these retaining walls curve inward to a flight of concrete steps and concrete pathway to the front porch of the house. The most complete example of such a feature is the retaining wall that fronts the Park terrace homes. Other good stretches survive on both sides of the 400 Block west of the Park. Several corner lots, such as that at 107 Parkhill St. and 400 Cottage Ave., exhibit interesting corner steps and angled pathways.

A persistent character-defining feature of the district dating from the first half of the 20th century is the open front yard. Individual front lawns, unobstructed by any fencing or border landscaping, form a continuous green apron and a sense of vista across multiple properties. A number of properties maintain landscaping typical of the period, with plantings locations focused around the building foundation. Cashmere is a city of gardens, and the Cottage Avenue Historic District is rich with old-fashioned varieties of roses, lilacs, irises, and tiger lilies. Often these are ranged at the foundation, with more extensive displays in side and back yards.

Not everyone in the district has chosen to retain early 20th century site character. The most typical kinds of changes include planting border beds along property lines and along sidewalk frontages. Similarly, some homeowners have erected wood fencing, and in a few cases chain link fencing, for various purposes. In a few instances, extensive vegetation and/or fencing actually block the view from one yard to the next. A fairly infrequent type of modification has been the later insertion of driveways off Cottage Avenue to rear garages and carports.

Building Character

Housing: The Cottage Avenue Historic District contains housing stock that dates from the last decade of the 19th century through the first four decades of the 20th century. The great majority of the homes are Craftsman bungalows of the 1910s and 1920s, and it is this style and form that most typifies the district. A few homes have been converted to multi-family use, but only one, at 415 Cottage, was built

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 4 of 24

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

as an apartment house.

The range of Bungalow types include:

- A myriad of classic bungalow forms, such as the houses at 223, 301, 307, 316, 401, 411, 424, and 426 Cottage Ave. – characterized by medium-pitched gable roofs and expansive (often integral) front porches.
- California bungalows of one story with low-pitched roofs, sometimes with pergolas over patios, such as those at 214, 220, 409, 410, and 506 Cottage Ave.
- Bungalows in a Spanish mode - such as those at 219, 225, and 509 Cottage Ave. - with stucco cladding and arched doorways.
- Bungalows with a Colonial flavor, with modest columns or stylized pediments, such as 315, 406, and 508 Cottage Ave.

Because development along Cottage Avenue dates back to the 1890s, it is not surprising to find number of pre-Craftsman era homes built prior to 1910. This period is identifiable in larger homes by their vertical proportions and steeply-pitched roofs, and in more modest single-story houses by their boxy massing and pyramidal roofs. A few of these exhibit some vestigial Queen Anne influence in decorative window transoms, fancy-butt shinglework, or turned porch detailing, exemplified by houses at 218, 304, 318, and 500 Cottage Ave. Most examples in the district, however, are strictly vernacular in character, such as dwellings at 103 Maple and 300, and 407 Cottage Ave.

A relatively small number of dwellings in the district were designed in period revival styles, including the Mission, Mediterranean, and Tudor Revival. In these the influence of the Craftsman aesthetic is still much in evidence. An example of the Mission style is the Nelson Apartments at 415 Cottage Ave. A single example of the Mediterranean style is seen at 408 Cottage Ave. One clear representative of the Tudor Revival style stands at 503 Cottage Ave.

As in most Northwest communities, houses in the Cottage Avenue Historic District are constructed primarily of wood. Several large lumber companies made framing, siding, roofing, and detailing readily available locally. A high instance of narrow-gauge lapped siding, and certain designs for decorative brackets, porch posts, rafter tails are repeatedly seen on bungalows of the 1910s and '20s. In the dry, sunny climate of the east Cascades, stucco cladding was also popular. A handful of houses in the district were constructed of brick, but its use is usually limited to porch foundations, piers, and terraces. Some building foundations of basalt rock and a few of decorative masonry block are to be found, but most people used rubble concrete.

Most residences in the historic district have undergone some kind of modification over time. Quite a few simple dwellings built prior to 1910 were clearly updated with applied Craftsman style brackets in

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 5 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

the 1910s or 1920s. A small number of district houses have experienced very visible massing and roof configuration change. By far the most common post-1950s alterations include updates of fenestration, new exterior siding, and partial or full enclosure of a front porch.

Garages and Outbuildings: Ancillary structures are another category of building found throughout the historic district. Most, but not all, residential properties have one or more sheds, garages, or secondary structures aligned along the rear of the lot. Gable-roofed, wood-frame, one-car garages from the historic period are typically oriented sideways along the alley for easy access. Usually they are clad with rustic or drop siding, and often include one or two fixed pane windows. The same forms and details appear on period woodsheds, workshops, and storage sheds. Quite a few small scale garages constructed with pre-1950s building materials, such as rustic siding, do not appear on the 1945 Sanborn map, and thus are believed to have been built just after World War Two.

Still extant is an interesting stuccoed, six-car garage built for common use by neighbors on the Park terrace, because the plat configuration did not easily allow for individual garages. Another multi-car garage is contemporary with the Nelson Apartments at 415 Cottage Ave.

A good number of these domestic outbuildings have been creatively altered, many times, since 1950. Typical changes include additions of carports, attachment to house or to one another, installation of new garage doors, and new siding. A certain number of early garages have been removed, and replaced with larger two-car garages with roll-top doors and T-1-11 siding.

Other Property Types: There are single examples of five other property types (counting the Park) in the Cottage Avenue Historic District. Because they are one of a kind, each of these is described below under Inventory of District Properties.

Integrity and District Boundaries

As a district, the Cottage Avenue Historic District retains strong overall integrity of location, setting, design, materials, workmanship, feeling, and association. The ambience of a fine residential corridor of substantial homes and well-tended gardens still prevails.

Although their condition is consistently good, individual historic properties vary in their retention of historic character. Integrity for individual properties was weighed by assessing the type, extent, and date of alteration - in the context of Cashmere's own building stock, and in the context of similar communities in central Washington. Alterations to massing and roof configuration, including major additions and enclosures of front porches, result in the greatest detrimental effect to integrity of design. Alterations to windows, siding, and/or detailing may, depending on degree and cumulative effect, have detrimental effect on integrity of materials and workmanship.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 6 of 24

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

"Historic Contributing" properties were present during the district's period of significance (1892-1949), relate to the documented significance of the district, and possess integrity. The overall ability of the property to "read" as a construct of the historic period was the determining factor in ranking.

- Total number of Historic Contributing properties in the district = 52.

"Historic Non-contributing" properties were present during the district's period of significance (1892-1949), but do not relate to the documented significance of the district, or lack integrity.

- Total number of Historic Non-contributing in the district = 13.

"Non-historic Non-contributing" properties in the district were constructed after 1950, and may also lack any relationship to the documented significance of the district. Two residences, located at 309 and 311 Cottage Ave., as well as the Village Inn at 229 Cottage and the Cashmere Medical Center at 303 Cottage Ave. fall into this category. The motel and medical clinic are considered intrusive in terms of function, form, and materials within the residential context of the district.

- Total number of Non-historic, Non-contributing properties in the district = 4.

Boundaries for the Cottage Avenue Historic District were selected to encompass the entire residential corridor that has existed historically between the river and downtown Cashmere. One residential property at 107 Parkhill Street, the E.C. Long House, was included for its visual and historical association with the Park. One home at 103 Maple St. was included because it shares a tax lot with 226 Cottage Ave.

The far western end of the district was extended right to the edge of the downtown, where residential use transitions quite abruptly to commercial in the middle of the 200 Block. While intrusive in size and scale as well as design, the Village Inn was included because there are three Historic Contributing homes to the west of it, and secondarily because commercial use at this intersection does date back to 1920. At the far eastern end of the district, two houses were excluded owing to inconsistent setback, change in grade, and orientation toward Riverfront Drive. The Cottage Avenue Bridge over the Wenatchee River was excluded because the current bridge dates to c.1980.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 7 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

Inventory of Cottage Avenue Historic District Properties

Dates given in the following inventory are based on Chelan County Assessor's records. In some cases the accuracy of the Assessor's dates seems questionable, based on architectural form and style. Wherever possible, these dates were checked against historic photos, and against Sanborn Co. insurance maps of 1908, 1915, 1928, and 1945.

INVENTORY OF PROPERTIES IN THE COTTAGE AVENUE HISTORIC DISTRICT

200 BLOCK COTTAGE AVENUE

208 Cottage Avenue Historic Name: Built: 1908

Woodrings Plat of Mission Block 1 Lots 5&6 Legal: 231904930025
Style: Craftsman Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 1**

Description: A single-family home converted to multi-family use in late 1940s or early 1950s. Massing and roof configuration altered. Original one-over-one light sash and paneled door in place. Changes include partial enclosure of wrap-around porch, extension of shed-roof dormer, and asbestos shingle siding. Open front yard intact.

Cultural Data: None located

Accessory Structure: carport

Description: Non-historic Non-contributing

210 Cottage Avenue Historic Name: Archie and Anna Manson House Built 1924

Woodrings Plat of Mission Block 1 Lots 3&4 Legal: 231904930020
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 2**

Description: A spacious 1 1/2 story Craftsman house with frontal gable, partial projecting hipped roof porch. Clad with asbestos siding, all front windows enlarged and replaced with picture windows and aluminum sliders.

Cultural Data: Built by postmaster Archie Manson, house remains in third generation Manson family.

Accessory Structure: None

214 Cottage Avenue Historic Name: Elmer and Edna Caldwell House Built: 1927

Woodrings Plat of Mission Block 1 Lots 1&2 Legal: 231904930005
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 3**

Description: A low-profile, single story bungalow with deep projecting gabled-roof porch. Some window changes within original openings. Craftsman brackets and rafter detail in place. Original concrete path and steps to porch.

Cultural Data: Elmer and Edna Caldwell purchased property in February 1927 for \$3,500.

Accessory Structure: Garage

Built: 1920s

Description: Historic Contributing - single car garage of period

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 8 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

218 Cottage Avenue **Historic Name:** **Built: 1908**

Stewards Plat of Mission Block 1 Lot 5 Legal: 231904850015
Style: Vernacular – gable front & wing Builder: Architect:

Rank: Historic Contributing **Site ID#: 4**

Description: A simple gable and wing 1 ½ story house with steeply pitched gable roof, distinctive Victorian massing, and hipped-roof porch. Fish-scale shingles remain in gables. Wide lapped siding; metal roofing now in place. Original one-over-one wood window sash, with one picture window in original opening.

Cultural Data: None located

Accessory Structures: garage, shed **Built:** late 1940s

Description: Historic Contributing - attached garage at rear of house, small wood shed along alley

219 Cottage Avenue **Historic Name: Ethel G. Wiseman House** **Built: 1916**

Woodrings Plat of Mission Block 4 Lot 1 Legal: 231904930345
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 5**

Description: A single story bungalow with touches of Spanish detailing. Projecting gable-roof porch with segmental arch openings, round-arch entry. Arched wing wall provides entry to side yard.

Original stucco cladding, newer metal roof. Picture window sash installed in original openings.

Cultural Data: In the 1920s through 1938, owner was Ethel Gavin Wiseman, whose husband was Cashmere's Fire Chief. Daughter Donna Weisman owned property in later years.

