

United States Department of the Interior
National Park Service

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 Young, Fred & Elizabeth, House

Other names/site number _____

2. Location

street & number 804 S 22nd Avenue not for publication

city or town Yakima vicinity

State Washington code WA county Yakima code 077 zip code 98902

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

3-31-11
Date

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 certifying official/Title

Date

or Federal agency and bureau

State

4. National Park Service Certification

I, hereby, certify that this property is:

- X 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 the Keeper

Date of Action

4/1/11

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing:

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

MODERN MOVEMENT:

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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Narrative Description

LOCATION

Located on the west side of Yakima, the Fred & Elizabeth Young House sits on the west side of S. 22nd Avenue, near the intersection of St. Helens Street. The property, which had been in the family since the early 1900's, sits at the crest of a hill and offers extended views to the south and west and into the valley below. From the living area are limited views of Mt. Adams, Darlin Mountain, and Mt. Rainier. Today the view has been partially obstructed by the growth of trees and much of the orchards and fields that used to lie in the valley floor between, have been replaced with shopping malls and subdivisions.

The lot was originally part of a larger parcel which was subdivided into three pieces. The Young's retained the center piece, a steep lot, which afforded the best views. Today the lot is divided by large concrete and roman brick retaining walls which separate the site into three flat levels: the upper entry level where main entrance is on north; the lower daylight basement level which faces south and west; and the lower garden level on southern most edge of the site. Landscaping consists of minimal foundation plantings and a variety of Junipers and other evergreen bushes. Only two large trees are found on site, one in the main entry courtyard, and another near the west side of the home (see site plan). Original lightolier exterior lights are scattered on the various levels, many incorporated around a newer wrought iron fence which skirts the east side of the lot next to the 22nd Avenue.

EXTERIOR

The Fred and Elizabeth Young House is a large one story home with a full daylight basement. The L-shaped home has four bedrooms and five bathrooms. It has a strong horizontal plane which is accented by a dominant roof line, bandings of windows and horizontal siding. The main body of the home has a shallow pitched gable roof. Off the northwest corner, forming the L-shape of the home, is the master bedroom wing which boast an upsweep shed roof, forming a butterfly shape at the junction of the two roof planes. The eaves of the home are deep, extending from a minimum of four feet to a maximum of fourteen feet to accommodate a covered porch on the rear façade. The rafters, which are glulam beams, are exposed revealing 2" thick roof decking which follows into the interior spaces. The exact slope of the roof was determined by the architect to maximize the seasonal

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variations in solar gain for the house. Two large chimneys are found on the peak of the roof and accommodate four fireplaces.

The exterior of the Young House is sheathed in a variety of materials including Roman brick, vertical stained rough-cut tongue & groove boards, and lapped-jointed horizontal boards. Windows are a combination of original aluminum sliders and fixed pane, custom-sized glazing set in continuous bands to take in the views to the south and west. Nearly the entire south façade is glazing, including an early use of a sliding glass residential door off the dining room. Many windows extends directly to the wall/ ceiling juncture.

The main façade of the house faces north and the main living areas of the home are on the upper level. This includes the living room, dining room, kitchen, a two-car garage, master bedroom and bath, a guest bath, a den, and an "all purpose room" (Elizabeth Young's Office). The entire upper floor is flat to accommodate Fred Young's adamant desire that there be no stairs for older people to negotiate. Off the "all purpose room" is a large deck, partially sheltered by the roof of the house. It is supported by a large glulam beam resting on round steel posts. The deck is surrounded by a solid railing which from the exterior is canted outward towards the top railing.

On the lower level, a double car garage is set into the hillside, just below the first floor garage with its entrance to the south. Serving also as a wood shop, the space has a fireplace for scarp wood. Also on the lower level is a large recreation room, two "boys" bedrooms, and the "girls" bedroom, as well as two bathrooms, a furnace room, and several storage closets. The basement level is sheathed in Roman brick.

INTERIOR

The interior of the Young House is a celebration of wood. All of the rooms on the upper level of the home, except the two bathrooms, are paneled in various types of plywood and tongue & groove paneling. The living room and Elizabeth's office are finished in Philippine mahogany; the dining room and kitchen in birch; the entry way, stair well, and study in birds' eye maple; and the master bedroom is finished in birch. All of the paneling was finished to its natural raw color. The ceilings are generally tongue & groove decking with exposed glulam rafters except for the entry,

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kitchen and bathroom spaces on the first floor. The basement area has a flat acoustical tile ceiling treatment.

The main entryway to the home is on the north side of the house. Its location necessitated the installation of large windows which would give natural light to the space. Originally planned were a series of skylights in the roof that would shed light into the entry way, but that detail was not followed. In their place are five 3'x3' fiberglass panels which boast imbedded leaves. These are illuminated by hidden backlights, installed in the roof cavity. The same opaque laminated sheets are used as a light wall at the foot level on the stair landing leading to the basement. This lighting system makes a soft, warm glow throughout the entry and staircase area. The staircase utilizes a built-in planter box for the solid railing and baluster.

To the east of the entry is the kitchen and dinning area. The heart of the home, the kitchen reflects Elizabeth Young's passion for design and the skill into which she attained her craft. The plan of the kitchen was aimed at efficient food preparation by one or several persons simultaneously but just as importantly, aimed to include the sociability of an old farm kitchen without impeding the efficiency of the food preparation and clean up. The space consists of five work stations:

1. a chopping block counter (installed at Mrs. Young's working height);
2. a sink and dishwasher area (dishwasher serviceable from both sink and tableware center with its pass-through door);
3. a cutlery and tableware center (located below pass through to dining room);
4. an island stove top/oven/electric appliance work space; and
5. a straight line breakfast counter along whole south perimeter of kitchen (used for informal meals, but invaluable during meal preparation to keep non-working conversationalists out of kitchen workers' traffic pattern while discussions continued. It also served as main course buffet counter when serving large groups.)

Each feature was well thought in terms of the location of the appliances and how they would be used. The center island workspace with stovetops burners on one side incorporates cupboards for pots and pans; the oven on the opposite side was designed with space on its countertop for landing things from the oven or connecting extra appliances such as the electric grill, electric frying pans. The refrigerator is located directly across from stove top and right next to a chopping block. The floor-to-ceiling pantry has moveable shelves (new at the time) to accommodate various sizes of canned goods.

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Other kitchen innovations include a seamless stainless steel countertop, with integrated sink, backsplash and lip to prevent liquid from spilling onto floor, and straight sweep of counter debris into sinks. A concealed garbage can is found under counter. A covered opening in the counter and hidden door in the exterior wall, which opened to the exterior for trash collection was particularly innovative.

The kitchen also incorporates several pass through areas; one directly to the dining area, and another through the breakfast counter which has mirrored closing doors. Pocket doors (a relatively new item) are found on the west and east end of the room. These can be used to close off kitchen against traffic or when kitchen in a state of disarray.

The kitchen area also boasts a large bay window which extends across the north face of the room behind the kitchen sink and counter area. It extends from the splash plate nearly to the ceiling. From the outside looking in, it is possible to see clear through the house from north to south.

Directly south of the entry is the large 17' X 31' living room. The space has a continuous window wall on the south face affording views to the valley below. A large pink sandstone fire place, laid in a broken range, can be found in the north side of the room. A two-sided firebox and raised hearth, adds a visual focus to the room. The open sloped "cathedral" ceiling is visually reduced by the use of a continuous shelf which runs above the built-in cabinets and doorways the entire length the room into Elizabeth's Office area. The wooden shelf is highlighted by indirect lighting.

To the west of the main entry is Fred Young's den, guest bath and master suite. Fred's 13' square den, used a TV room, has built in cabinetry on the south wall and an angled fireplace set in the southeast corner of the room. The guest bath has a single sink and separate built-in shower area. The large master suite boasts several built in wardrobe closets and dressers. The wood paneled room has its original light fixtures and a full bath.

The basement contains a large 20' x 27' recreation room with a fireplace. The north wall has a sink/wet bar area for entertaining. Knotty-pine paneling is highlighted by a plaster ceiling with indirect lighting. The rec room adjoins the garage/work area. The room, supported by a massive concrete beam has a fireplace on the west wall to

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keep the space warm by using wood scraps from the shop. To the north directly behind the recreation room is a concrete storage room that runs the entire length of the recreation room and is accessible through both the garage and the recreation room. This area is directly under the entry sidewalk on the first floor.

The west end of the basement is dedicated to children's bedrooms and service areas. Two cedar paneled bedrooms (the Boys Rooms) are located at the south end. They are serviced by a small $\frac{3}{4}$ bath at the end of the hallway. Directly north of this bath is the furnace/laundry room. The room also has its own $\frac{1}{2}$ bath. North of the furnace room is another bedroom (the Girls Room) that has its own $\frac{3}{4}$ bath and several built-in cabinets.

BUILT-INS

The Young home has a variety of built-in's, a direct request to the architect by Elizabeth Young. These include a lengthy built-in bookcase in the living room that served both for décor and for practical use. Special cupboards which would hold LP records were built into the living room to house Elizabeth Young large music collection. Further bookcases and cupboards are found in the Elizabeth study and the den.

