

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

IDENTIFICATION SECTION

Site No.: _____
 Site Name: Historic Harrison Dills House
 Common Boy Scouts House
 Field Recorder: J. Kipp/G. Grulich
 Date Recorded: 7/19/86
 Owner's Name: McDonald, Herschel & Vieve
 Street: 4 N. 16th Ave.
 City/Town: Yakima
 County: 39
 Zip Code: 98902

LOCATION SECTION

Street Number 4 N. 16th Ave.
 City/Town Yakima Zip Code 98902
 County 39 Twp. 13 Range 18 Sect. 23 1/4 Sect. _____
 Tax No./Parcel No. 181323-41443
 UTM References _____ Zone 10 Easting 689220 Northing 5163180
 Acreage: Less than one. USGS Quadrangle: Yakima West (7.5)
 Legal boundary description: _____
Yakima Heights Residence Tracts,
Lot 22, E 246 feet except N 6
feet of W 4 feet of E 246 feet and
except street on south side.
 Scale 1:24,000

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

PHOTOGRAPHY

Photography Neg. No.: YW3-20
 (Roll No. + Frame No.)
 View: W
 Date: 7/19/86

Classification _____ Date: _____
 District
 Site
 Building
 Structure
 Object

DESCRIPTION SECTION

Materials & Features/Structural Types:

Roof Material:
 Wood Shingle
 Asbestos/Asphalt 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)

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

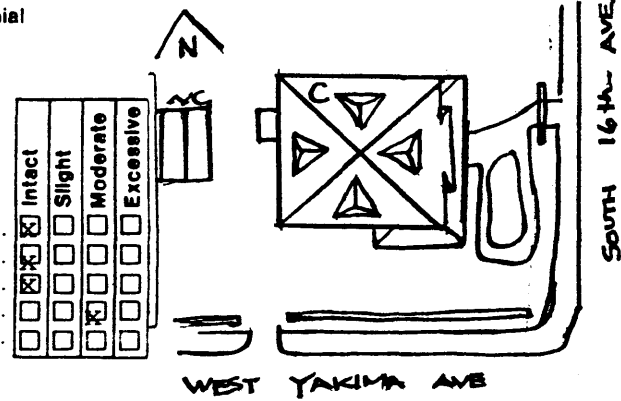
Cladding (Exterior Wall Surfaces):
 Log
 Horizontal Wood Siding { Rustic/Novelty
 Clapboard
 Wood Shingle { Split Shakes
 Re-sawn
 Machine Shingle
 Asbestos/Asphalt Shingle
 Brick Masonry
 Stone Masonry
 Stucco
 Terra Cotta
 Carrara Glass
 Vinyl/Aluminum Siding
 Other (specify) _____

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)

| | |
|-----------|-------------------------------------|
| Intact | <input checked="" type="checkbox"/> |
| Slight | <input type="checkbox"/> |
| Moderate | <input checked="" type="checkbox"/> |
| Excessive | <input type="checkbox"/> |

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



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 checked="" 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 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 1903-1908

Architect/Builder: _____

Historical Significance:

The residence at 4 North 16th Avenue is associated with Yakima's second period of development from 1900 to 1918. The Yakima Heights Residence Tracts was platted July 10, 1903. Homes in this western section of Yakima developed 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 Dills House is one of the finest examples of the "American Foursquare" style of the larger, two-story residences built in eclectic styles in Yakima for affluent families. The plan is laid out in a square pattern with corner bays projecting from the second floor which is a typical element of the "American Foursquare". This residence adopts features from the rustic Craftsman style. The hipped roof with hipped dormer, flared eaves with exposed rafters, full-front porch resting on cut-stone, and leaded glass are consistent with influences of the period. This residence was built by prominent retail clothing merchant, I. Harrison "Harry" Dills and his wife

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

The Dills House at 4 North 16th Avenue is a two story residence exhibiting the "American Foursquare" design. The building is organized under a central hipped roof with flared eaves and exposed rafter tails. The corners have projecting squared bay with flared hipped roof. Small hipped dormers complete the roof design. The upper floor has shingle siding while the lower floor is polygonal stone veneer. A low-pitched hipped roof defines a full-facade porch which extends along the south elevation. The support columns are large octagonal elements with capitals and bases resting on stonework. The windows are of several designs with diamond patterned upper units over single light lower units. The projecting south bay window combines diamond patterns with single-light units. The glass entry door is flanked by leaded glass containing the diamond pattern. The foundation is a polygonal stone of volcanic stone with openings formed by segmental arches. Interior alterations for office use occurred during the Boy Scout tenancy. The yard has received a complex landscape plan with plantings, rockeries, an entry gate and partially completed volcanic stone garden wall.

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. p. 92.
Yakima County Assessor's records.
Polk, R.L. & Co. North Yakima and Yakima County Directories. 1904-1973.
Yakima Valley Sun. "Former Boy Scout Headquarters Returned to Residential Use". n.d.
Yakima Daily Republic. July 3, 1946.
Lyman, W.D. History of the Yakima Valley, Washington. 2 vols. J.J. Clarke, 1919. p. 261-262.
C.W. Manuscript. May 30, 1984. (Yakima Valley Museum, Archives).
McDonald, Vieva. Telephone interview, August 1986.

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(Continuation Sheet)

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Site No.: _____

Site Name:

Historic
CommonDills HouseBoy Scouts House

Date: 7/19/86

Statement of Significance (continued):

Gertrude, ca. 1903-1908. Dills came to Yakima in 1888. He owned the Star Clothing Company at the corner of 2nd Street and Yakima Avenue. He was president of Yakima Fruit Products Co. and U.S. Development Co. and had interests in the Sunshine Mine in Idaho. Dills was a leader in game conservation and an adventurer who explored Alaska and the Bering Straits. This outdoor interest is reflected in the rustic elements of his residence. Following Dills death, the property was purchased by Harry and Margaret Cahalan in 1953. The Cahalan's donated the property to Fort Simcoe Area Council of the Boy Scouts in 1956. Major interior alterations occurred in converting the house to office use. The original interior was built by Frank Steindorf who is noted for the significant interiors of the A.E. Larson Building (NRHP, 09/11/84) and St. Paul's Cathedral in Yakima. Restoration of the interior has been an on-going process since Herschel and Vieva McDonald purchased the home. Restoration of original landscape features are planned.

Additional Description of Physical Appearance & Significant Architectural Features (continued):

all of which detract from the original design of the building. A neon sign at the porch cornice reads "Boy Scouts of America". A two-car garage is located at the rear. With the exception of the rock fencing and landscaping, the integrity of the original exterior design has been maintained. Restoration of the landscape is planned. Interior restoration has been on-going since the current owner purchased the property. The interior is distinguished by fir casings with shelf moldings; cut and leaded glass windows; doors with leaded glass panels; built-in cabinetry; and oak floors with walnut and cherry in-laid borders.

Total number of contributing properties: 1 (house)
noncontributing properties: 1 (garage)