Accessory Structures: Garden Shed

Description: Non-historic Non-contributing

220 Cottage Avenue **Historic Name: St. James Episcopal Vicarage** **Built: 1927**

Stewards Plat of Mission Block 1 Lot 4 Legal: 231904850013
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 6**

Description: Single-story side-gable bungalow with prominent corner porch and gabled dormer. Original narrow lapped siding, original multi-paned sash throughout. Craftsman detailing at eaves.

Cultural Data: Purchased new for use as a vicarage by St. James Episcopal Church next door. Reverend Theodore Burleson was first vicar to live there.

Accessory Structures: Carport

Description: Non-historic Non-contributing

222 Cottage Avenue **Historic Name: St. James Episcopal Church** **Built: 1908**

Stewards Plat of Mission Block 1 Lot 3 Legal: 231904850013
Style: English Cottage Builder: I.W. Sherman Architect: Rev. Thomas Hilton

Rank: Historic Contributing **Site ID#: 7**

Description: Basalt stone church with steeply pitched, wood-frame gable roof clad with wood shingles. Original section fronts on Cottage, with wood frame parish hall at rear added in 1926. Stained glass windows replaced opaque originals in 1961.

Cultural Data: Organized in 1905 through efforts of Mrs. I.W. Sherman, English emigrant to Cashmere in 1890. Stonemason I.W. Sherman donated and sold lots to fledgling congregation. Cornerstone laid in 1906, and construction completed by Sherman, circuit-riding Vicar Hilton, and John Kuelbs in 1908.

Accessory Structures: None

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 9 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

223 Cottage Avenue **Historic Name: H.E. & Hettie Van Ommeren House** **Built: 1912**

Kuelbs Plat of Mission Block 1 Lot 5 Legal: 231904650025

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 8**

Description: A front gable bungalow with bracketed detail, original Craftsman front door. Early asbestos siding applied. Original windows throughout, with one picture sash at front.

Cultural Data: Owner/occupant H.E. Van Ommeren was editor of the Cashmere Valley Record from 1921 through 1947. His wife Hettie was active in the local garden club.

Accessory Structures: Garage **Built: 1910s**

Description: Historic Contributing - shared period garage (with 225 Cottage) with drop siding

224 Cottage Avenue **Historic Name:** **Built: 1906**

Stewards Plat of Mission Block 1 Lot 2 Legal: 231904850010

Style: Vernacular - side gable Builder: Architect:

Rank: Historic Contributing **Site ID#: 9**

Description: A modest one-story cottage with side gable and shed-roof front porch enclosed at early date. Original drop siding throughout; original one-over-one light sash, with 1940s horizontal fenestration at front.

Cultural Data: Sold by D.W. Boisseau to D.R. Moody in 1937.

Accessory Structures: Carport

Description: Non-historic Non-contributing

225 Cottage Avenue **Historic Name: John and Rose Kuelbs House** **Built: 1928**

Kuelbs Plat of Mission Block 1 Lot 4 Legal: 231904650020

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 10**

Description: A low-profile bungalow with U-shaped footprint; unusual recessed entry porch flanked by double gabled bays. Spanish detailing includes textured stucco cladding, round and segmental arched openings to front porch. Rafters at eaves.

Cultural Data: John Kuelbs was a Cashmere pioneer, butcher, orchardist, and undertaker, active in the Episcopal Church. Together with wife Rose, they operated the adjacent funeral parlor as licensed morticians.

Accessory Structures: Garage **Built: 1910s**

Description: Historic Contributing - shared period garage (with 223 Cottage) with drop siding

226 Cottage Avenue **Historic Name:** **Built: 1918**

Stewards Plat of Mission Block 1 Lot 1 Legal: 231904850005

Style: Vernacular: side gable Builder: Architect:

Rank: Historic Contributing **Site ID#: 11a**

Description: A modest one-story cottage with pre-1950 modifications, including projecting gablet over front entry and wide gauge shingle siding. Original one-over-one sash in place.

Cultural Data: None located

Accessory Structures: None

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 10 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

227 Cottage Avenue Historic Name: Cashmere Undertaking Co. Built: 1918

Kuelbs Plat of Mission Block 1 Lot 8 Legal: 231904650015

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Non-contributing Site ID#: 12

Description: A much-remodeled front gable bungalow, with enclosed front porch extended out to sidewalk. Residential front yard setback and landscaping eliminated.

Cultural Data: Built as a funeral home by John and Rose Kuelbs who lived next door at 225 Cottage Avenue. Cashmere Undertaking Co. served families as far away as Wenatchee and Leavenworth. Business and house both purchased by Eric and Eunice Braun in 1944, operated by son Richard until sale in 1990.

Accessory Structures: Garage Built: 1918

Description: Historic Contributing – substantial garage of decorative masonry block with double-wide entry for storage of hearse.

229 Cottage Avenue Historic Name: Village Inn Built: 1956, 1976, 1985

Kuelbs Plat of Mission Block 1 Lots 1&2 Legal: 231904650010

Style: Commercial vernacular Builder: Architect:

Rank: Non-historic Non-Contributing Site ID#: 13

Description: L-shaped two-story motel faced with variegated brick and stucco, flat roof with Mansard overhang.

Cultural Data: Occupies site of early Cottage Avenue gas station built in 1922 and extant to 1956. Built at time of U.S. 2 bypass around Cashmere.

Accessory Structures: None

300 BLOCK COTTAGE AVENUE

300 Cottage Avenue Historic Name: Emil Schmitten House Built: 1908

Stewards Plat of Mission Block 2 Lot 9 Legal: 231904850140

Style: Vernacular – gable front Builder: Architect:

Rank: Historic Contributing Site ID#: 14

Description: Substantial one and ½ story structure with vertical massing, front gable roof with returns, composition roofing. Wrap-around porch and bay window. Original drop siding, front door, and one-over-one windows. Small addition to east side dates from late 1910s or early 1920s.

Cultural Data: Home of Emil Schmitten, brother of Frederick, founder of Schmitten Mill and Box Factory. In 1911, Emil worked at a competing mill – the Cashmere Lumber Co. – as an assistant to the manager.

Accessory Structures: Garage Built: 1920s

Description: Historic Non-contributing – one-car period garage on alley, now clad with T-1-11

301 Cottage Avenue Historic Name: Built: 1920

Shermans Replat of Steward Block 1 Lot 1 Legal: 231940840005

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing Site ID#: 15

Description: Single story bungalow with several bay windows and offset corner porch. Complex clipped gable roofline clad with composition shingles. Original shingled skirting, narrow gauge lapped siding, varied multi-paned sash. All detailing intact.

Cultural Data: None located

Accessory Structures: None

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 11 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

302 Cottage Avenue Historic Name: Joy-Johnson House Built: 1912

Stewards Plat of Mission Block 2 Lot 8 Legal: 231904850135
Style: Vernacular – gable front Builder: Architect:

Rank: Historic Contributing Site ID#: 16

Description: Full two story house with distinct vertical massing, metal roofing. Original rustic siding and singly-spaced one-over-one light sash. Original shed roof porch with posts and railing in place. One-story flat-roof addition to east side.

Cultural Data: Originally owned and occupied by widow Claira Joy, through 1930 by Chester and Olive Joy. H.S. and Angus Johnson, well-known local sign and housepainter, lived in house from 1931 to 1947. Johnson was responsible for much large-scale signage on fruit warehouses, and worked for Pioneer Growers.

Accessory Structures: Garage Built: 1920s

Description: Historic Non-contributing – shingle sided extended shed along alley

303 Cottage Avenue Historic Name: Cashmere Medical Center Built: 1952

Shermans Replat of Steward Block 1 Lot 2 Legal: 231940840010
Style: Contemporary Builder: Architect:

Rank: Non-historic Non-contributing Site ID#: 17

Description: Small brick medical building occupied by clinic. Offset shed roof configuration with glass curtain walls and brick bulkheads. Setback across open front yard in keeping with residential character of neighborhood.

Cultural Data: Lots remained vacant on Sanborn maps through 1945. An interesting example of mid-Modern design, but unrelated to the documented significance of district.

Accessory Structures: None

304 Cottage Avenue Historic Name: Cascade Club Built: 1903

Stewards Plat of Mission Block 2 Lot 7 Legal: 231904850130
Style: Vernacular – side gable Builder: Architect:

Rank: Historic Contributing Site ID#: 18

Description: Substantial one and ½ story house with flush gable dormer and wrap-around porch curved at corner. Offset wing to rear dates to at least 1915. Front porch partially enclosed at one side, beginning in 1920s. Asbestos shingle siding, metal roofing.

Cultural Data: Reputedly built by/for Captains Cook and Burbank. Served as boarding house for bachelors of the "Cascade Club" in the 1910s. Became maternity home in 1920s, in present ownership since 1940.

Accessory Structures: Garage and sheds Built: 1920s-1940s

Description: Historic Non-contributing – one and ½ story stable/former dwelling with various wood and cement block accretions

305 Cottage Avenue Historic Name: Built: 1915

Shermans Replat of Steward Block 1 Lot 3 Legal: 231940840015
Style: Vernacular – gable front Builder: Architect:

Rank: Historic Non-contributing Site ID#: 19

Description: Altered house with fully enclosed front porch, metal roofing, vinyl siding, and aluminum slider windows.

Cultural Data: Appears on 1915 Sanborn map with open front porch

Accessory Structures: Garage and Open Carports Built: 1915

Description: Historic contributing – one-car garage with rustic/drop siding. Two non-historic non-contributing open carports attached

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 12 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

306 Cottage Avenue **Historic Name:** **Built: 1914**

Stewards Plat of Mission Block 2 Lot 6 Legal: 231904850120

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 20**

Description: Substantial front gable bungalow with integral front porch, now 1/3 enclosed. Shed roof dormer to side, composition shingle roofing, and triple-tiered purlin end detail at eaves. Narrow gauge and wide gauge lapped siding, the latter new. Replacement glazing with muntin strips set into original and openings and surrounds.

Cultural Data: Newspaper notice from 10/9/24 announces Paul Hasler buying this 5-room bungalow on Cottage Ave.

Accessory Structures: Garage **Built: 1920s**

Description: Historic Contributing – single-car garage with period siding and details

307 Cottage Avenue **Historic Name:** **Built: 1924**

Shermans Replat of Steward Block 1 Lot 4 Legal: 231940840020

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 21**

Description: Front gable single-story brick bungalow with integral front porch, stuccoed gable to street. Original segmental arched windows, brick porch piers, and bullseye vent in attic.

Cultural Data: None located

Accessory Structures: Garage **Built: 1920s**

Description: Historic contributing – rustic-sided garage with windows and irregular plan

308 Cottage Avenue **Historic Name: Benjamin Vaughn House** **Built: 1904**

Stewards Plat of Mission Block 2 Lot 5 Legal: 231904850110

Style: Vernacular – side gable Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 22**

Description: Early vernacular house with steeply pitched side gable roof, now clad with metal. Original full width front porch is fully enclosed and extended around to west side. Wide gauge siding, aluminum slider windows.

Cultural Data: Owned and occupied from 1930 or earlier to 1948 by Ben Vaughn family. Vaughn was proprietor of Cashmere Hardware, one of first in town; also active in city council and civic affairs.