The dining room boasts a built-in credenza which covers the entire north wall. It has several banks of wide shallow drawers flanked by several deep cupboards on each side. The drawers were for silverware and table coverings, and the cupboards for the fine china. Some of these cupboards were for larger vessels, serving dishes, water pitchers, each designed to hold certain pieces. The top of the credenza was built at kitchen counter height which allowed for a continuation of the kitchen counters when the pass-through window between the kitchen and the dining room was opened. This was designed for ease of serving and clean-up.

In the master bedroom, was deigned to have no freestanding furniture. The west wall has a bank of four adjoining dresser drawers, two for Fred and two for Elizabeth. On the north wall and integrated shelf and cupboards which covers the entire wall, serves at the headboard for the bed. Here a complex system of light switches allowed Fred to control al the lights in the home from his bed.

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Other built-in features included the previously mentioned indoor cooper-lined planter box at the top of the basement stair railing and a decorative shelving unit placed in front of the window next to main entrance door. On the lower level, the bedrooms also incorporate built in dressers and storage cupboards.

HVAC & OTHER TECHNOLOGICAL AMENITIES

Fred Young's insistence on "No drafty floors" influenced the design of the house greatly. The house utilizes both passive and active systems to keep inside temperatures under control.

The passive system included fireboxes and chimney flues that use air heating cavities built into their structure. The vents to heat the rooms can be seen as a uniform pattern of gaps in the masonry work, worked in as an artistic feature. The roof overhang at the south wall of the living room is arranged to allow copious amounts of winter sun to come in, and to block the summer sun from entering the living room. The custom built windows are double-pane insulated glass, an unusual feature in 1954.

The active system includes a complex state-of-the-art mechanical heating and cooling system housed in a large 13' X 18' mechanical room. The furnace an oil-fired, high quality, industrial grade unit is still in place but has been converted to gas. Today, the original ductwork, sheet metal, furnace casing, mechanical details, piping, and analogue controls are still in place and functional. The cooling system was modeled after industrial applications used in the fruit industry for cooling houses. This system drew in large amounts of fresh air from a wall grate placed next to an underground liquid-filled tower (built behind a 9 foot high masonry landscape retaining wall, and also partially under the outdoor stairway that accompanies that wall separating the upper north lawn from the lower west lawn); an air filter was also housed also under stairway. A fan then blew the cool air through an exterior duct to the interior duct system of the house. Built-in "air conditioning" for cooling is now common for upper middle class residences, but unusual and state of the art in the mid-1950's. Though this original cooling system has been abandoned for a heat pump system, period equipment and the structure can still be observed. Another cooling feature is a duct system along the inside of the roof ridge, arranged to passively collect warm air gathering, then utilizing a fan to blow the warm air into the chimney system, and out to the various rooms in the

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house. An additional unusual feature was an electrostatic air filter, which cleans the air of dust particles before it is circulated throughout the house. Still in working order, today one can observe on a sunny day, when rays are coming through the windows, no airborne particles in the house.

Other technical innovations in the Young House include heated concealed gutters complete with troubleshooting indicators (light receptacles in the garage west wall - if an electrical line that heats a gutter fails, the associated light will glow). Outside, hidden trash can storage canisters can be found in the ground, with metal access tops at grade.

Rheostat lighting switches were used in various rooms (a new idea at the time). Most light switches (unless in basement or closet utility areas) are "touch" activated, with a small plastic touch pad that rocks slightly, returning to position immediately, unnoticeably, at a soft touch (the touch pad is surrounded by a normal switch cover). This is made possible by a low voltage circuit.

Original plans for the house also called for a heated driveway, however this was not built. The home also has a complex Intercom system (installed every room, including garages). A complex lighting system can be found throughout the house. It includes a master light control box in which every light in the house can be switched off or on from the master bedroom.

ALTERATIONS

Alternations to the Young House are minimal and mainly encompass cosmetic changes to finishes. These include new carpet in several of the rooms and new hanging chandeliers in the dining room and over the basement staircase. The most notable addition to the home is a greenhouse enclosure which the Young's added to the southeast corner of the rear deck in 1980. Other exterior changes include the wrought iron fence and an automatic gate separating the driveway and front yard; and an additional metal storage shed (approximately 8' x 20') on the lower garden terrace.

Two heat pump units, which stand in the west side yard, replaced the original cooling tower which was concealed in the landscape retaining wall. The cooling tower wall

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grates have now been removed, and the openings have been in-filled with similar materials to surrounding.

Inside the "girl's" bedroom on the lower level was remodeled to become an apartment for a maid around 1990. Its design and entry way were changed significantly, and the east window was covered from the interior.

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.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years old or achieving significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ # _____
- ☐ recorded by Historic American Engineering
- ☐ Record# _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1954

Significant Dates

1954

Significant Person

(Complete if Criterion B is marked above)

Young, Fred

Cultural Affiliation**Architect/Builder**

Villesvik, John S. (Architect)

Watton & Son (Builder)

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

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Statement of Significance

The Fred & Elizabeth Young House in Yakima, Washington is historically significant under criterion B as a resource that is associated with the life of prominent Yakima entrepreneur and businessman Fred E. Young. Completed in 1954, the home is also historically significant as a property that represents the work of noted Yakima architect John S. Villevik, who at the time had begun to push the architectural envelope in the conservative central Washington community of Yakima. The home, designed in close cooperation with Fred & Elizabeth Young, features many unique design innovations. The period of significance for the property begins and ends at the date of construction for the home, 1954.

Fredrick "Fred" Eugene Young was born in Yakima, Washington, on January 30, 1908. He attended primary school in Yakima and held a two year Associate degree from the Yakima Business College. His father was a lumber salesman who worked mainly out of the small saw mills located in the forests in central and north eastern Washington. During Fred's early childhood, the family often lived in a tent at the various lumber mills, even during snowy winters, a predicament that would affect a young Fred later in life. While in college, Young learned to type to music, advancing quickly to about 120 words per minute. Using his skills, he worked briefly for the railroad as a secretary, and then sold Remington typewriters, reportedly with a vivid demonstration of skills. After being denied a promotion to manager, due to lack of a four year college degree, Young quit the business and decided to go into private business with his father.

In 1932, Young (then 24 years old) and his father bought a lumber yard in Yakima. Located at 702 South First Street, Young's Lumber Company specialized in paint, roofing materials, building lumber, millwork and hardware as well as plumbing and electrical supplies. From the start, one of the interests of the company was to provide affordable housing for low income families. During World War II, they were able to construct and sell small prefab homes/cabins. These tiny structures, called "Young's Cabins" (pejoratively called "Young's Shacks" by his detractors), quickly dotted the local area. Reportedly, the people who lived in them greatly appreciated their value as affordable warm and dry dwellings with indoor plumbing. Later the small 8' x 10' cabins became popular as migrant worker housing. The rectangular structures were one-room dwellings which had a wooden floor, a kitchen with running water, and

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indoor bathroom. After the war, the company expanded their operations to much larger affordable pre-cut homes, garages and utility buildings, but the cabins served as a foundation of the growing business.

On February 9, 1935 Fred married Elizabeth Young (she had the same maiden name but was not related). Together the Young's had five children, and eventually adopted a sixth, their nephew. The children are Fredrick, Ann, David, Stephen, Mary, Bruce, and Timothy.

Elizabeth Young was born and raised in Yakima. She held a degree from Whitman College and was active in a variety of cultural and civic affairs including the Delta Delta Delta sorority, the Ladies Musical Club, the Rosalma Club and the Yakima County Club. She was a member of the Congregational Christian Church.

With business booming, Fred and his father purchased several other lumber stores and ancillary businesses. Known as Young Industries, the company consisted primarily of several lumber yards and a construction company. They operated under the names: Cashway Lumber Co, Young's Lumber Company and F.E. Young Construction Company. The company had facilities in Yakima, Union Gap, Moxee and Richland. Fred served as President and General Manager of Young Industries, and his father served as a silent partner. Young Industries also owned and operated several smaller businesses including a pre-fabricated residential housing manufacturing facility, a furniture manufacturing facility, several rental housing units, and a commercial real estate rental and holding venture. They also dabbled in automobile sales for a short time.

After the WWII, Young continued to work on affordable housing solutions for low-to-moderate income families. The construction company built both on-site and prefab homes throughout the Yakima Valley. Increasingly Elizabeth took a keen interest in the design of these homes. Reportedly she chose the interior and exterior color schemes for most of the Young Industries houses. Her main interest though focused around well designed kitchens, traffic flow patterns within a home, and storage space. The items were of particular interest to her since she and Fred had six children of their own and were living in a home with an impossible traffic flow pattern and relatively little storage space. Elizabeth began to collect pictures and ideas for kitchens and cabinetry, floor plans, traffic patterns, and storage spaces from a

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variety of home decorating and design magazines such as Sunset, Better Homes & Gardens and Good Housekeeping. She was also greatly influenced by the designs of writings of Frank Lloyd Wright. She would use these as a reference for Young's homes and eventually in the design of her own home.

Together, Young and his wife made a good team, each partner having the personal incentive to work out his or her ideas in practical ways. Many Sunday afternoons were spent by the whole family trooping through new houses under construction in the local area as they would consider the merits and drawbacks both of the floor plan and of the modes of construction of the various dwellings that they visited. Each had a measuring tape handy as they considered the amount of livable space allotted to each room.

