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NATIONAL REGISTER
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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 of eligibility for individual properties or districts. See Instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name GOODMAN, DANIEL, HOUSE
other names/site number N/A

2. Location

street & number 701 South 3rd Avenue not for publication
city, town Yakima vicinity
state Washington code WA county Yakima code 077 zip code 98909

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	—
<input type="checkbox"/> public-State	<input type="checkbox"/> site	—	—
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	—
	<input type="checkbox"/> object	<u>1</u>	<u>0</u>
			Total
Name of related multiple property listing: <u>N/A</u>		Number of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Mary Hampton 8/10/92
Date
Signature of certifying official

Washington State Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Entered in the National Register 10/2/92
 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] Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Commerce: professional

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century

American Movements: Other: American

Foursquare

Materials (enter categories from instructions)

foundation stone

walls stone

roof composition shingle

other N/A

Describe present and historic physical appearance.

The Dan Goodman House is a two-story masonry residence built in 1901 on the south side of Yakima, Washington. Sited on a slight hill that provides views of the surrounding valley, the house is distinguished by solid stone walls, arched windows, a hipped roof, and a veranda with Tuscan columns. The house is surrounded by a grass lawn with deciduous trees; a low stone retaining wall borders the property along Third Avenue. Originally the house was considered a country residence, and was adjacent to Goodman's vast agricultural holdings. Today, low density residential and commercial uses are located in the vicinity, but the Goodman property retains excellent integrity and strongly reflects its character as the country seat of a prominent stockman and dairyman.

Built on a cubic plan that foreshadows the Foursquare Style of the early 20th century, the Goodman House measures approximately 34 feet on the west facade and east elevation and 32 feet across the north and south side elevations. The house rises two and one half stories to a medium-pitched hipped roof (faced in composition shingles). The exterior walls of the house are constructed entirely of square cut sandstone blocks hauled from the Lower Naches. The blocks, which are of various sizes, are laid in regular courses with flush mortar joints. The hipped roof features projecting boxed eaves. An eyebrow dormer projects on the west slope of the roof and a gabled dormer is located on the north slope. Beneath the boxed eaves is a full entablature with a plain wood frieze and architrave.

The solidity of the ashlar walls is punctuated by widely spaced windows of tall proportions. Windows on the second story are one-over-one double hung units set within segmental arched openings framed with projecting stone lintels and sills. The first story windows are eight-feet high and feature upper lights with leaded glass. A box bay projects on the north; it features leaded glass in the upper light and a kickplate with recessed panels. The house is entered on the west facade through a double leaf door with glazed upper panel. The door is set within a doorway that features a leaded glass transom window with diamond pattern comes. A single leaf paneled door with transom provides access to the rear.

The first story of the house is visually dominated by a broad wooden veranda that wraps across all four sides of the house. The veranda, which projects seven feet from the exterior walls of the house, is composed on the west facade, north, and east elevations by a wooden deck and an

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engaged hip roof supported by Tuscan columns. The columns rest on square pedestals and rise to an entablature with plain frieze and architrave. On the south side, the porch forms a porte-cochere, supported by battered pedestals and Tuscan columns. During the recent rehabilitation, the floorboards, porch railing, and lattice skirting were replaced. The exterior of the house has retain nearly complete integrity with the exception of the addition of a large carport adjacent to the rear elevation. The carport is a one story frame structure and is not visible from the facade. The columns, similar to those on the porte-cochere, were extended to support the roof of the carport.

The interior floor plan of the house includes a central entry hall that runs the length of the house and includes a staircase to the upper floor. The hall opens to a large living room on the north which spans the full length of the house, measuring 30 feet by 18 feet. To the south of the stairhall is a dining room measuring 16 by 12 feet, and to the rear a kitchen measuring 13 by 12 feet. Hardwood millwork is located throughout the first floor including door and window surrounds with shelf entablatures; baseboards; paneled wainscoting; and picture rail moldings. First floor doorways feature paneled doors beneath glazed transoms. The floors are softwood now covered with carpeting except in the entry where the recent rehabilitation introduced parquet flooring.