Accessory Structures: Garage **Built: 1930s**

Description: Historic Non-contributing – early one-car garage clad with vertical board, various accretions across rear of lot

309 Cottage Avenue **Historic Name:** **Built: 1963**

Shermans Replat of Steward Block 1 Lot 5 Legal: 231940840025

Style: Ranch house Builder: Architect:

Rank: Non-historic Non-contributing **Site ID#: 23**

Description: Single story ranch house with gable end to street, brick and wide gauge lapped siding

Cultural Data: According to Sanborn maps, replaced an earlier house on site while garage remained

Accessory Structures: Garage **Built: 1920s**

Description: Historic non-contributing – early one-car garage clad with rustic and vinyl

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 13 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

311 Cottage Avenue **Historic Name:** **Built: 1977**

Tetherow Addition Block 1 Lot 10 Legal: 231904875060

Style: Ranch house Builder: Architect:

Rank: Non-historic Non-contributing **Site ID#: 24**

Description: Modest single-story house with gable end to street. Wide gauge siding, aluminum windows.

Cultural Data: Front portion of lot remained vacant through 1945, but garage shows as dwelling on 1928 Sanborn map

Accessory Structures: Garage **Built: 1920s**

Description: Historic non-contributing – early cottage partially shingled, now clad with vertical board

312 Cottage Avenue **Historic Name:** **Built: 1920**

Stewards Plat of Mission Block 2 Lot 4 Legal: 231904850100

Style: Craftsman Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 25**

Description: Cross-gable house with steeply pitched roof, Craftsman detail. Alterations to front porch unclear. Original shingle siding in gable ends, rustic siding below. Windows all replaced with vinyl, some in original openings.

Cultural Data: None located

Accessory Structures: Garage

Description: Non-historic Non-contributing

314 Cottage Avenue **Historic Name:** **Built: 1916**

Stewards Plat of Mission Block 2 Lot 3 Legal: 231904850090

Style: Vernacular – front gable Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 26**

Description: One and 1/2 story frontal gable with shed dormers on side. Partial recessed front porch now enclosed. Clad with vinyl siding, all new windows in altered opening.

Cultural Data: Earlier owners ran Shipley's Café downtown during 1930s

Accessory Structures: Garage and carport **Built: 1920s**

Description: Historic Non-contributing – early one-car garage with attached carport

315 Cottage Avenue **Historic Name:** **Built: 1916**

Tetherow Addition Block 1 Lot 11 Legal: 231904875065

Style: Craftsman Builder: Architect:

Rank: Historic Contributing **Site ID#: 27**

Description: Modest side gable cottage with Craftsman detail at eaves and door. Narrow gabled overhang with slender columns at front door. Original drop siding and one-over-one sash with surrounds. Metal roofing.

Cultural Data: None located

Accessory Structures: None

316 Cottage Avenue **Historic Name:** **Built: 1918**

Stewards Plat of Mission Block 2 Lot 2 Legal: 231904850080

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 28**

Description: Classic but modest wood frame bungalow with projecting gabled porch, brackets and rafter details at eaves, metal roof. Lapped siding throughout. Original Craftsman door and all multi-pane over one light sash intact.

Cultural Data: Identical to bungalow at 320 Cottage Ave., likely same builder

Accessory Structures: None

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 14 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

317 Cottage Avenue **Historic Name:** **Built: 1908**

Tetherow Addition Block 1 Lot 12 Legal: 231904875070
Style: Vernacular – gable front Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 29**

Description: A transitional style house with broad steeply pitched gable roof and shed dormers, metal roof. Two bay windows on west side, partial recessed front porch now fully enclosed. Vinyl siding, replacement windows in altered openings.

Cultural Data: none located

Accessory Structures: Garage and Garden Shed

Description: Non-historic non-contributing

318 Cottage Avenue **Historic Name: Wright-Barnes House** **Built: 1908**

Stewards Plat of Mission Block 2 Por. lots 1, 2 Legal: 231904850070
Style: Vernacular – side gable Builder: Architect:

Rank: Historic Contributing **Site ID#: 30**

Description: An early Cashmere house with steeply-pitched side gable roof clad with composition. Original drop siding with fancy-butt shinglework in flush gable dormer facing street. Hipped roof porch on plain posts. Picture windows in original openings at front.

Cultural Data: Reputedly built by a local lumber company executive. Later sold by owner James Connell to E.A. Wright, jeweler, who remained for 35 years. Served as a headquarters for Red Cross during World War One. Purchased by Earl and Hazel Barnes in 1960. He was City Clerk and justice of the peace. About 100 couples married in home.

Accessory Structures: Garage **Built: late 1940s**

Description: Historic Contributing – garage with rustic siding on alley

319 Cottage Avenue **Historic Name:** **Built: 1910**

Tetherow Addition Block 1 Lot 13 Legal: 231904875075
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 31**

Description: Simple one-story wood frame bungalow with partially projecting/partially recessed porch. Metal roofing, original bracketed detail intact. Original rustic/drop siding, and paired one-over-one sash. Porch posts and shingled piers intact.

Cultural Data: none located

Accessory Structures: Garage **Built: 1920s**

Description: Historic Contributing – attached garage with rustic siding appended to house by 1928

320 Cottage Avenue **Historic Name:** **Built: 1918**

Stewards Plat of Mission Block 2 Lot 1 Legal: 231904850075
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 32**

Description: Classic but modest wood frame bungalow with projecting gabled porch, lapped siding throughout. Simple bracketed detail at eaves and slender porch posts. Original multi-pane over one light sash intact.

Cultural Data: Identical in form and detail to 316 Cottage Ave., likely same builder

Accessory Structures: Shed

Description: Non-historic Non-contributing

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 15 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

321 Cottage Avenue **Historic Name:** **Built: 1910**

Tetherow Addition Block 1 Lot 14 Legal: 231904875080
Style: Craftsman Builder: Architect:

Rank: Historic Contributing **Site ID#: 33**

Description: Simple early cottage with cross gable roof and composition shingles. Slight Craftsman detail at windows and eaves. Wide gauge siding. Gablet on brackets at front door.

Cultural Data: none located

Accessory Structures: Garage **Built: 1920s**

Description: Historic Contributing – period garage with rustic siding

323 Cottage Avenue **Historic Name:** **Built: 1912**

Tetherow Addition Block 1 Lot 15 Legal: 231904875085
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 34**

Description: Simple classic one-story bungalow with projecting gable porch. Bracketed eaves detail. Varied lapped siding throughout appears original. Original multi-paned over one light sash, except in rear addition.

Cultural Data: None located

Accessory Structures: Garage

Description: Non-historic Non-contributing

400 BLOCK COTTAGE AVENUE

400 Cottage Avenue **Historic Name: J.M. Francisco House** **Built: 1918**

Unplatted tract: complex legal description Legal: 231904120850
Style: Vernacular – pyramid/hipped Builder: Architect:

Rank: Historic Contributing **Site ID#: 35**

Description: A two-story hipped roof clad with metal. Unusual second story sleeping or sun porch, atop a partially enclosed hipped roof front porch – these additions made before 1945. Original one-over-one sash, original front door, and rustic siding throughout.

Cultural Data: Occupied by Mr. And Mrs. J.M Francisco during the time he built and operated the Francisco Vinegar Factory across the alley during the 1920s and '30s. Later occupied by the Ani V. Timm family.

Accessory Structures: Garage **Built: after 1945**

Description: Historic Non-contributing – rustic sided garage with newer metal Mansard roof

401 Cottage Avenue **Historic Name: C.E. "Doc" Griffith House** **Built: 1915**

Erickson and Dunning Addition Block 3 Lot 9 Legal: 231904545115
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 36**

Description: A classic bungalow with complex gable roof clad in standing seam metal. Expansive front porch is integral and wraps around two side of house. Stuccoed porch piers, bracketed eaves, and variegated shingle siding throughout.

Cultural Data: Home of "Doc" Griffith, so named for his work with animals on the farm. Moved to Cashmere and started Griffith Orchard Co. Moved into house with bride c. 1933.

Accessory Structures: Garage

Description: Non-historic Non-contributing

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 16 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

-
- 403 Cottage Avenue** **Historic Name:** **Built: 1914**
Erickson and Dunning Addition Block 3 Lot 10 Legal: 231904545120
Style: Craftsman Bungalow Builder: Architect:
Rank: Historic Contributing **Site ID#: 37**
Description: Classic bungalow with front gable and offset gable porch. Flared at base, including porch. Variegated shingle siding throughout. Original sash and detailing.
Cultural Data: None
Accessory Structures: Garage and carport **Built: 1920s**
Description: Historic Contributing – early cement block garage with recent attached open carport
- 405 Cottage Avenue** **Historic Name:** **Built: 1928**
Erickson and Dunning Addition Block 3 Lot 11 Legal: 231904545125
Style: Craftsman Builder: Architect:
Rank: Historic Contributing **Site ID#: 38**
Description: A simple Craftsman house with side gable roof clad with metal. Variegated shingle siding. Paired Craftsman windows. Simple gablet on brackets at front door.
Cultural Data: Footprint does not match house shown on 1928 and 1945 Sanborn maps.
Accessory Structures: Shed
Description: Non-historic Non-contributing
- 406 Cottage Avenue** **Historic Name: John E. "Scotty" Griffith House** **Built: 1923**
Unplatted tract: complex legal description Legal: 231904120700
Style: Craftsman Bungalow Builder: Architect:
Rank: Historic Contributing **Site ID#: 39**
Description: A well-built single story bungalow with projecting gable roof porch and composition roofing. Brick porch piers, brick railings at porch steps, and two slender turned columns. Original lapped siding. Decorative transom windows over varied fixed sash, all with molded surrounds.
Cultural Data: Occupied by James Earl (Scotty) Griffith, brother of "Doc" Griffith, and wife Irma from 1923 to 1968. Scotty worked at Cashmere Bank, then started Independent Warehouse in nearby Dryden.
Accessory Structures: Garage
Description: Non-historic Non-contributing
- 407 Cottage Avenue** **Historic Name:** **Built: 1906**
Erickson and Dunning Addition Block 3 Lot 12. Legal: 231904545130
Style: Vernacular – pyramid/hipped Builder: Architect:
Rank: Historic Contributing **Site ID#: 40**
Description: A two-story house with vertical massing, hipped roof and original front porch with slender turned columns. Wood shingle siding throughout. Original one over one light sash.
Cultural Data: Owned and occupied by Clarence and Ida Phillips from 1930 through 1945. Ida Phillips one of 13 children born to pioneer family of Old Mission. Clarence was City Treasurer, and worked in local fruit dehydrating plant. House now owned by mayor of Cashmere.
Accessory Structures: Carport
Description: Non-historic Non-contributing

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 17 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

408 Cottage Avenue Historic Name: R.R. Remley House Built: 1920

Unplatted tract: complex legal description Legal: 231904120650

Style: Mediterranean Builder: Architect:

Rank: Historic Contributing Site ID#: 41

Description: A substantial one and 1/2 story with side gable, broken at west end over recessed brick terrace. Terrace has pergola roof supported by stout columns. Original multi-pane over one light sash. Stucco cladding throughout. Round arched hood over front door. Current roof is wood shingled.

Cultural Data: R.R. Remley owned and occupied the house during the period he ran a large apple orchard and packing warehouse at nearby Dryden. Sanborn insurance maps for 1928 and 1945 show the house and garage as tile construction.