By the 1950's Young Industries was booming. Young's long established contacts with many area lumber mills, particularly Cascade Mill of Yakima and Weyerhaeuser mill in Longview, WA, proved invaluable when he and his wife decided to build a new family home on the 22nd Avenue property. They choose the architect for their new home carefully and looked for someone with whom they could work with closely, by sharing their specific ideas that they had garnered from their own experiences. The Young's turned to John S. Villevik, a well educated and well respected local architect who was just coming into his own after having open up his own firm a few years before. Reportedly Villevik spent five years revising and adjusting the design of the home before the Young's were satisfied with the design.

Born August 1, 1905 in Bagley, Minnesota, John Storm Villevik attended grade school in Spokane, Washington before moving to Tacoma, where he graduated from Lincoln High School in 1923. His formal education was from the University of Washington (1924 to 1929) where he received his bachelor's degree in Architecture in 1929. An excellent student, Villevik was a member of the Tau Sigma Delta National Honorary Architectural Fraternity and received several scholarships and allocates for his design work. These included the Charles Bebb Prize (1925) and the Gladding McBean Prize. During the fall of 1928, Villevik was also awarded the Walker Traveling Scholarship for architectural study in Europe and enrolled at the prestigious Fontainebleau School of Fine Arts (graduating in the summer of 1928).

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During school, Villevik had gained valuable experience working as a bricklayer and carpenter in the summers. He also worked in a variety of architectural offices including J.L. McCauley; Naramore & Menke; W.J. Bain; Doyle & Merriam; Sherwood D. Ford; and Baker, Vogel & Roush. Upon his return to the states and graduation, he received his architectural license (No.L111) on Dec. 21, 1929 at the young age of twenty-four.

Villevik then went to work for Yakima architect John Maloney. As the most prominent architectural firm in town, he gained valuable experience and contact with Yakima's elite. Quickly he rose up the ranks from draftsman to designer, then to job captain. In 1943, when Maloney opened up a second practice in Seattle, his business in the Yakima Valley started to wane. Villevik, saw a need to have a locally dedicated architectural firm in Yakima and opened up his own independent practice in April of 1945.

Having been the primary contact for the Maloney firm in Yakima for several years, Villevik did not have any problems branching out on his own and/or finding work. By the mid 1950s the practice had grown to six employees. One of the most important employees was Maurice R. Smith, who joined the firm in 1946, became an Associate in 1957, and eventually partner in 1962. In time, Smith bought out the firm when Villevik retired in 1972. From 1947 to 1957 the firm produced \$10.5 million dollars in projects. In 1957 alone the firm had over 2.6 million dollars worth of projects in the planning stages.

The work of the firm ranged from residential to commercial, but included many civic structures, institutional buildings and a variety of churches. Notable projects included the Main Yakima Library (1959); the Yakima County Courthouse addition (1962); the Yakima Valley Museum (1958); several elementary schools for the Yakima School District (1955-56); and Saint Timothy's Episcopal Church (1957). Many of their residential commissions were for professional clients including homes for Dr. Herr (1947); Dr. Low (1947); and Harold Cahoon (1950) owner of Cahoon Motors.

While formally trained in the Beaux Arts tradition, Villevik's designs increasingly shifted to newer designs philosophies as exposed by the Bauhaus. Flat roofs, curtain walls, modern fixtures, open space planning and an idea the "form follows

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function" are all evident in his post 1950 designs. Among his more notable modern area residential designs are the Dr. C.I. Hood House (1951). The Hood House, now altered, featured a distinct International Style profile complete with a flat roof and bandings of windows.

Villesvik work was published in a variety of magazines including articles in the 1952 and 53 issues of Construction News Bulletin and the 1951 issue of Church Property Administration. Displays of work at School Planning Conference, National Convention American Association of School Administrators, International Conference of Public Education in Switzerland (1957). In 1957 he received his NCARB accreditation (No. 5669). Villesvik retired in 1972, and sold his practice. He passed away on July 16, 1993 in Phoenix, Arizona.

Villesvik's design skills married well with Fred and Elizabeth's passion for residential construction. He was able to translate Elizabeth's understanding of traffic flow patterns and room dimension into a home that would fit the family life style, including a floor plan that would accommodate changes in the number of people in their various generations who lived there at any given time. Couple this with Fred's interest in technology and his ability to acquire choice materials, the execution of Young House is a unique.

Due to the difficulties of the design for the home, and a lack of any qualified bidders, Fred Young served as his own general contractor. The task was made easier since he owned and operated a lumber yard, hardware store, and was building prefab homes. Many of the lumber for the home was handpicked by Young, who would go through several orders of lumber and pull the best pieces for his own home project. Some elements were custom made for Young, while others were garnered from miss-cut lumber runs. Young used his connections well. For instance the 2" x 6" beveled "V" fit tongue & groove exposed structural ceiling came from a batch that was cut slightly too narrow (about 1/8"). The Glulam beams for the roof structure, a hard to acquire item at the time, came from Weyerhaeuser.

Young also utilized his internal staff of plumbers, framers, and electricians. Charles Buren built the HVAC system, and Frank Snyder handled installing the complex electrical system. The construction firm of Watton & Son served as the primary builder.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

YOUNG, FRED & ELIZABETH, HOUSE
YAKIMA COUNTY, WASHINGTON

Section number 8 Page 6 of 6

The Young's continued to live in the home until their death. Fred Young passed away on June 13, 2006, 98 years of age. Elizabeth passed away in Yakima on June 25, 1990.

The house is the best standing resource to represent the life and work of Fred Young. A true renaissance man, Young's influence in the local community went beyond the construction and lumber industry. In the mid-fifties Young conceived the idea of making fruit tote bins 4' x 4' x 3' deep rather than the bushel wooden box crates 20" x 30" x 18" deep that were so standard in the fruit packing business in the Yakima and Wenatchee areas. Now tote bins are the standard in the fruit packing industry. Young and business partner, Ted Haubrick, began their first tote bin manufacturing plant in Union Gap. Young also held a US Patent for a Golf ball retriever (issued July 4, 1989). He operated many of the businesses well into his 80's, terminating his business activities at approximately 92 years of age.

The Young House also demonstrates the skill and work of architect John S. Villevik. Many of his designs have been altered, while the Young House remains in near original condition. Technological amenities of the house display some of the leading edge innovations possible for residential design of the time. While an average cost for the construction of a house in 1954 was \$18,000, the Young House reportedly cost nearly \$100,000 to build.

10. Geographical Data

Acreage of Property Less Than One Acre

UTM References

(Place additional UTM References on a continuation sheet.)

1	<div>10</div> <div>Zone</div>	<div>6 88 552</div> <div>Easting</div>	<div>51 62 483</div> <div>Northing</div>	3	<div></div> <div>Zone</div>	<div></div> <div>Easting</div>	<div></div> <div>Northing</div>
2	<div></div> <div>Zone</div>	<div></div> <div>Easting</div>	<div></div> <div>Northing</div>	4	<div></div> <div>Zone</div>	<div></div> <div>Easting</div>	<div></div> <div>Northing</div>

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

11. Form Prepared By

name/title	Gunner Christiansen (edited by DAHP)		
organization		date	July 2007
street & number	PO Box 88	telephone	(360) 220-2770
city or town	Acme	state	WA zip code 98220

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	Steve & David Young			
street & number	804 S. 22 nd Avenue		telephone	
city or town	Yakima	state	WA	zip code 98902

