

HISTORIC PROPERTY INVENTORY FORM

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

IDENTIFICATION SECTION

Site No.: 39-338
 Site Name: Historic William Watt House
 Common Brush House
 Field Recorder: J. Kipp/G. Grulich
 Date Recorded: 7/19/86
 Owner's Name: Cockrill, Patrick R.
 Street: 1511 W. Chestnut Ave.
 City/Town: Yakima
 County: 39
 Zip Code: 98902

LOCATION SECTION

Street Number 1511 W. Chestnut Ave.
 City/Town Yakima Zip Code 98902
 County 39 Twp. 13 Range 18 Sect 24 1/4 Sect SW 1/4 Sect NW
 Tax No./Parcel No. 181324-32472
 UTM References Zone 10 Easting 6892.80 Northing 516307
 Acreage: Less than one. USGS Quadrangle: Yakima West (7.5)
 Legal boundary description: Milroys Plat, Block 15,
Lots 8 and 9. Scale 1:24,000

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

PHOTOGRAPHY

Photography Neg. No.: YW2-23
 (Roll No. + Frame No.)
 View: NE
 Date: 7/19/86

Classification Date:
 District
 Site
 Building
 Structure
 Object

DESCRIPTION SECTION

Materials & Features/Structural Types:

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

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

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

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

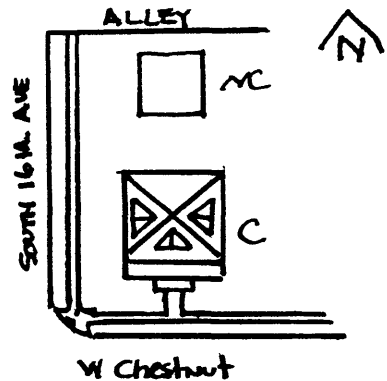
Cladding (Exterior Wall Surfaces):
 Log
 Horizontal Wood Siding { Rustic/Novelty
 Clapboard
 Wood Shingle { Split Shakes
 Re-sawn
 Machine Shingle
 Asbestos/Asphalt Shingle
 Brick Masonry
 Stone Masonry
 Stucco
 Terra Cotta
 Carrara Glass
 Vinyl/Aluminum Siding
 Other (specify)

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

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

Additions to house plan
 Changes to windows
 Changes to roof shape
 Changes to interior plan
 Other (specify)

Intact
 Slight
 Moderate
 Excessive



NARRATIVE SECTION

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

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

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

Date of Construction: ca 1908

Architect/Builder: _____

Historical Significance:

The residence at 1511 West Chestnut Avenue is associated with Yakima's second period of development from 1900 to 1918. Milroy's Plat was platted October 12, 1889, and orchards and farms developed in this rural area of Yakima. A satellite community developed in this western section of Yakima following the population boom in the first decade of the 1900's and the extension of streetcar lines by the Yakima Valley Transportation Company. This area catered to a diverse group of new arrivals seeking opportunities in an expanding city and to established families building modern residences in the suburbs. This residence is significant as one of the eclectic designs of the early 20th century, developed by architects for middle/upper income families in business and professions. The Watt House is an excellent example of the "American Foursquare" and Colonial Revival with Craftsman influences typical of the larger two-story residences built in eclectic styles in Yakima for affluent families. The square plan, hipped roof with gabled dormer, flared eaves with elongated scroll brackets, full-width porch with carved rafters, and "Tuscan" columns reflect elements of the two styles. Columns are carried into interior detailing in the entry. A carriage house at the rear of the property has been converted into living quarters. This residence is also significant for its association with lumberman William M. Watt.

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

The Watt/Brush Residence at 1511 West Chestnut is a two story, wood framed, residence exhibiting "American Foursquare" influences with additional "Craftsman" details. The building has a single hipped roof with flared eaves and gabled dormers. The roof has wide eaves supported by elongated scroll brackets. It employs narrow bevel siding with 1/1 double-hung windows with simple trim. The lower front windows have single panes with transom unit above of leaded glass in a diamond pattern. Other lower floor windows have the leaded diamond pattern as the upper sash of the double-hung windows. The front porch has a low pitched (flat) overhead of carved rafters with a central roofed section. An upper ballustrade has been removed as evidenced by engaged joists at building wall. The front porch is supported by unfluted "Tuscan" columns resting on a foundation of porous (lava) polygonal stone masonry. The building has experienced few alterations since its construction; most notable is the removal of the ballustrade over the main entry. The building retains the identity of the original design with most of the essential details intact. At the rear of the property a carriage house has been remodeled and is currently used as an apartment.

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

- Newbill, Jim and Herb Blisard, eds. Yakima: A Centennial Perspective, 1885-1985. Franklin Press, Yakima, 1984.
 Polk, R.L. & Co. North Yakima and Yakima County Directories, 1901, 1903-1973.
 Manuscript, ca. 1984 (Yakima Valley Museum, Archives).
Yakima Herald. April 28, 1963.
Yakima Daily Republic. December 7, 1936.
 Application for Permit. City of Yakima. October 26, 1953.

HISTORIC PROPERTY INVENTORY FORM

(Continuation Sheet)

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Site No.: 39-338

Site Name:

Historic
CommonWatt HouseBrush House

Date: 7/19/86

Statement of Significance (continued):

Watt came to the Yakima valley in 1892 and purchased a ranch. About 1896 he moved into North Yakima and became manager of Pioneer Lumber and Coal Company. Physician Dr. Frederick H. Brush purchased the residence in 1919 and moved his family and his practice into the home. In 1953, J.B. and Mary Monahan purchased the property, finished the attic and basement, and modernized the kitchen. At some point in time the ballustrade over the main entry was removed. The Patrick Cockrill's are the current owner's of this well-maintained residence.

Total number of contributing properties: 1 (house)

noncontributing properties: 1 (remodelled carriage house)