Accessory Structures: Garage Built: 1920s

Description: Historic Contributing – early garage, stuccoed, with addition

409 Cottage Avenue Historic Name: T.C. Henry House Built: 1924

Erickson and Dunning Addition Block 3 Lot 13 Legal: 231904545135

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing Site ID#: 42

Description: Low-profile California bungalow with shallow-pitched gable roof forms, broad overhanging eaves, and terrace with pergola to east side. Original multi-paned vertical casement sash and door. Decorative hood molding over front entry. Siding is narrow gauge lapped throughout.

Cultural Data: T.C. Henry, who constructed a commercial building in downtown Cashmere, owned and occupied this house. It passed to daughter Pansy Sorenson, and to her daughter Barb Fuller.

Accessory Structures: Open carport; shared six-car garage on alley

Description: Non-historic Non-contributing; Historic Contributing

410 Cottage Avenue Historic Name: Doelle - Chakirian House Built: 1920

Unplatted tract: complex legal description Legal: 2319041206000

Style: Craftsman Bungalow Builder: Architect: plans by Columbia Valley Lumber Co.

Rank: Historic Contributing Site ID#: 43

Description: One of the most substantial bungalows in the district. Low-pitched gable roof with complex configuration, deep integral front porch. Brick porch piers and chimneys of patterned clinker brick. Extensive California style pergola to west side. Narrow gauge lapped siding with shingle and board and batten in gable ends.

Cultural Data: An early postcard of the house is labeled "Residence of W.A. Doelle – Plans and Material furnished by the Columbia Valley Lumber Company." Sold by Elizabeth Schell to John Chakirian c.1945. Chakirian was a second generation owner and manager of Liberty Orchards, makers of the famous Northwest candy Aplets and Cotlets.

Accessory Structures: Garage; shared six-car garage on alley

Description: Non-historic Non-contributing; Historic Contributing

411 Cottage Avenue Historic Name: C.M. Erickson House Built: 1920

Erickson and Dunning Addition Block 3 Lot 14 Legal: 231904545140

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing Site ID#: 44

Description: Imposing classic bungalow with integral front porch. Multi-paned transom windows with molded surrounds. Stuccoed piers mark tiered steps to front porch. Early asbestos shingle siding.

Cultural Data: Owned by C.M. Erickson, of Erickson and Dunnington Addition

Accessory Structures: Garage

Description: Non-historic Non-contributing

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 18 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

412 Cottage Avenue **Historic Name:** _____ **Built: 1914**

Park Addition Block 1 Lots 7&8 Legal: 231904765040

Style: Craftsman Builder: _____ Architect: _____

Rank: Historic Contributing **Site ID#: 45**

Description: Asymmetrical single-story Craftsman home with hipped roof and hipped dormer. Wrap-around porch, projecting bay window. Bracket and rafter tail detail, original door and windows. Wide gauge replacement siding, extensive addition at east toward rear.

Cultural Data: None

Accessory Structures: Shed and Garden Shed; shared six-car garage on alley

Description: Historic Non-contributing; Historic Contributing

415 Cottage Avenue **Historic Name: Nelson Apartments** **Built: 1930**

Erickson and Dunning Addition Block 3 Lot 15 Legal: 231904545145

Style: Mission Builder: Qually Bros. Architect: _____

Rank: Historic Contributing **Site ID#: 46**

Description: A four-unit apartment house well set back from street, with single-story attached cottage fronting sidewalk. Shallow-pitched clay tile roof. Textured stucco cladding. Round-arch window with multi-paned sash. Apartment has recessed entry with recessed balcony above.

Cultural Data: Property remained undeveloped until 1930. Apartments built for Matilda Nelson with \$5000 mortgage by Qually Bros. Nelson sold to Wayne Simpson in 1948, he to Leon LaVigne in 1968.

Accessory Structures: Five-car garage on alley **Built: 1930**

Description: Historic Contributing

416 Cottage Avenue **Historic Name: H.W. Rieke House** **Built: c.1925**

Park Addition Block 1 Lots 5&6 Legal: 231904765025

Style: Craftsman Bungalow Builder: _____ Architect: _____

Rank: Historic Contributing **Site ID#: 47**

Description: A substantial, finely designed bungalow with broad shallow-pitched side gable roof, integral front porch with arched openings and piers of patterned clinker brick. Corner driveway off Cottage Ave. leads to original attached carport with clinker brick piers at rear of house. Fancy-butt wood shingle cladding unusual in district.

Cultural Data: Henry W. "Hy" Rieke was Chairman of the board of the Cashmere Valley Bank which he founded in 1932 with his brother Herman.

Accessory Structures: Garage **Built: 1930s**

Description: Historic Contributing – single-car garage with matching shinglework on alley

417 Cottage Avenue **Historic Name:** _____ **Built: 1924**

Erickson and Dunning Addition Block 3 Lot 16 Legal: 231904545150

Style: Craftsman Bungalow Builder: _____ Architect: _____

Rank: Historic Contributing **Site ID#: 48**

Description: Side gable bungalow with offset partially recessed front porch, sturdy stucco piers. Massing and all Craftsman eaves detail intact. New lapped siding unpainted. Some windows replaced with vinyl sliders.

Cultural Data: None located

Accessory Structures: Garage **Built: 1940s**

Description: Historic Contributing – single-car garage clad with rustic

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 19 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

419 Cottage Avenue **Historic Name:** **Built: 1920s**

Unplatted tract: complex legal description Legal: 231904121050

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 49**

Description: Single-story of concrete block construction. Hipped roof with broad eaves overhang, partially recessed front porch with slender decorative wood posts. Stucco cladding, metal roofing. Some window changes in original openings.

Cultural Data: None located

Accessory Structures: Garden Shed

Description: Non-historic Non-contributing

420 Cottage Avenue **Historic Name: Prentis – McKeen House** **Built: 1926**

Park Addition Block 1 Lot 4 Legal: 231904765020

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 50**

Description: Classic bungalow with clipped gable roof and projecting porch with round-arch openings. Narrow gauge lapped siding, porch stuccoed with brick piers below. Original Craftsman windows in place.

Cultural Data: Built for John and Mary Prentis family in 1926. He served as manager of Cashmere Fruit Grower's Union in 1906, then built and operated his own apple warehouse with capacity for 30,00 boxes by 1912. House sold to Elizabeth McKeen in 1937. She was widow with 3 children, eventually became principal of Cashmere Elementary School.

Accessory Structures: Two-car garage; Shared six-car garage on alley **Built: 1920s**

Description: Non-historic Non-contributing; Historic Contributing

421 Cottage Avenue **Historic Name:** **Built: 1906**

Riverview Addition Block 2 Tax lot 2 Legal: 231904820080

Style: Craftsman Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 51**

Description: Large, much remodeled front gable house with early Craftsman updates, now further altered with extensive window and siding changes.

Cultural Data: None located

Accessory Structures: Garage **Built: 1920s**

Description: Historic Non-contributing – single-car garage with recent siding, appears on 1928 and 1945 Sanborn map as tile

422 Cottage Avenue **Historic Name:** **Built: 1916**

Park Addition Block 1 Lot 3 Legal: 231904765015

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 52**

Description: Simple bungalow with form and all wood detailing intact. Lapped siding, clustered one-over-one light sash.

Cultural Data: Occupied by John Prentis family while house at 420 Cottage under construction. Subsequently owned by Robert and Hattie Parsons from 1926 to 1937. Robert was a city employee. Son "Deke" Parsons and wife Bebe occupied house into 1950s. He was clerk at post office, she owned Shipley's Café in downtown Cashmere.

Accessory Structures: Shared six-car garage on alley **Built: 1920s**

Description: Historic Contributing – common stuccoed garage for Park terrace homes

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 20 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

423 Cottage Avenue **Historic Name:** **Built: 1916**

Riverview Addition Block 2 Tax lot 1 Legal: 231904820085

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Non-contributing **Site ID#: 53**

Description: Bungalow now clad with vertical board and batten siding, hipped roof porch with replacement posts

Cultural Data: None located

Accessory Structures: Garage **Built: 1920s**

Description: Historic Contributing – shingled single-car garage on alley

424 Cottage Avenue **Historic Name: Dr. Charles Conway House** **Built: 1912**

Park Addition Block 1 Lot 2 Legal: 231904765010

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 54**

Description: A classic bungalow with front gable and integral front porch. Fully clad with lapped siding. Bracketed eaves detailing, diamond-shaped attic vent at front. Original clustered one-over-one light sash intact.

Cultural Data: Owned by local doctor Charles Conway. Redecorating project announced in local paper in 1922.

Accessory Structures: Shed

Description: Non-historic Non-contributing

425 Cottage Avenue **Historic Name: Clarence Boyd House** **Built: 1908**

Riverview Addition Block 2 Por. tax lot 3 Legal: 231904820095

Style: Vernacular – front gable Builder: Architect:

Rank: Historic Contributing **Site ID#: 55**

Description: An early front gable home with hipped roof porch now enclosed with screens. Massing and rustic siding reveal earlier date – Craftsman brackets at eaves may be later updates.

Cultural Data: Property purchased by Clarence Boyd around 1910, left to Edward Boyd in 1922. Remains in family ownership.

Accessory Structures: Cottage and Garage **Built: 1920s**

Description: Historic Contributing – rustic sided cottage and single car garage on alley

426 Cottage Avenue **Historic Name: W.W. Reed House** **Built: 1912**

Park Addition Block 1 Lot 1 Legal: 231904765005

Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 56**

Description: A front gable bungalow with integral front porch. Fully clad with lapped siding. Bracket details intact. Window replacements with aluminum sliders at second story.

Cultural Data: W.W. Reed was bookkeeper for apple warehouses and served as City treasurer. Three children born at home in 1917, 1919, and 1921, played in Park. Reed lost job and house during Depression.

Accessory Structures: Garden shed

Description: Non-historic Non-contributing

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 21 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

427 Cottage Avenue **Historic Name:** **Built: 1912**
 Riverview Addition Block 2 Por. tax lot 3 Legal: 231904820090
 Style: Vernacular -- pyramid/hipped Builder: Architect:
Rank: Historic Contributing **Site ID#: 57**

Description: Modest single-story hipped roof cottage with molded concrete block foundation. Partial recessed front porch with turned posts. Rustic siding, one-over-one sash with one picture window at front.

Cultural Data: None located.

Accessory Structures: None

429 Cottage Avenue **Historic Name: Fred Abeling House** **Built: 1905**
 Riverview Addition Block 2 Tract 1 Legal: 231904820130
 Style: Vernacular -- front gable Builder: Architect:
Rank: Historic Non-contributing **Site ID#: 59**

Description: Thoroughly altered dwelling with major massing, roof configuration, siding, and window changes. Remnant Queen Anne window transoms.

Cultural Data: Historic photos of house show small hipped roof cottage with Victorian details. Newspaper notes Abeling Bros. to purchase Blewett Garage and Repair Shop in 1920.

Accessory Structures: Garage and shed

Built: 1930s

Description: Historic Contributing -- rustic sided one car garage and cement block shed

500 BLOCK COTTAGE AVENUE

500 Cottage Avenue **Historic Name:** **Built: 1912**
 Unplatted tract: Complex legal description Legal: 231904120550
 Style: Vernacular -- gable front Builder: Architect:
Rank: Historic Contributing **Site ID#: 60**

Description: A gable front cottage with massing of the early 1900s, detailed with earlier Queen Anne features such as stained glass transom windows, sunburst patterns in gable, and decorative millwork on porch. Original door and windows in place, rustic siding.