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

YOUNG, FRED & ELIZABETH, HOUSE
YAKIMA COUNTY, WASHINGTON

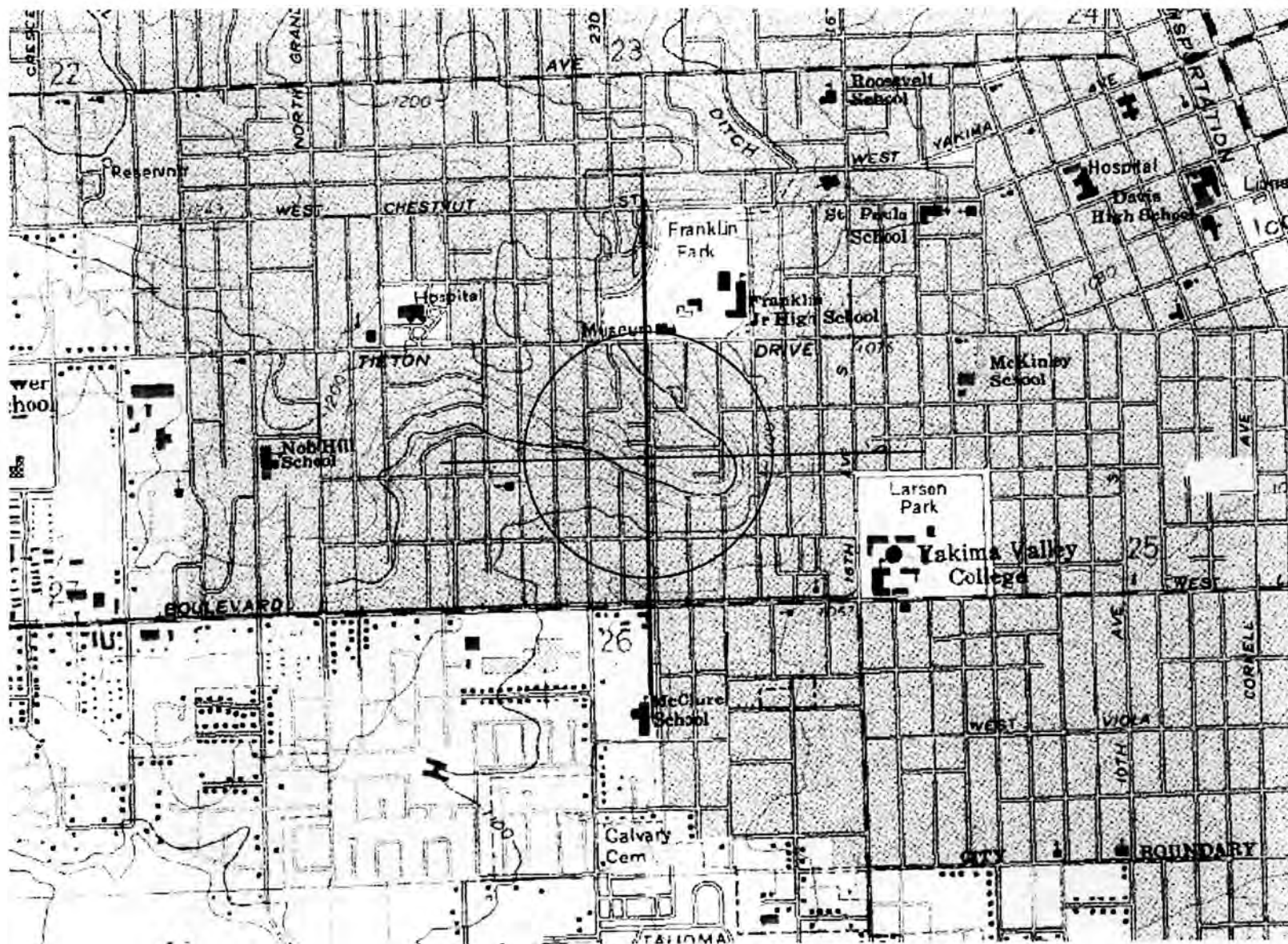
Section number 10 Page 1 of 1

Verbal Boundary Description

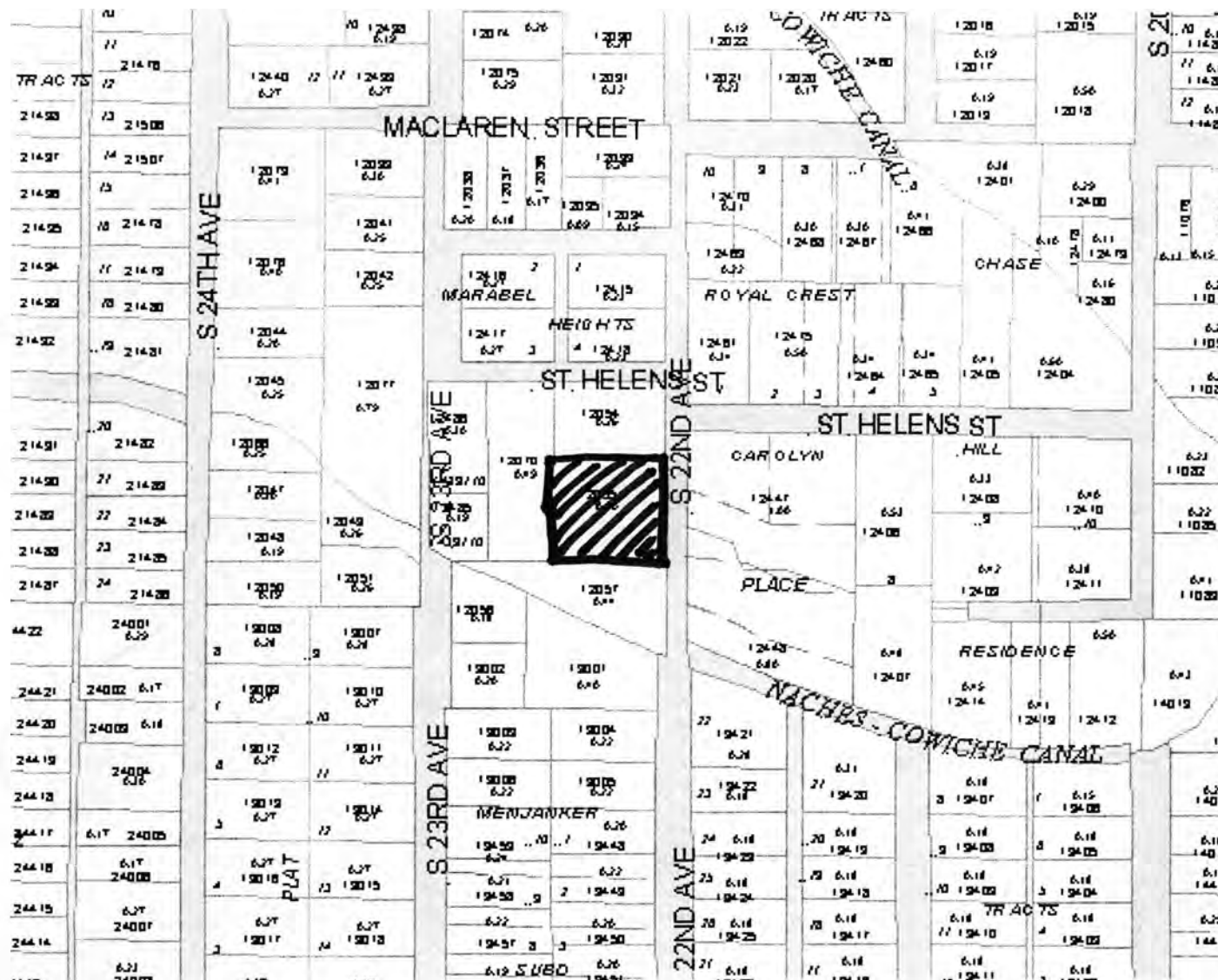
The nominated property is located at 804 S. 22nd Avenue, Yakima, WA 98902. It is located on Township 13N, Range 18E in Section 26 of the Willamette Meridian in Yakima County, Washington. It is legally described as E1/2 SE1/4 SW1/4 NW1/4 NE1/4 EX N 105, FT EX E 20 FT STR EX S 66 FT. It is otherwise identified as Tax Parcel 18132612055.

Boundary Justification

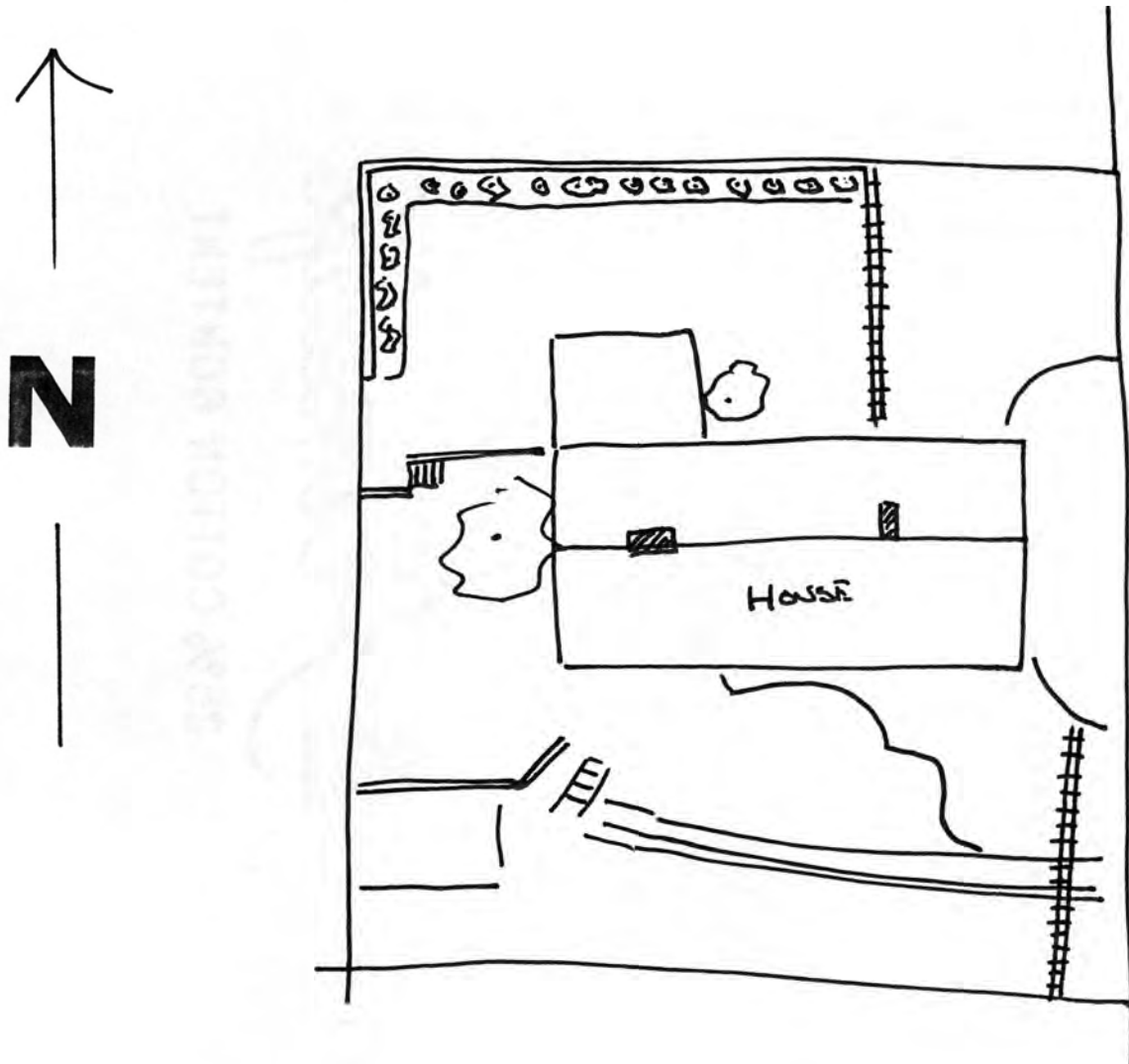
The nominated property encompasses the entire urban tax lot that is occupied by Fred & Elizabeth Young House.



Fred & Elizabeth Young House: Yakima, WA
UTM 10 688552E 5162483N (NAD83/WGS84)



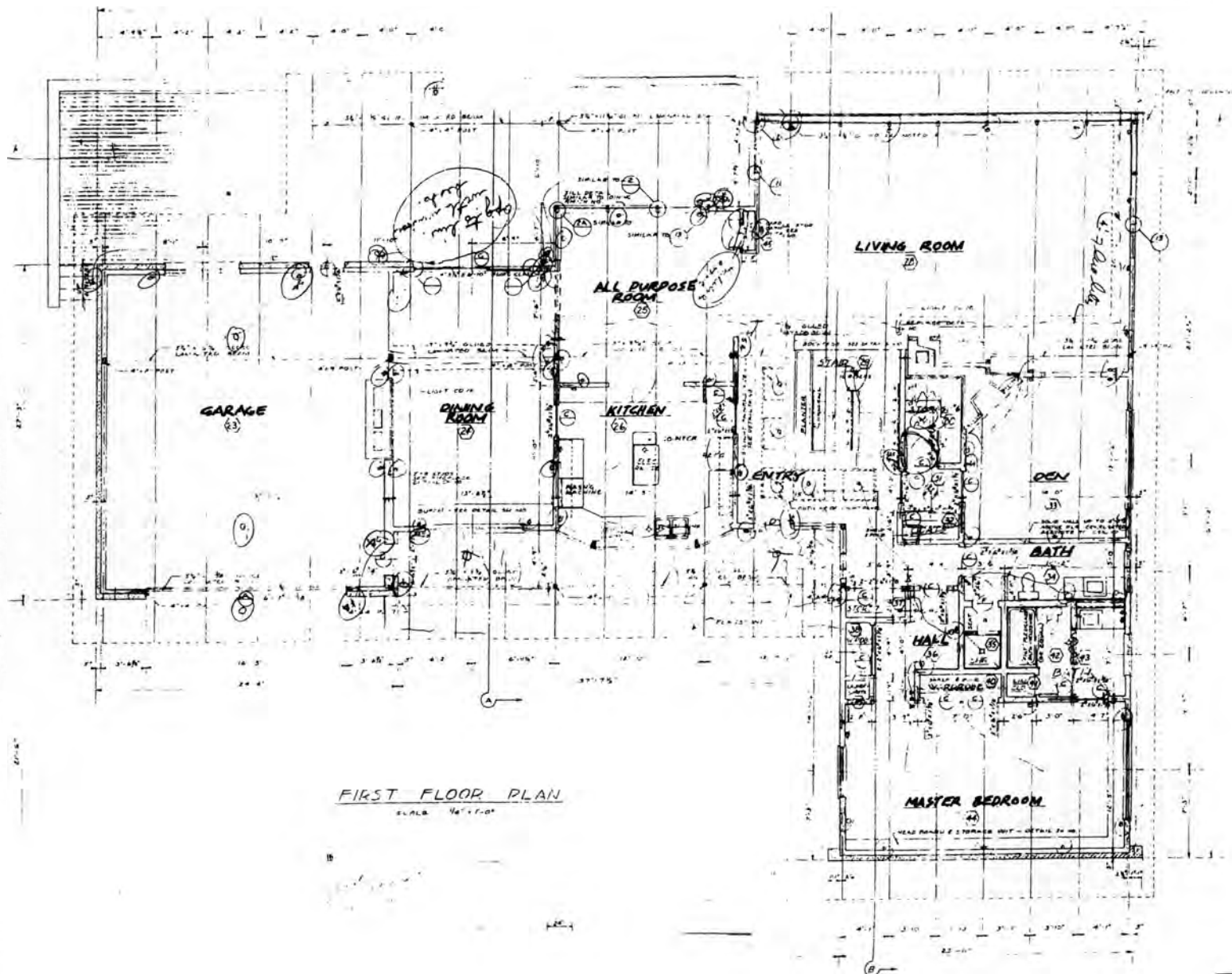
Fred & Elizabeth Young House: Yakima, WA
Yakima County Assessor Map – Parcel # 18132612055

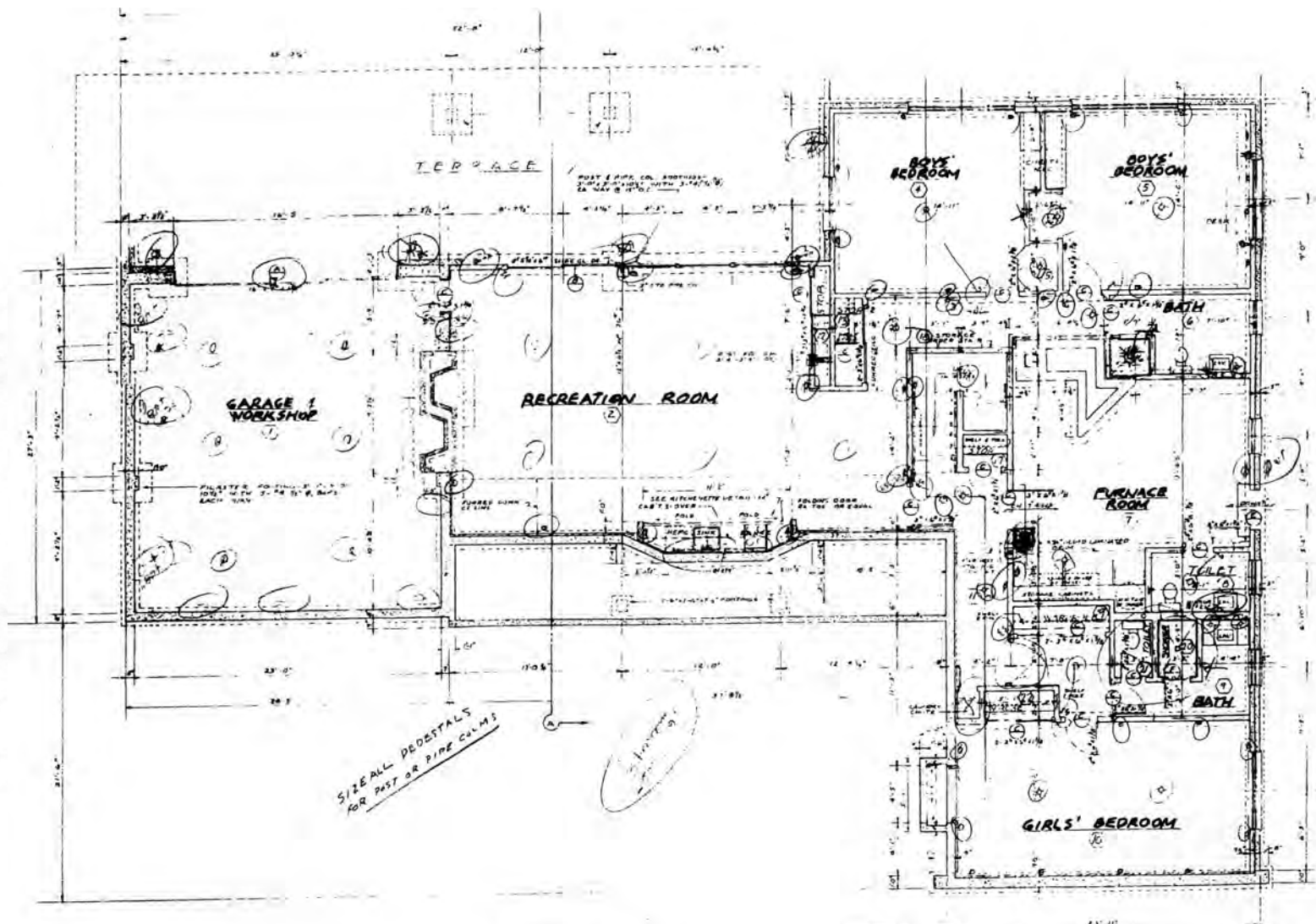


S 22nd Avenue

Fred & Elizabeth Young House
804 S 22nd Avenue
Yakima, WA

Site Plan
Not to Scale





GROUND FLOOR PLAN

YOUNG'S LUMBER CO.