Cultural Data: House appears in early photos of Cashmere

Accessory Structures: Root Cellar

Built: 1930s

Description: Historic Contributing -- root cellar of rubble rock partially built into slope at rear

501 Cottage Avenue **Historic Name:** **Built: 1925**
 Riverview Addition Block 1 Tax lot 27 Legal: 231904820073
 Style: Vernacular -- gable front Builder: Architect:
Rank: Historic Contributing **Site ID#: 61**

Description: Simple frontal gable dwelling set closer than normal to sidewalk. Gable roof overhang at entry with new concrete steps and porch. Clustered casement windows, rustic siding.

Cultural Data: Depicted on both 1928 and 1945 Sanborn maps as Christian Science Church, now a residence.

Accessory Structures: None

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 22 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

502 Cottage Avenue **Historic Name:** _____ **Built: 1920s**

Unplatted tract: complex legal description Legal: 231904120500

Style: Craftsman Builder: _____ Architect: _____

Rank: Historic Contributing **Site ID#: 62**

Description: A very simple one-story cottage with shallow-pitched side gable, textured stucco finish, and clustered vertical windows.

Cultural Data: None located

Accessory Structures: Garage **Built: 1940s**

Description: Historic Contributing - garage with original doors accessed from street

503 Cottage Avenue **Historic Name: Sim and Hazel Smith House** **Built: 1931**

Riverview Addition Block 1 Tax lot 14 Legal: 231904820020

Style: Tudor Revival Builder: Tom Spears Architect: _____

Rank: Historic Contributing **Site ID#: 63**

Description: The only pure Tudor Revival home in the district. Side gable with steeply pitched asymmetrical wing facing street. Cladding is lapped wood, stucco with typical half-timber detailing, and wood shingling in dormer. Round-arched entry door. Multi-paned sash with two picture windows in original openings.

Cultural Data: Built by local builder Tom Spears. Owned and occupied for many years by Hazel and Sim Smith family. Sim had large orchard and was manager of Pioneer Growers. Children remained involved in fruit industry. Daughter Dot Kennedy retained property until recent sale.

Accessory Structures: None

504 Cottage Avenue **Historic Name:** _____ **Built: 1900**

Unplatted tract: complex legal description Legal: 231904120400

Style: Vernacular - gable and wing Builder: _____ Architect: _____

Rank: Historic Non-contributing **Site ID#: 64**

Description: Very early house with 19th century vertical proportions, now severely altered with change of massing, roofline, siding, and windows.

Cultural Data: None located

Accessory Structures: None

505 Cottage Avenue **Historic Name: Teel-Greenstreet House** **Built: 1928**

Riverview Addition Block 1 Tax lot 12 Legal: 231904820045

Style: Vernacular - side gable Builder: Tom Spears and Bill Teel Architect: _____

Rank: Historic Contributing **Site ID#: 65**

Description: Very steeply pitched side gable roof over simple rectangular plan. Drop siding throughout. Some one-over-one light sash in place; others replaced within original openings. Simple gablet over front door.

Cultural Data: Built by contractor Tom Spears and carpenter Bill Teel as Teel family house. Mrs. Teel taught piano. Sold in 1935 to Buella and Russell Greenstreet, who remained until 1950. He was a fruit rancher and field man. Greenstreet children Vernon and Carmen were known for their musical talents.

Accessory Structures: None

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 23 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

506 Cottage Avenue **Historic Name:** **Built: 1921**

Bridgeview Block 1 Lot 28 Legal: 23190488155
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 66**

Description: Tidy single-story brick bungalow with low profile hipped roof and projecting clipped gable porch. Header belt course at sill level. Brick piers and squat stuccoed columns support porch. All original windows grouped in clusters with vertical –multi-pane over single light sash.

Cultural Data: None located

Accessory Structures: Garage **Built: 1940s**

Description: Historic Contributing – rustic sided garage accessed from Vine St.

508 Cottage Avenue **Historic Name: Harold & Margaret Anderson House** **Built: 1925**

Bridgeview Block 1 Lot 27 Legal: 23190488150
Style: Craftsman Builder: Tom Spears and Bill Teel Architect:

Rank: Historic Contributing **Site ID#: 67**

Description: A cottage with spare Craftsman and Colonial detailing. Side clipped gable. Gable roof with elliptical arch on sturdy squared columns over porch. Wide gauge shingle siding, and one bay window inserted.

Cultural Data: Built by local contractor Tom Spears and builder Bill Teel. Purchased by Harold and Margaret Anderson in 1932 for \$3000. Harold served as City attorney, and Margaret taught English and Spanish at Cashmere High School. Harold also served as attorney for Liberty Orchards, and as chairman of the board at the Cashmere Bank. Family moved to Albuquerque during World War Two where Harold enlisted in Military Intelligence as a spy. They returned after the War, Harold resumed his practice, and the family remained at 508 Cottage for a total of 55 years.

Accessory Structures: Garage and shed **Built: c. 1920**

Description: Historic Contributing – garage accessed from Cottage Ave. with attached shed at rear

509 Cottage Avenue **Historic Name: Charles Cockran House** **Built: 1926**

Riverview Addition Block 1 Tax lot 11 Legal: 231904820025
Style: Craftsman Bungalow Builder: Architect:

Rank: Historic Contributing **Site ID#: 68**

Description: A stuccoed bungalow with offset projecting front porch, clipped gable roof forms, details and most multi-paned over one light sash intact.

Cultural Data: Built for Charlie Cockran, a warehouse owner at the Cashmere Fruit exchange

Accessory Structures: None

ADDITIONAL PROPERTIES

Cottage Avenue **Historic Name:** **Municipal Park** **Built: 1914**

Park Addition Legal: 231904132550
Rank: Historic Contributing Site ID#: 69

Description: Triangular shaped parcel on south side of Cottage Avenue in 400 Block. Terrace with row of bungalow homes forms backdrop. Numerous mature maple trees. Rubble-concrete picnic tables and trash receptacles variously placed. Children's play area at center.

Cultural Data: Donated by E.C. Long to City in November, 1914, for \$1.00 under mayoral term of George N. Johnson. In March 1915, tree planting in park referred by City Council to park committee with power to act. In August 1915, City Council voted to employ W.H. Trimble to "take care of the park" at \$10 per month.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 24 of 24

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

107 Parkhill Street **Historic Name: E.C. Long House** **Built: 1897**

Unplatted tract: complex legal description

Legal: 231904130350

Style: Queen Anne

Builder:

Architect:

Rank: Historic Non-contributing

Site ID#: 58

Description: Two-story late 19th home with irregular massing and original projecting bays at corner and east end. Porch, doors, windows, rustic siding, and fancy-butt shinglework all original. Wing to south is partly original. Turret is recent addition, as is gingerbread detailing at porch and eaves.

Cultural Data: E.C. Long came to Cashmere in 1904. Bought into The Big Department Store Co. downtown. He bought and sold orchard lands around the valley. Long donated triangular parcel to City in 1914 for Cottage Ave. Park. Daughter Ruby Long went to University of Washington and became Cashmere High School principal in 1920s. House is visible above Park in all early photos of Cashmere.

Accessory Structures: None

103 Maple Street **Historic Name:** **Built: 1918**

Stewards Plat of Mission

Block 1 Lot 1

Legal: 231904850005

Style: Vernacular: gable and wing

Builder:

Architect:

Rank: Historic Contributing

Site ID#: 11b

Description: House fronts on Maple St., but shares tax parcel with 226 Cottage Ave. Certain features suggest very early construction date, including vertical massing, steeply pitched roof, and two-over-two light sash.

Cultural Data: Does not appear on 1915 Sanborn map, but is in place by 1928. Early architecture suggests possible movement onto site after 1915.

Accessory Structures: None

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 1 of 10

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

Narrative Statement of Significance:

The Cottage Avenue Historic District in Cashmere, Washington, is the premier residential corridor of a small orchard community on the eastern slopes of the Cascade Mountains. The avenue took shape between 1892 and 1949, during the ascendant years of the apple industry in north central Washington. While most homes were built within the district by 1931, construction of small-scale alley auto garages continued through 1949. Cottage Avenue is significant primarily as an expression of early 20th century domestic architecture and community planning. It is also significant for its association with the golden age of commercial fruit growing and related industry in the surrounding Wenatchee River Valley.

Cottage Avenue Historic District meets National Register Criterion A. The street and its solid collection of early 20th century homes are a direct manifestation of a sudden and sustained prosperity brought on by the remarkable success of the orchard industry throughout the larger region. In Cashmere, Cottage Avenue was the chosen home of business and professional people, many of who promoted, supported, and profited directly or indirectly from the local apple industry and its related business activities.

The district also meets National Register Criterion C. It embodies the characteristics of a planned, small-town approach road with municipal improvements made possible by the town's prosperity, including a city park and allee of street trees. The district reflects period site and landscape design, and is a relatively intact concentration of Craftsman bungalow homes of the 1910s and '20s.

Commercial development has not encroached on the Cottage Avenue Historic District. Because they are vulnerable to such pressures through growth and shifting demographics, most residential approach avenues tend to lose their essential character over time. In the context of north-central Washington orchard towns, Cottage Avenue possesses a remarkable degree of historic integrity.

Background

The Wenatchee River Valley is the one of four major drainages on the northeastern slope of the Cascade Mountains. With its sunny, temperate climate, abundant water, and plentiful food resources, the valley was a favored habitation of indigenous peoples. Natives of the area near Cashmere belonged to the Simpesquensi band of Wenatchi Indians. The Wenatchi people, speakers of a dialect of Salish, are thought to have numbered about 1,400 in 1780. Lewis and Clark estimated their population at 820 in 1805. There were apparently several villages of the Simpesquensi band along the sheltered middle reaches of the river during the contact period. A permanent winter village called Ntuatckam, numbering about 400 people, occupied the site of Cashmere in 1850. This village is said to have been one of the Wenatchi's largest (Scheurermann. 1976: 11-12).

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 2 of 10

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

Although the Treaty of 1855 assigned the Wenatchi people to the Yakama Indian Reservation, it also guaranteed the Wenatchi rights to their traditional fishery upriver from Ntuatckam at the mouth of Icicle Creek. Eventually, an eight-square mile reserve further downstream was designated on paper. By then, however, the presence of white settlers in the area prevented the reservation from actually being established, and the claim remains unresolved to this day. A number of native people remained in the area, practicing their traditional ways of life well into the 20th century (Scheuermann 1976: 15). In fact, most of the Wenatchi who eventually filed claims under the Indian Homestead Act of 1884 did so in the vicinity of present-day Cashmere (Holstine 1994: 3.9, 3.14).

One fact that may have encouraged their continued residence in the valley over the later decades of the 19th century was the establishment of a series of Catholic missions, beginning as early as 1863. Father Respari arrived that year and established a log mission on the banks of Mission Creek, just south of present-day Cashmere. He was followed in 1872 by Father Urban Grassi, a Jesuit priest, who constructed St. Xavier Mission just east of Cashmere. A new mission church was built under the direction of Father de Rouge in 1888. Sometime before 1880, Father Grassi built a small diversion ditch from the river to irrigate his garden. Indians living around the mission followed suit with great success (Steele 1904: 671). The on-going mission with its irrigated gardens was a landmark of sorts to arriving settlers, and influenced the informal naming of the community as Mission (Holstine 1994: 6.4).