100% Home Owned

"Everything to Build Anything"

702 S. First

Tels. 5183—5184

Yakima, Washington

1937 Polk Directory

Established in 1932

Pre-Cut
Homes
Garages
and
Utility Buildings



Modernization
Loans

Lumber
Sash, Doors
Roofing
Paint
Millwork
Hardware

Cement — Insulation — Plywood — Wallboard
Plumbing and Electrical Supplies

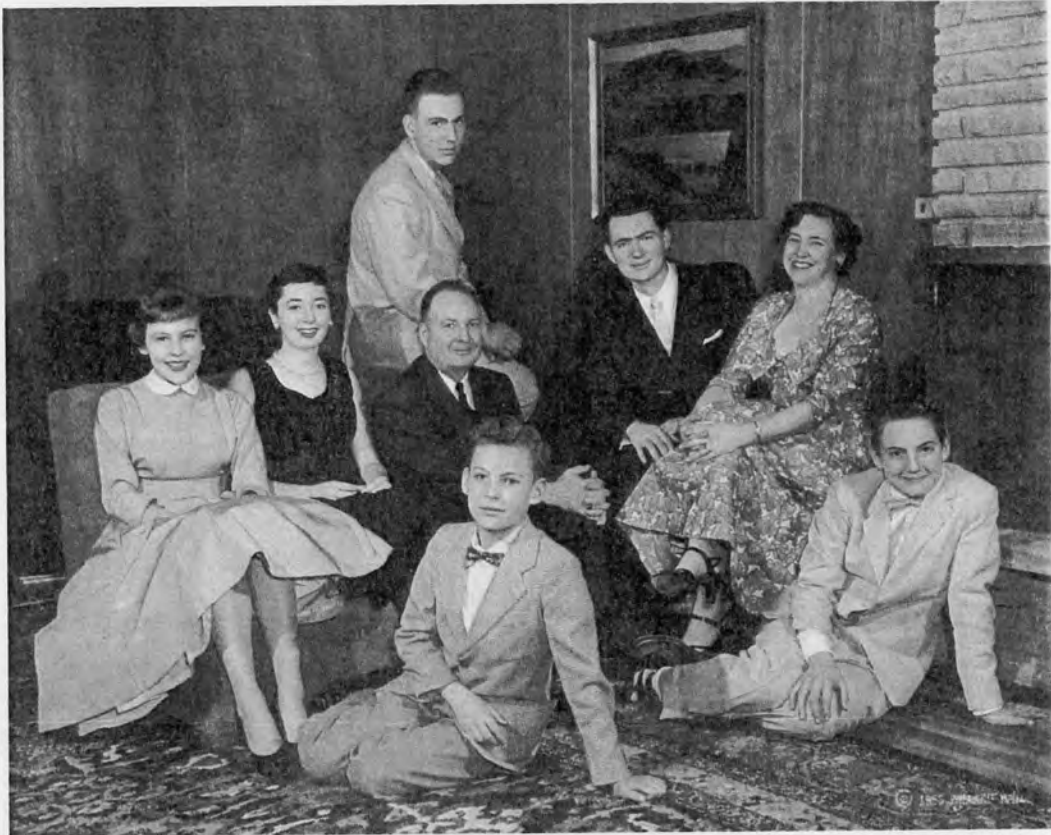
CALL FOR FREE ESTIMATES

YOUNG'S LUMBER COMPANY, Inc.

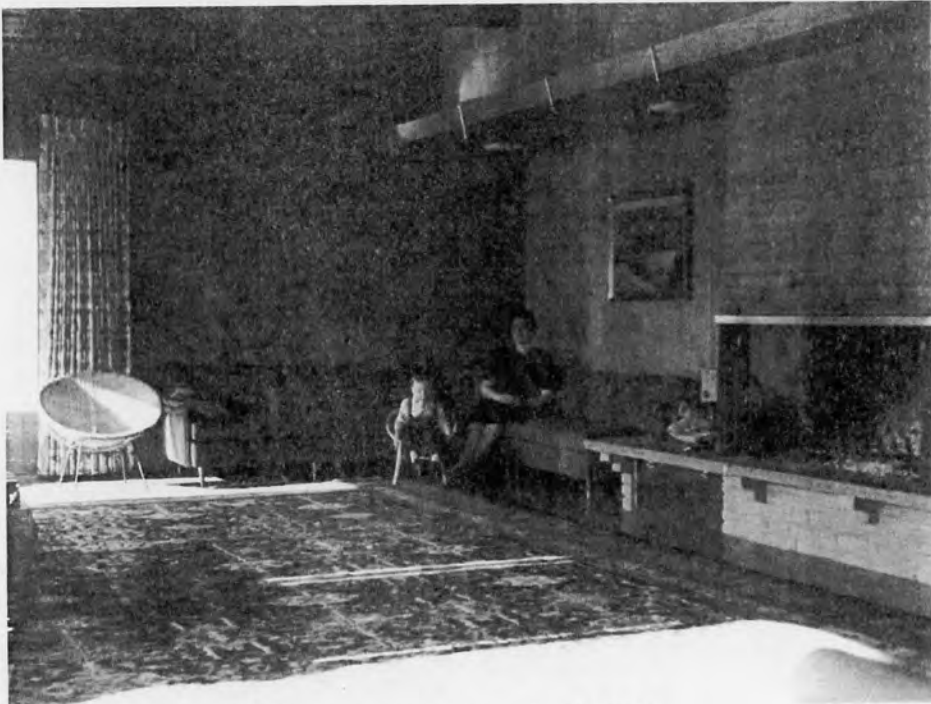
702 South First Street

Call 3-5545

1955 Polk Directory



Fred & Elizabeth Young and their six children - c.1965



NW corner of living room – c. 1968



Entry courtyard – c.1960



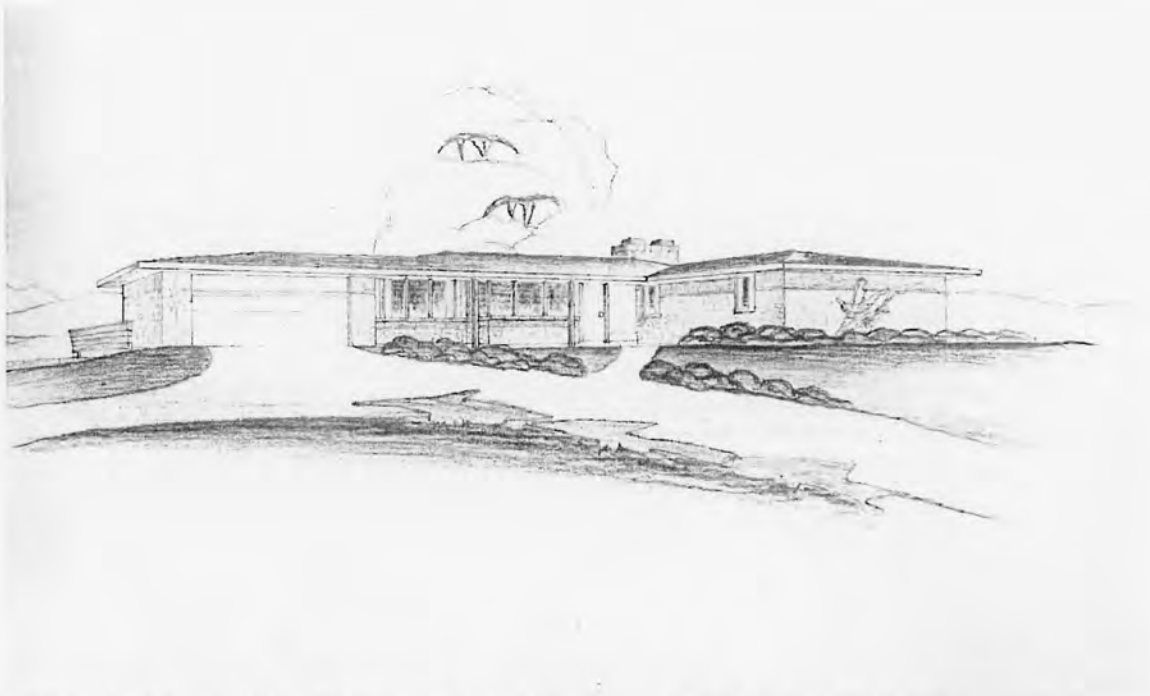
North lot line fence/retaining wall – c.1960



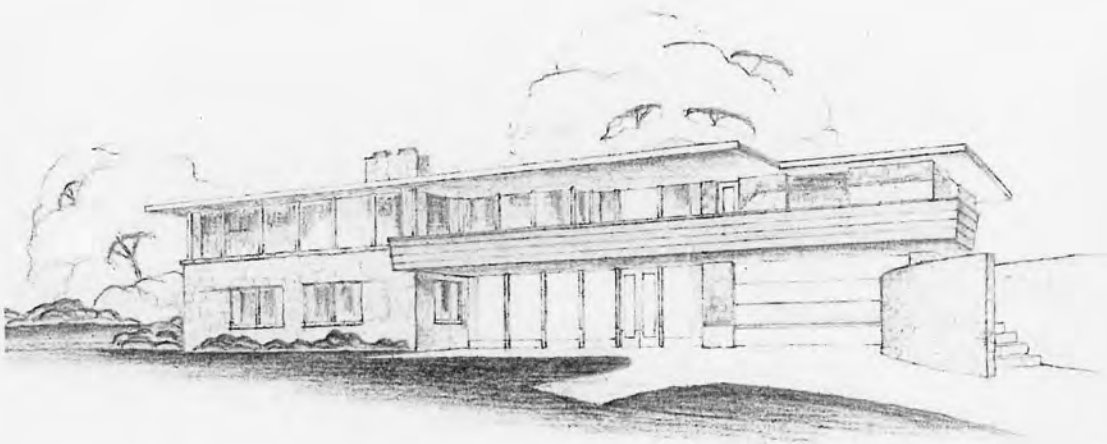
Construction of Foundation (Rec room looking east towards fireplace opening) - c.1953.



Construction (Basement area bedroom wing) - c.1953.



John Villesvik's Original renderings for Young House (note design modification for Master Bedroom roof form)





View from living room – c. 1959



Young's Cabin #2

An example of a Young's Cabin – 2007 (recently acquired by the Yakima Valley Museum).

VILLESVIK & SMITH PROJECT LIST

** Maurice R. Smith was made Associate in 1954, partner in 1962, then became owner in 1972.*

RESIDENTIAL	Date	Location
Corbett, Alex, House	1954	Englewood Ave, Yakima
Young, Fred & Elizabeth, House	1954	804 S. 22 nd Ave., Yakima
Anderson, J.J., House	1947	2102 Lombard Ln, Yakima
Villesvik, John S., House	1952	4710 Snowmountain Rd, Yakima
Villesvik, John S., House	c.1939	318 25 th Ave, Yakima
Dr. Hood, C.I., House	1951	4811 Snowmountain Rd., Yakima
Rankin, George V., House	1948	620 Voltaire Ave, Yakima
Cahoon, Harold & Mildred, House	1950	836 N. Nob Hill, Yakima
Dr. Herr, Martin E., Hous	1947	8 N Grandview, Yakima
Dr. Low, Joseph, House	1947	5112 Sunset Ave, Yakima
Larson, Don, House	c. 1958	4310 Snowmountain Rd, Yakima
Huff, John, House	c. 1949	802 s. 25 th Ave., Yakima
Velikanje, Stan, House	c. 1948	111 Gilbert Dr., Yakima
Skytel Apartments	1948	Yakima
Apartment Building for Harold Hyatt	c. 1975	Yakima
Housing for Yakima Housing Authority	1978	Yakima
Farm Worker Housing	c. 1979	Granger
Farm Worker Housing	1980	Toppenish
Housing for Sunnyside Housing Authority	1982	Sunnyside
CIVIC BUILDINGS		
Yakima Regional Library	1959	101 N 3 rd , Yakima
Army Reserve Training Center	1958	Yakima
Admin Building – Yakima Municipal Airport	1950	Yakima
Fire Station	1951	Yakima
County Courthouse – Addition	1962	Yakima
Jail	1956	Grandview
City Hall & Library	c. 1977	Union Gap
City Hall, Jail, Fire Station	1947	Sunnyside
City Hall, Jail, Fire Station	1947	Wapato
City Hall, Jail, Fire Station	1947	Naches
Fire Station	1957	Kennewick
City Hall & Jail	c. 1960	Kennewick

AIO Shop Office & Auto Maintenance Shop – Larson AFB	1951	Moses Lake
Parachute & Dinghy Building – Larson AFB	1952	Moses Lake
Anti-Aircraft Facilities – Yakima Firing Center	1958	Selah
Marine Corps Reserve Training Center	1959	Yakima
Army Corps Reserve Training Center	1957	Yakima
HOSPITALS/HEALTH CARE PROJECTS		
Yakima Memorial Hospital	1948-50	Yakima
Yakima Memorial Hospital Addition	1958	Yakima
Yakima Memorial Hospital Psychiatric Addition	1951	Yakima
Yakima Co. Health Department	1970	N 1 st Street
Drs. Johnson Clinic	1946	Yakima
SCHOOLS		
Medical Lake Elementary School	1953	Medical Lake
Kennewick Jr. High School	1959	Kennewick
Kennewick Jr. High School (old) – Remodel of Foods Room	1958	Kennewick
Washington Elementary School	1956	Kennewick
Hawthorn Elementary School	1955	Kennewick
Northwest Baptist College	1958	Pasco
Botteen Elementary School – Fairchild AFB	1957	Medical Lake
Blair Elementary School – Fairchild AFB	1952	Medical Lake
Medical Lake Elementary School	1953	Medical Lake
Medical Lake Gymnasium	1956	Medical Lake
Mabton High School – Addition & Alterations	1975	Mabton
Athletic Stadium	1980	Prosser
Prosser High School – Addition & Alterations	1981	Prosser
Athletic Stadium	1983	Moxee
Burbank School	1954	Burbank
Wallula School	1954	Burbank
Riverview Bus Garage	1952	Riverview
Finley Elementary School	1958	Riverview
Finley High School – remodel	1957	Riverview
Shop & Home Economic Bldg	1958	Grandview
Bus Garage	1953	Grandview
Harriett Thompson School – Addition	1953	Grandview
Arthur Smith Elementary School	1953	Grandview
Grandview Jr. High School	1956	Grandview
Grandview High School – Addition & Alterations	1949, 1952, 1956	913 W. Second St, Grandview
Gymnasium	1950	Granger

Granger Schools – additions	1955	Granger
Roosevelt School – Addition	1948	Granger
Class Room Building – CWU - Alterations	c. 1960	Ellensburg
Sumitview Elementary School	1958	Yakima
Broadway School – Additions	1948, 50	Yakima
Jefferson School – Additions	1947, 48	Yakima
Yakima Sr. High School, Old Gymnasium – alteration	1955	Yakima
Yakima Sr. High New Gymnasium	1956	Yakima
Franklin Jr. High School – Addition and Alterations	1976	Yakima
Stanton Elementary School	1955	Yakima
New Broadway School	1955	Yakima
Tieton Elementary School	1956	Yakima
Burbank Elementary School	1954	Yakima
Wallula Elementary School	1954	Yakima
Tieton Elementary School	1956	Cowiche
Marcus Whitman Elementary School	1956	Cowiche
CHURCHES		
First Presbyterian Church	1964	Yakima
First Baptist Church - Remodel	1958	Yakima
St. Timothy's Episcopal Church	1957	4105 Richey Rd, Yakima
Our Lady of Fatima Catholic Church	1953	210 N. Dale Rd., Moses Lake
First Evangelical United Brethren Church	1955	Yakima
United Presbyterian Church	1953	Prosser
Mission Convent Church	1951	Selah
First Congregational Church	1955	927 W. Henry St., Pasco
St. Paul Lutheran Church	1953	716 E 3 rd Ave, Quincy
Christian Church	1952	Othello
St. Rose of Lima Church	1949	950 West Market Street, Ephrata
Presbyterian Church	1948	201 E. Second Street, Naches
West Side United Protestant Church	1952	603-605 Wright Ave, Richland
MUSEUM		
Yakima Valley Museum & Addition	1958, 1974	Yakima
SOCIAL		
Knights of Pythias Lodge	1956-57	11 th & Brown, Yakima

COMMERCIAL		
Cowiche Growers – Warehouse	1947	Cowieche
Safeway Store – Remodel	1954	Grandview
Safeway Store – Remodel	1954	Sunnyside
Cahoon Motors	1948	Richland
Bakery & Garages for General Electric Co.	1947	Richland
Cahoon Motors	1947	Yakima
Rankin Equipment Co.	1948	Yakima
Ward Building – Remodel	1952	Yakima
Title Guaranty & Trust Co.	1947	Yakima
Schriener Title Co.	1946	Yakima
Pacific Power & Light – Line Office, Warehouse & Shop	1953	Yakima
Home Federal Savings & Loan Assoc. – Alterations	1951	Yakima
National Bank of Commerce / Key Bank – alteration and addition	1960	102 E. Yakima Ave., Yakima
Wager Chevrolet Co. – Remodel		Yakima
Granger Clay Products Co. – Office & Sales Building	1950	Yakima
Liberty Building & Washington Mutual Savings & Loan – Alterations	1963	Yakima
Ross Lynch Motors	1946	Yakima
Broad's Brooks & Stationary	1946	Yakima
Yakima Federal Savings & Loan /Banner Bank	1964 - 74	Yakima, Selah, Terrace Heights & Goldendale

Compiled by M. Houser, State Architectural Historian - July 2007

PHOTO LOG

Name of Property: Fred E. Young House

City or Vicinity: City of Yakima

County: Yakima County

State: Washington

Name of Photographer: Michael Houser

Date of Photographs: June 2010

Location of Original Digital Files: WA Department of Archaeology and Historic Preservation

1063 South Capitol Way, Suite 106

Olympia, WA 98501

Number of Photographs: 13

Photo #1 – Living Room, interior

Photo #2 – All-Purpose Room, interior

Photo #3 – Dining Room, interior

Photo #4 – Kitchen, interior

Photo #5 – Entrance Foyer, interior

Photo #6 – Basement Rec Room, interior

Photo #7 – Garage/Workshop, interior

Photo #8 – Basement Rec Room, interior

Photo #9 – Front Entrance, camera facing southwest

Photo #10 – Rear Façade, camera facing northwest

Photo #11 – Rear Porch, camera facing northeast

Photo #12 – Rear Corner, camera facing northeast

Photo #13 – Front Entrance – camera facing southwest

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Young, Fred and Elizabeth, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WASHINGTON, Yakima

DATE RECEIVED: 2/14/11 DATE OF PENDING LIST: 3/16/11
DATE OF 16TH DAY: 3/31/11 DATE OF 45TH DAY: 4/01/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000150

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

___ACCEPT___ RETURN ___REJECT___ DATE

ABSTRACT/SUMMARY COMMENTS:

The Fred and Elizabeth Young House is locally significant under National Register Criteria B and C in the areas of Architecture and Commerce. Completed in 1954, the house is a fine local example of early modernist design in Yakima, by noted regional architect John S. Villevik. The property reflects the very personal vision of its owners who brought Villevik their ideas for specific design forms, materials and overall space planning. As opposed to the cookie cutter forms of mass-produced, developer-built housing seen in regional housing of the period, this home reflected a conscious effort to interpret modern design forms at the vernacular level, in a unique self-created design that took interesting or favored elements and combined them into an ever evolving final product. Frederick Young, the owner, was a significant local businessman and entrepreneur, whose association with local lumber companies positively impacted not only the local economy, but also the final design of his personal home.