In the 1880s, when Euro-American immigrants began to arrive in the Wenatchee and Chelan country of north-central Washington Territory, they looked for good grazing land for stock and watered bottomlands for the raising of hay and vegetables. Surrounded by sagebrush and cottonwood, the prospects for long-term success in this arid region were difficult to imagine. Near Old Mission, however, several canyons with permanent streams attracted homesteaders. Alexander Brender reached Mission in the spring of 1881 by way of Prussia, Kansas, San Francisco, and Oregon. He settled at the mouth of a canyon that retains the name of Brender Canyon today. Others followed over the next several years and engaged in mixed farming, raising sheep, cattle, corn, potatoes, and alfalfa. By the late 1880s, a tiny rural settlement had taken shape around Mission (Hull 1929; 339-343).

Some claim the first fruit trees in the area were planted by the Indian Yaxon on Mission Creek (Hull 1929: 342). Others attribute that accomplishment to settler D.S. Farrar. Known as "Hayman" by the Indians, he first engaged in cutting and making hay from the native rye grass in Nahahum Canyon. Inspired by the seeming success of peach trees on the sunny banks of the Columbia River, Farrar in 1883 reportedly packed in trees for a small apple orchard over the rough mountains from the Yakima Valley via Ellensburg (Scheuermann 1976: 19).

During the 1880s, it became clear to homesteaders practicing diversified farming on the northeast

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 3 of 10

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

slopes of the Cascades that fruit horticulture had particular potential. Fruit-growing as a commercial specialization, however, awaited the development of communal irrigation systems. Local farmers in the upper Wenatchee Valley banded together as early as 1889 to work on the Peshastin Ditch. Through much hard work and investment of local capital, water from this ditch served terraces overlooking Cashmere from the south by 1901 (Scheuermann 1976: 23). Local farmer Jacob Shotwell met with more rapid success when he enlisted the aid of Seattle investor Arthur Gunn, and then James J. Hill of the Great Northern Railroad, on an irrigation project begun in 1891. As it happened, the Shotwell Ditch coincided in time with the construction of the transcontinental railroad through the Wenatchee Valley, and subsequently became part of a much bigger plan to develop large-scale irrigation in the Wenatchee Valley (Holstine 1994: 6.5).

Town-Building and the Great Northern Railroad

By 1892, the rural settlement at Mission boasted a post office and several general stores. No doubt inspired by the imminent arrival of the Great Northern Railroad, pioneers John W. Woodring and I.W. Sherman filed Woodring's Plat of Mission in July of 1892. Cottage Avenue was designated as the primary east-west thoroughfare, parallel to the newly established Great Northern right-of-way. As the town's first residential street, Cottage Avenue would connect the center of the hamlet to a favored river crossing (Scheuermann 1976: 22).

The layout of the developing town reflected the pattern of recently purchased agricultural tracts that extended north across the river bar. Town-builders such as John Kuelbs, I.W. Sherman, and O.J. Steward all filed new additions in quick succession along Cottage Avenue. The oddly narrow shape of these plats, most with only a half block frontage (or less) along Cottage Ave. appears to have been a direct consequence of orchard configurations. Judging from early century photographs, portions of these narrow tracts were in fact given over to fruit trees into the 1920s (Chelan Co. Assessor maps; Chelan Co. Museum photos).

Construction of the Great Northern Railroad through the Wenatchee Valley in 1892 did much to stimulate optimism about the future of the valley. The railroad's first regular run began in March of 1893. For nearly a decade, as the country continued to develop, the presence of the railroad had no major economic impact on Mission. A much-reproduced birdseye view of the community in 1894, shows nothing but a tiny cluster of structures on the barren river flat, with railroad tracks bisecting the desert (Hull 1929: 331). It was not until 1900 that the Great Northern, in anticipation of shipments from maturing fruit orchards, assigned an agent to Mission (Scheuermann 1976: 22).

The turn of the century brought Mission to the brink of an era of growth and prosperity. The decade which followed brought many developmental changes, similar to those experienced by other emerging

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8

Page 4 of 10

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

trading centers in north central Washington's fruit districts. Mission incorporated in 1904. Both the railroad and the postal service experienced confusion over the name "Mission" which apparently applied to too many locales in the Northwest. Discussion ensued to select a new name. Judge Chase, a locally respected Civil War veteran and elocutionist, suggested Cashmere, after the beauty of the valley in India. The new name was henceforth adopted in 1906 and the "Vale of Cashmere" quite seriously chosen for the surrounding valley (Scheuermann 1976: 22).

Cashmere and its Vale continued to grow to a population of 625 in 1910. In no more than fifteen years, the town had evolved from the desolate little cluster of buildings seen in the 1894 birdseye view, to a thriving community of five churches, two schools, two banks, two hotels, two big department stores, two dry goods men's outfitting stores, a confectionery shop, a harness shop, a butcher, six warehouses, two lumber mills, a newspaper, and two blacksmith shops (Cashmere Valley Record 2/17/1911). Sixteen dwellings, and the little stone church of St. James Episcopal were extant in the Cottage Avenue Historic District by 1910. The surrounding agricultural district, however, had expanded even more remarkably, with 2000 counted in the vicinity in 1910 (Scheuermann 1976: 22). Population growth throughout the valley had everything to do with the phenomenal success of the apple industry.

Ascendance of the Commercial Fruit Industry

The expansion of irrigation systems, the maturing of first orchards, and the arrival of hundreds of newcomers all coalesced around the turn of the century to put the fruit orchards of north-central Washington on the map. Beginning in 1903, local growers shipped the first apples in carload lots from the depot at Cashmere. Early shipments of apples went to Seattle on consignment, and summer fruit (peaches, plums, and apricots) went to Montana and Idaho (Cashmere Valley Record: 2/17/1911).

By 1910, acreage in the Vale of Cashmere was almost entirely converted to commercial fruit growing. The locale was heavily promoted, as most of the districts in north-central Washington were, as uniquely well suited for horticulture. Cashmere claimed superior quality of its fruit, heavy yield (an average 500 boxes per acre), lack of killing frost, ample irrigation water, organized marketing, and freedom from disease. Hyperbole was rampant:

The fact that we are the best fruit raising section in the world is not the only attraction we have to offer... Picture to yourself a smiling valley, circumsected by a flowing river whose waters are clear as crystal at all times of the year. Surrounded by mountains, snow capped almost eternally, the valley is dotted with the homes of the fruit growers, each home a little mosaic in itself. Flowers bloom unceasingly, fragrant and multicolored, and Nature need but a hint or a caress to respond as she can respond.... (Cashmere Valley Record: 9/27/1912).

The varieties of apples grown around the Vale of Cashmere in the early decades included Jonathan,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 5 of 10

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

Winesap, Sptizenberg, Rome Beauty, and Delicious. As the local newspaper often proclaimed, a good living could be made from just two acres of land, although ten to twenty acres seems to have been common at the time (Cashmere Valley Record: 2/17/1911). The industry seemed to expand exponentially. Production very rapidly exceeded even the most optimistic projections: 675 cars, or half a million boxes of fruit, were shipped to market from Cashmere in 1910 (Quinn.2001: 3). In fact, newspapers of the day reported the amazing realization that:

For the last 6 years the orchards of the Vale of Cashmere have quadrupled their products each year. And it is safe to estimate that but 25 per cent of the orchards planted in and around Cashmere are as yet in bearing. A man that could not get along in the Vale of Cashmere could not get along in the Garden of Eden (Cashmere Valley Record: 2.17.1911).

To better handle shipping and marketing, the first local cooperative was formed in 1906, the Cashmere Fruit Growers Union. Many other cooperatives followed in the next several decades, including the Wenatchee Valley Fruit Growers Association, Cashmere Pioneer Growers, and the Cashmere Fruit Exchange, among others. The growers' associations proved invaluable to the local industry. Large warehouses expanded storage capacity, grading and packing methods improved dramatically, and new markets were opened (Cashmere Valley Record: 2/17/1911).

In the 1910s and '20s, a variety of large-scale facilities sprang up along the railroad tracks. A 1915 Sanborn Insurance map depicts the huge fruit and produce warehouse of the Wenatchee Valley Fruit Exchange, and another for the Wenatchee Produce Co., both located across the tracks from the 200 Block of Cottage Avenue. As industry growth continued, the town of Cashmere doubled in population by 1920. An important new enterprise was begun in Cashmere by two young immigrants, Armen Tertsagian and Mark Balaban: Liberty Orchards began the production of Aplets and Cotlets candy in 1920, still in business today (Liberty Orchards n.d.). A vinegar factory was put into operation in the 1920s, situated along the railroad behind the 400 Block. No fewer than thirteen cold storage, dehydrating, packing, and shipping facilities are listed in the index to the 1928 Sanborn map of Cashmere (Sanborn Map Co. 1915, 1928).

A separate but closely related industry in town was lumber milling and apple box manufacture. Through the first half of the 20th century, and well into the second half, several firms provided an extra edge of economic stability to the community. Growers had quickly discovered, once the rail shipments of apples began, an enormous need for sturdy apple boxes (Cashmere Valley Record 2/17/11). To meet that need, Fred W. Schmitten started a box factory in 1902 at mouth of Brender Canyon. He immediately employed twenty men at a good rate of pay, and very soon received apple box orders of between fifty and two hundred per customer. Schmitten Lumber had an office and lumber yard in town (Quinn 2001: 2; Scheuermann 1976: 23-24).

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 6 of 10

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

In 1918, the Schmitten mill itself moved to town. During the prosperous 1920s, its payroll reached \$110,000. Electrification and major upgrades in 1928 and 1929 allowed it to weather the Depression. The Schmitten Box Factory constructed more than 1,000,000 wooden boxes for apples, pears, apricot, cherries, etc. in 1928. The sawmill itself produced quantities of lumber, cedar shingles, and doors for the buildings of Cashmere and surrounding orchards (Quinn 2001: 3; Scheuermann 1976: 23-24).

From the late 1890s through the 1940s, many of the participants in these agricultural-based activities, along with their wives and families, were residents of the Cottage Avenue Historic District. During its important first year, Cashmere Fruit Growers Union was managed by John Prentis, who quickly moved on to start his own warehouse business. Prentis built the tidy bungalow at 420 Cottage Ave. on the Park terrace in 1926. Doc Griffith, who ran the Griffith Orchard Co. occupied the house at 401 Cottage Ave., built in 1928. His brother Scotty Griffith lived across the street in the classic bungalow at 406 Cottage Ave., built in 1923. He worked at the Cashmere Bank and then operated the Independent Warehouse. John Kuelbs, a "pioneer" of 1893, shipped out apples as the town's first express agent in the late 1890s, until the Great Northern brought in its agent. Kuelbs traded in orchard lands and built one of his several "townhouses" at 225 Cottage Ave., next door to the Cashmere Undertaking Co. at 227 Cottage, which he managed with his wife Rose.