[The SHPO provided a newly signed state certification sheet within the nomination review period.]

RECOM./CRITERIA Accept Criteria B+C

REVIEWER Paul R. Lusigan DISCIPLINE Historian

TELEPHONE _____ DATE 4/1/11

DOCUMENTATION see attached comments Y/N see attached SLR Y

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



PHOTO#1 LIVING ROOM INTERIOR



PHOTO #2 ALL-PURPOSE ROOM INTERIOR

PHOTO #3 DINING ROOM INTERIOR



PHOTO #4 KITCHEN INTERIOR





PHOTO #5 ENTRANCE FOYER IN REAR



PHOTO #6 BASEMENT REC ROOM INTERIOR



PHOTO #7 GARAGE/WORKSHOP INTERIOR



PHOTO #8 BASEMENT REC ROOM INTERIOR



PHOTO #9 FRONT ENTRANCE CAMERA FACING SOUTHWEST



PHOTO #10 REAR FACADE CAMERA FACING NORTHWEST



PHOTO #11 REAR PORCH CAMERA FACING NORTHEAST



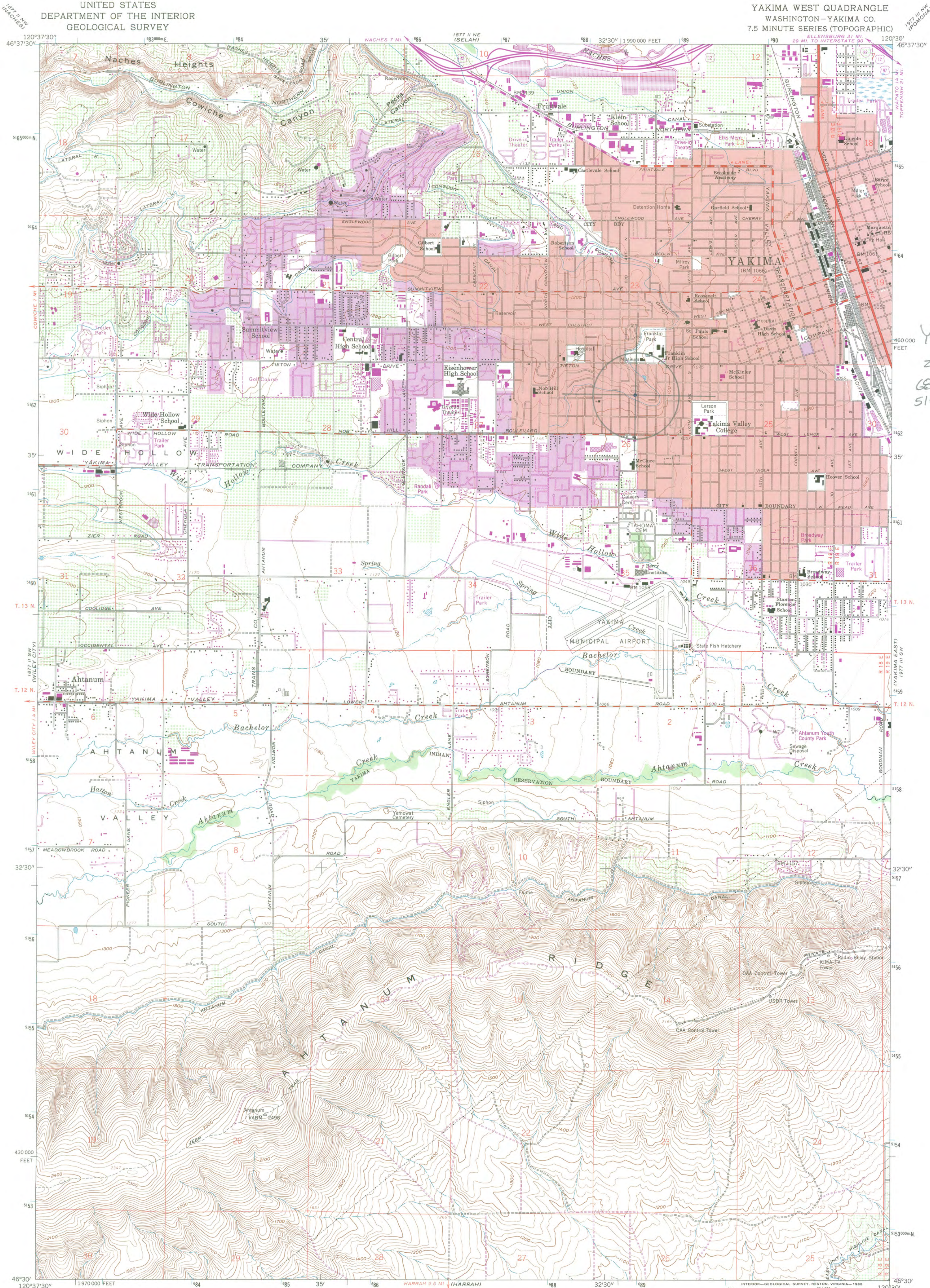
PHOTO #12 REAR CORNER CAMERA FACING NORTH EAST



PHOTO #13 FRONT ENTRANCE CAMERA FACING SOUTHWEST

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

YAKIMA WEST QUADRANGLE
WASHINGTON—YAKIMA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



YOUNG HOUSE
ZONE: 10
GBBS52E
5162483 N

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography from aerial photographs by photogrammetric methods and by planetable surveys 1958. Aerial photographs taken 1956

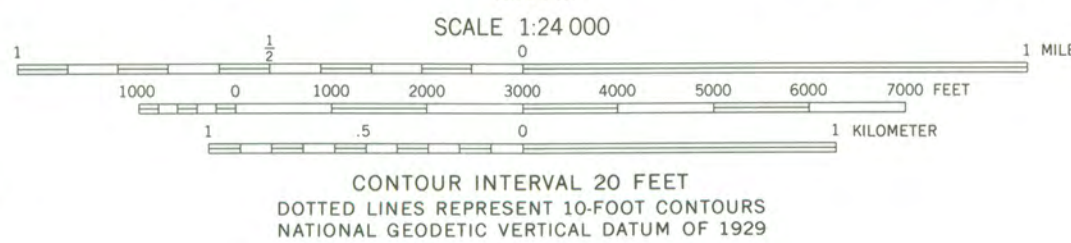
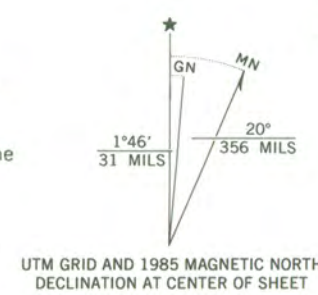
Polycyclic projection. 1927 North American datum 10,000-foot grid based on Washington coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue

Red tint indicates area in which only landmark buildings are shown

Unchecked elevations are shown in brown

To place on the predicted North American Datum 1983, move the projection lines 20 meters north and 89 meters east as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map



ROAD CLASSIFICATION	
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U. S. Route

YAKIMA WEST, WASH.
46120-E5-TF-024

1958
PHOTOREVISED 1995
DMA 1877 II SE-SERIES V891

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1981 and other sources. This information not field checked. Map edited 1985
Purple tint indicates extension of urban areas





STATE OF WASHINGTON
Department of Archaeology and Historic Preservation

1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

February 11, 2011

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: **Washington State NR Nomination**

Dear Paul:

Please find enclosed a new National Register Nomination form for the

- **Fred & Elizabeth Young - Yakima County, WA**

Should you have any questions regarding this nomination please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on this property.

Sincerely,

Michael Houser

State Architectural Historian, DAHP
360-586-3076
E-Mail: michael.houser@dahp.wa.gov



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation

1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

March 31, 2011

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: Washington State NR Nomination

Dear Paul:

Please find enclosed revised documentation for two National Register Nomination forms.

- **Fred & Elizabeth Young House - Yakima County, WA**
- **Florence Ferguson House - Whitman County, WA**

These sheets should replace existing pages in the nominations which to my understanding you still retain.

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser

State Architectural Historian, DAHP
360-586-3076
E-Mail: michael.houser@dahp.wa.gov