Capt. Burbank, a successful orchardist, is said to have built the spacious residence at 304 Cottage Ave. in 1903. By 1911, this place had gained fame as the "Cascade Club" a reputable bachelors' boarding house. J.M. Francisco, owner of the Francisco Vinegar Factory, built the interesting two-story house at 400 Cottage Ave. in 1918. Emil Schmitten, brother of Fred Schmitten, worked as assistant to the manager of the Cascade Lumber Co. in the 1910s. He lived in the substantial dwelling at 300 Cottage Ave., built in 1908. R.R. Remley ran a large orchard and packing warehouse at nearby Dryden, and resided in the handsome Mediterranean-styled home on Cottage Ave. at 408, built in 1920. E.C. Long, who arrived in Cashmere in 1904, purchased the 1897 Victorian house on the hill at 107 Parkhill St., which is visible in all the early photos of Cashmere. Long was a partner in a major downtown mercantile, raised apples on the side, and donated the park land to the City in 1914. His daughter Ruby Long became principal of the Cashmere High School in the 1920s.

Not all residents of Cottage Ave. were managers or proprietors, although most seemed to share in the prosperity of the era. W.W. Reed, an apple warehouse bookkeeper, built the Park terrace bungalow at 426 Cottage Ave. in 1912. Robert Parsons was a city employee and his son Deke, who also resided in the family home at 422 Cottage Ave., was a clerk at the post office. Bill Teel was a local contractor who built his own home at 508 Cottage Ave. Other district residents were merchants and professionals who served the local populace and benefited from the dominant fruit industry. These included a jeweler, hardware store owner, postmaster, physician, and auto garage mechanic.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 7 of 10

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

Later residents of the district continued the pattern of professional involvement in the local economy. Two of the most substantial bungalows on Cottage Ave. were occupied by late-comers. Hy Rieke arrived in Cashmere at the onset of the Depression and re-opened the failed local bank, serving as its president and chairman of the board. Rieke lived at 416 Cottage Ave., built in the 1920s. John Chakirian, a second generation owner/manager of Liberty Orchards, makers of Aplets and Cottlets candy, returned to Cashmere after World War Two. In 1945 he purchased the handsome Doelle house at 410 Cottage Ave., built in 1920. Elizabeth McKeen, who became Principal of Cashmere Elementary School, bought the Prentis House at 420 Cottage Ave. in 1935.

Cottage Avenue Takes Shape

Several factors influence the appearance of Cottage Avenue during the historic period (1892-1950):

- Platting of the townsite and its subsequent additions.
- Planned community development efforts on the part of the City.
- Commonly-held cultural preferences of the early 20th century, expressed in the landscape design of open front yards and fashionable houses of the period.
- Inclusion of Cottage Avenue between 1915 and 1956 on the east-west alignment of the Sunset Highway, a primary state road.

Early maps and photographs reveal that the river crossing at the foot of Cottage Avenue had a natural reason for being. A sizeable island split the river into two channels here and created a logical place to ford the stream. The ford, and thus Cottage Avenue itself, may well have been part of an overland trail to Old Mission. The island itself later became a tourist camp, before its removal at the time of construction of U.S. 2 across the river from Cashmere (Chelan Co. Museum photos; Sanborn Map Co. 1915, 1928, 1945; Cashmere Rotary Club research notes: 2002).

Townpeople built a series of wooden bridges at this location. Sanborn maps for 1915 show a bridge crossing clearly in place. That year coincided with the establishment of the Sunset Highway, a motor vehicle route from Seattle to Chicago. In Washington, the Sunset Highway was designated Primary State Highway 2. It passed traversed Snoqualmie Pass and Blewett Pass, bringing early auto traffic down the Wenatchee Valley and right through Cashmere. The highway then emerged from town along Cottage Avenue, crossing over the bridge and continuing to Wenatchee (WA Highway Dept. 1920). A more permanent Cottage Avenue bridge was completed around 1919, probably in conjunction with improvements to the Sunset Highway. This bridge, of concrete arch construction with decorative railings and lantern-style light standards, appears in many early photos of the valley (Cashmere Rotary research notes).

Enhancements along Cottage Avenue began even before designation of the Sunset Highway. In 1907,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 8 of 10

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

with economic prospects looking bright, Cashmere launched a community improvement program in which 300 maple and elm trees were planted along key streets (Scheuermann 1976: 22). Local newspapers record the progress of concrete sidewalks going in. J.M. Crom, the new City engineer supervised the \$18,000 project, which was completed by fall of 1912 (Cashmere Valley Record: 9/27/1912). A sewer project was also underway at that time and, by 1914, water and streetlights were in place. In 1920, Cottage Avenue was paved with an 18' travel surface (Scheuermann 1976: 22; Cashmere Rotary Club research notes: 2002).

As early as 1912, the local newspaper announced the establishment of a park on property to be donated by E.C. Long. The offered land was a triangular parcel located on a slope between Long's own house and Cottage Ave. The news article joked about the need for a park in the Vale of Cashmere:

Cashmere will have a municipal park. The site has been donated by E.C. Long, and the park will be set out to trees and lawn. A mighty good thing, too, even though it is a common remark of visitors, upon their first glimpse of Cashmere, 'Why, your whole town is a park!' (Cashmere Valley Record 9/27/1912).

Apparently there were hitches in the transfer, which was not finalized until November of 1914, when the City paid \$1 for the land under the administration of Mayor George N. Johnson. In March of the following year, tree planting in the Park was referred to the "park committee." In August, the City Council voted to employ W.H. Trimble to take care of the park (presumably newly planted trees) at \$10 per month (Cashmere Rotary Club research notes: 2002). A panorama photo of Cashmere taken in the early 1920s shows the Park trees uniformly spaced and well on their way to maturity (Chelan Co. Museum photos).

Cottage Avenue is the earliest of Cashmere's residential streets. The sequence of housing development along Cottage Avenue during the historic period is somewhat surprising. Sanborn Insurance maps, together with an examination of the dates of construction along Cottage Avenue, show that each subsequent decade of residential development was liberally intermingled along the length of the street. The sixteen homes built prior to 1910 occur with as much regularity in the 200 Block closest to downtown, as they do in the 500 Block closest to the river. Houses constructed in the 1910s (there are 22) spread along the four-block corridor in a similarly even fashion. In the 1920s and early 1930s, new dwellings (numbering 24) filled in virtually all remaining lots.

Research to date has made few firm connections between builders, architects, and individual properties in the Cottage Avenue Historic District. Other construction professionals are listed in local newspaper advertisements. Among these are: Ralph Rushton, architect and builder; A. Zimbelman, contractor and builder; and Clyde Thomas, painter and

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 9 of 10

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

Paper hanger (Cashmere Valley Record: 1911, 1912). In 1920, the Bungalow Company was preparing to build on ten lots, some within the Tetherow Addition. It is not clear whether these homes fronted on Cottage Avenue, or whether the Bungalow Company was a local concern. A decade later, the Qually Bros. are credited with constructing the only apartment building in the district, the Nelson Apartments at 415 Cottage Ave. Local contractor Tom Spears, carpenter William Teel, and housepainter Angus Johnson are still remembered for their work in the late 1920s and early '30s on homes at 503, 505, and 508 Cottage Ave. (Cashmere Rotary Club research notes).

Very likely, Cashmere residents accessed widely available pattern books of the period - such as those published by Sears, Aladdin, and Radford companies - for ideas on residential design. Undoubtedly, home building materials were purchased at local lumber mills. An undated postcard of the Doelle - Chakirian House at 410 Cottage Ave. (built 1920) has the inscription "Plans and material furnished by Columbia Valley Lumber Company." This suggests that other Cashmere houses may have been built with plans and materials from Columbia Valley Lumber, a local business, as well as through other local lumberyards such as Cascade Lumber and Schmittten Lumber. A few houses are very nearly identical in design, and there is discernible repetition of finishes and detail throughout the district, especially among the bungalow homes.

Local lumber company advertisements of the period indicate a fairly wide range of materials being supplied to the Cashmere market, including brick, cement, and concrete block. The Cashmere Lumber Co. sold "lumber, lath, shingles; doors, windows; lime, plaster, and cement; C Flooring, Ceiling, and Rustic" (Cashmere Valley Record: 2/17/1911, 9/27/1912). In the 1920s, the Schmittten Lumber Company billed themselves as "The Community Builders" and put out regular ads for pine screen doors, "laminex" doors, cedar shingles, and brick, along with little tips on the importance of careful product selection (Cashmere Valley Record: 1928).

Many other north-central Washington communities founded on the commercial fruit industry experienced the same enormous economic strides enjoyed by Cashmere in the first half of the 20th century. But, Cashmere stands alone today as one that has managed to preserve something of the scale, fabric, and sense of place of an early 1900s orchard town. Cottage Avenue Historic District, its residential approach corridor, is not duplicated in any other regional towns or cities.

Further up the valley, the city of Leavenworth has wholly converted to a Bavarian theme town. Smaller communities between Leavenworth and Wenatchee - Peshastin, Dryden, and Monitor - prospered as orchard districts but never enjoyed the full development of either downtowns or residential neighborhoods. Wenatchee was so successful that commercial development now sprawls for several

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

Page 10 of 10

**COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON**

miles out along the highway, and there is no longer an entry corridor of fine old homes. Entiat, further up the Columbia River, straddles the highway with no formal approach through a residential neighborhood. Even the town of Chelan does not possess the same kind of historic district. Tourist facilities line the lakeshore on the approach road into town, with older neighborhoods tucked away from general view.

Cashmere, for many reasons interesting to consider, took shape and survived as a rather traditional American small town. The accident of its topography defined by valley walls and the sweep of the river, the forethought of its early town-builders, the planting of its countless street trees and the laying out of a public park - even the luck of losing the highway to a bypass - all seem to have played some role in preserving the Cottage Avenue Historic District. Although other areas of Cashmere have not escaped physical change, Cottage Avenue survives as an authentic visible reminder of the early 20th century in an up and coming orchard town.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9

Page 1 of 2

COTTAGE AVENUE HIST. DIST.
CHELAN NAME, WASHINGTON

Bibliography:

- Anderson, Eva.
1980 *Pioneers of North Central Washington*. Reprinted from articles in *The Wenatchee World*.
- Cashmere Rotary Club
2001-2002 Research notes and ephemera from local oral interviews
- Cashmere Valley Record
1911 Special Edition 2/17/11. 32 pp.
- Cashmere Valley Record
1912 Special Edition 9/27/12. 48 pp.
- Chelan County Assessor's Office. Ownership records.
- Chelan County Museum. Historic Photo Collection.
- Holstine, Craig, ed.
1994 *Historical Overview of the Wenatchee National Forest*. Eastern WA University Reports in Archaeology and History 100-80. Cheney, WA: Archaeological and Historical Services.
- Hull, Lindley
1929 *A History of Central Washington*. Spokane, WA: Shaw and Borden Press.
- Quinn, Kelsey
2001 "The History and Importance of Schmitten Box Factory and Sawmill: a Smokestack's Point of View". 2001 National History Day in Washington State Junior Division - Historical Paper.
- Sanborn Map Co.
1908, 1915, 1928, 1945 Maps of Cashmere, WA
- Scheuerman, Richard D., and Class of 1980
1976 *Early Days in Old Mission*. Cashmere Public Schools.
- Schmitten, Fred and Elizabeth Schmitten
2001 Schmitten Family & Schmitten Lumber Company". Typescript available Chelan County Museum.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9

Page 2 of 2

COTTAGE AVENUE HIST. DIST.
CHELAN NAME, WASHINGTON

St. James Episcopal Church

1965

"History of St. James' Church, Cashmere, Washington"

Steele, Richard F.

1904

An Illustrated History of Stevens, Ferry, Okanogan and Chelan Counties. Western
Historical Publishing Company.

Washington Department of Highways

1920, 1933, 1936

Washington State Highway maps

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10

Page 1 of 1

COTTAGE AVENUE HIST. DIST.
CHELAN COUNTY, WASHINGTON

UTM References (cont.)

	Zone	Easting	Northing
E	10	691255	5266869
F	10	691055	5266940
G	10	690781	5266006
H	10	690781	5266053

Verbal Boundary Description (Describe the boundaries of the property)

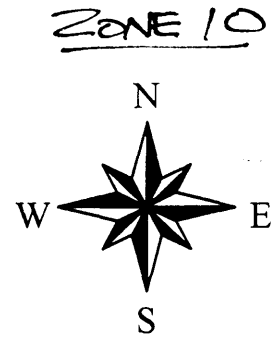
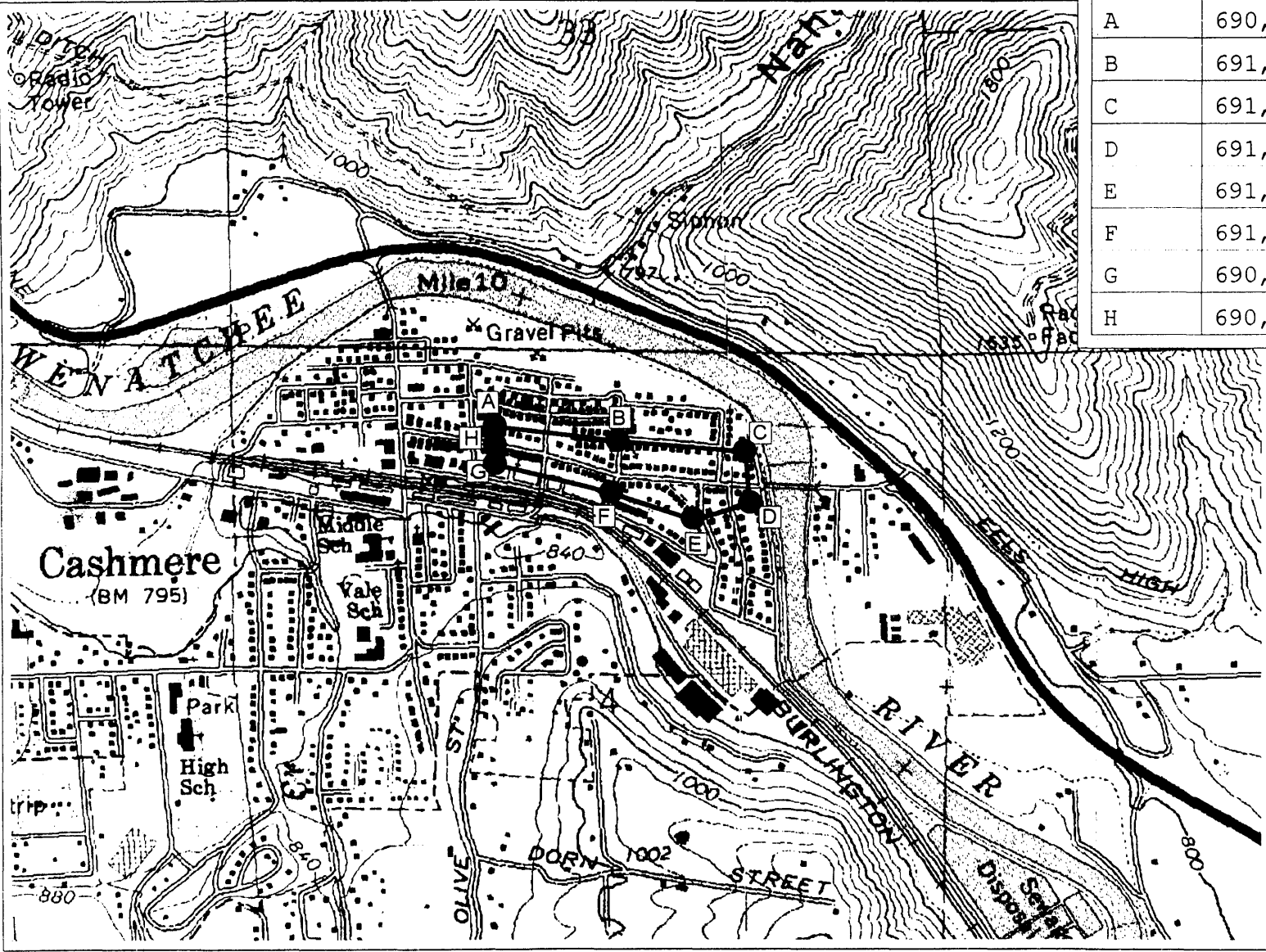
The nominated property is located in the NE ¼ and the NW ¼ of Section 4, Township 23 N, Range 19E, Willamette Meridian. The district boundary is shown as the dashed line on the accompanying map titled "Cottage Avenue Historic District." UTM coordinates are given above.

Boundary Justification (Explain why the boundaries were selected)

The nominated property includes all residential properties, several interspersed commercial properties, and a small City Park, all fronting on Cottage Avenue between the Wenatchee River and downtown Cashmere. One additional residential property fronting on Parkhill Street, at the southeast corner of City Park, is included for its visual and historical association with the Park. Two residential properties at the far eastern end of Cottage Avenue are excluded because of non-characteristic setback, a drop in grade, and functional orientation toward Riverfront Drive.

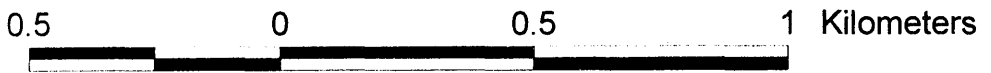
Cottage Avenue Historic District UTM's

Point	Easting	Northing
A	690,784	5,266,103
B	691,077	5,266,063
C	691,379	5,266,036
D	691,388	5,266,913
E	691,255	5,266,869
F	691,055	5,266,940
G	690,781	5,266,006
H	690,781	5,266,053



USGS Topographic Quad Map
 Cashmere, Wash
 1927 North American Datum
 Photorevised 1987

Scale 1:15,000







COTTAGE AVENUE HISTORIC DISTRICT INVENTORY TABLE

Address	Historic Name	ID#	Rank	Date Built
208 Cottage Avenue		1	Historic Non-contributing	1908
210 Cottage Avenue	Mansen House	2	Historic Non-contributing	1924
214 Cottage Avenue	Caldwell House	3	Historic Contributing	1927
218 Cottage Avenue		4	Historic Contributing	1908
219 Cottage Avenue	Gavin House	5	Historic Contributing	1927
220 Cottage Avenue	St. James Vicarage	6	Historic Contributing	1908
222 Cottage Avenue	St. James Episcopal Church	7	Historic Contributing	1912
223 Cottage Avenue	Van Cameron House	8	Historic Contributing	1906
224 Cottage Avenue		9	Historic Contributing	1928
225 Cottage Avenue	Kuelbs House	10	Historic Contributing	1928
226 Cottage Avenue		11a	Historic Contributing	1918
227 Cottage Avenue	Cashmere Undertaking Co.	12	Historic Non-contributing	1918
229 Cottage Avenue	Village Inn	13	Non-historic Non-contributing	1956, 1975
300 Cottage Avenue	Emil Schmitten House	14	Historic Contributing	1908
301 Cottage Avenue		15	Historic Contributing	1920
302 Cottage Avenue		16	Historic Contributing	1912
303 Cottage Avenue	Cashmere Medical Center	17	Non-historic Non-contributing	1952
304 Cottage Avenue	Cascade Club	18	Historic Contributing	1903
305 Cottage Avenue		19	Historic Non-contributing	1918
306 Cottage Avenue		20	Historic Contributing	1914
307 Cottage Avenue		21	Historic Contributing	1924
308 Cottage Avenue	Vaughn House	22	Historic Non-contributing	1904
309 Cottage Avenue		23	Non-historic Non-contributing	1963
311 Cottage Avenue		24	Non-historic Non-contributing	1977
312 Cottage Avenue		25	Historic Non-contributing	1920
314 Cottage Avenue		26	Historic Non-contributing	1916
315 Cottage Avenue		27	Historic Contributing	1916
316 Cottage Avenue		28	Historic Contributing	1918
317 Cottage Avenue		29	Historic Non-contributing	1908
318 Cottage Avenue	Wright – Barnes House	30	Historic Contributing	1908
319 Cottage Avenue		31	Historic Contributing	1910
320 Cottage Avenue		32	Historic Contributing	1918
321 Cottage Avenue		33	Historic Contributing	1910
323 Cottage Avenue		34	Historic Contributing	1912
400 Cottage Avenue	Francisco House	35	Historic Contributing	1918
401 Cottage Avenue	“Doc” Griffith House	36	Historic Contributing	1915
403 Cottage Avenue		37	Historic Contributing	1914
405 Cottage Avenue		38	Historic Contributing	1928
406 Cottage Avenue	“Scotty” Griffith House	39	Historic Contributing	1923
407 Cottage Avenue		40	Historic Contributing	1906
408 Cottage Avenue	Ramley House	41	Historic Contributing	1920
409 Cottage Avenue	Henry House	42	Historic Contributing	1924
410 Cottage Avenue	Doelle – Chakirian House	43	Historic Contributing	1920
411 Cottage Avenue	Erickson House	44	Historic Contributing	1920
412 Cottage Avenue		45	Historic Contributing	1914
415 Cottage Avenue	Nelson Apartments	46	Historic Contributing	1930
416 Cottage Avenue	Rieke House	47	Historic Contributing	1920s
417 Cottage Avenue		48	Historic Contributing	1924
419 Cottage Avenue		49	Historic Contributing	1920s
420 Cottage Avenue	Prentis – McKeen House	50	Historic Contributing	1926
421 Cottage Avenue		51	Historic Non-contributing	1906

Address	Historic Name	ID#	Rank	Date Built
422 Cottage Avenue		52	Historic Contributing	1916
423 Cottage Avenue		53	Historic Non-contributing	1916
424 Cottage Avenue	Conway House	54	Historic Contributing	1912
425 Cottage Avenue	Boyd House	55	Historic Contributing	1908
426 Cottage Avenue	Reed House	56	Historic Contributing	1912
427 Cottage Avenue		57	Historic Contributing	1912
429 Cottage Avenue	Abeling House	59	Historic Non-contributing	1905
500 Cottage Avenue		60	Historic Contributing	1912
501 Cottage Avenue		61	Historic Contributing	1925
502 Cottage Avenue		62	Historic Contributing	1920s
503 Cottage Avenue		63	Historic Contributing	1931
504 Cottage Avenue		64	Historic Non-contributing	1900
505 Cottage Avenue		65	Historic Contributing	1928
506 Cottage Avenue		66	Historic Contributing	1921
508 Cottage Avenue		67	Historic Contributing	1925
509 Cottage Avenue	Cockran House	68	Historic Contributing	1926
Cottage Ave. Park	Municipal Park	69	Historic Contributing	1914
				—
103 Maple		11b	Historic Contributing	1918?
107 Parkhill	Long House	58	Historic Contributing	1897

Cottage Avenue Historic District
 Cashmere, Chelan County, Washington
 Including addresses and property ID#s

 Cottage Avenue Historic District Boundary
 Historic Contributing Property
 Historic Non-contributing Property
 Non-historic Non-contributing Property

Map not to scale