An open stairway leads to the second floor. The paneled staircase features natural grained hardwood with a fluted newel post, spindle balusters, and a carved foliated motif on the handrail. The second floor includes three bedrooms organized around the central hall. The front (western) bedrooms measure approximately 14 by 13 feet on the north side and 16 by 12 feet on the south. A smaller bedroom, located on the southeast corner, measures 13 by 11 feet. The bedrooms feature paneled doors with transoms. Throughout the house, ceilings heights measure ten feet. An original chandelier is suspended from the second floor ceiling and lights the open stairhall; elsewhere, florescent lighting fixtures were installed during the recent rehabilitation.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
 nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Architecture

Period of Significance

1901-1941

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Goodman, Daniel

Architect/Builder

See text

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

Built at the turn of the century, the Daniel Goodman House is historically significant for its association with a prominent stockmen and agriculturalist in the Yakima Valley. Goodman was among the region's pioneer sheep ranchers, grazing herds across vast stretches of Central Washington rangeland for four decades beginning in the 1880s; in the 20th century, he expanded his operations to include crops, cattle, and a dairy. In 1901, he built an imposing house with expansive views of his valley lands. Characterized by a stately cubic form and distinguished by its fine cut-stone masonry and Tuscan veranda, the house clearly reflects its character as the country seat of a prominent Yakima Valley rancher.

Historical background: Born in Missouri in 1860, Daniel Goodman migrated west with his family two years later in a wagon train bound for the Pacific Northwest. The Goodman family settled in Umatilla County, Oregon, where, from the age of 12, Dan rode the range with various stockmen. At 17, he purchased a band of horses and drove them to Sprague in Washington Territory where he took up a land claim. The following spring, Goodman built a stone corral at Washtucna, which became the headquarters for his horse raising operations.

In 1883, Goodman disposed of his Washington holdings and returned to Umatilla where he entered the sheep raising business. At the time, sheep raising was challenging cattle raising as a principal industry on the plains of Eastern Oregon and Washington, and Goodman became a leader in the emerging business. In 1886, Goodman drove his large band of sheep to the Rattlesnake Hills of the Yakima Valley, becoming one of the first sheepmen in the region. Within a few years, Goodman owned 16,000 sheep, grazing over rangelands that stretched from Kiona to Yakima. According to a turn-of-the-century county history "no one among the sheep men has been more prominently identified with the upbuilding and conservation of the industry."

Like many stockmen, Goodman suffered some reverses during the depression of 1893; he was eventually forced to sell 400,000 pounds of wool at four cents per pound, and to dispose of sheep at prices ranging from 75 cents to \$1.50 a head. But as the area's economy improved, Goodman's business

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rebounded. By the early 20th century, he had large herds in several parts of the state and was grazing 6,000 sheep over 12,000 acres of rangeland in the Yakima Valley.

In 1895, Goodman married Jennie Agor, a native of France who had come to Washington from California with her sisters and brothers. Five years later, the Goodmans moved from their home in Kiona to a large new stone house in North Yakima overlooking the valley and adjacent to his vast holdings. Goodman remained in the stock business through the early 20th century, but also diversified, raising alfalfa, cattle, and hops. In 1921, Goodman left the sheep business, and developed a herd of over 200 dairy cows on a prosperous dairy farm located three miles south of his house.

Goodman lived in the stone house until his death in March, 1941; Mrs. Goodman remained there with her brother Dominic Agor until her death a few years later. Mrs. Goodman willed the property to Stanford University, which in turn sold the house to the Artificial Ice and Cold Storage Company. In 1952, the company sold the house to Mr. and Mrs. Walter Carlson; in 1959, the house was sold again, this time to a neighboring church. Since the late 1980s, the house has been owned by the Western Hop Company, now known as Hopunion USA, which completed a certified rehabilitation in 1991.

The substantial character of the house, with its stone construction and imposing veranda, has always drawn attention. When Goodman died, the Yakima newspaper noted that his home had been a local "landmark for many years." The stone used in its construction was hauled to the site from a quarry on the lower Naches (reputedly by Archie Prior). Joseph Melini, a Swiss stonemason, worked for Goodman and is believed to have been the mason in charge of work on the house. The design, which draws strength from simple lines and a cubic plan, foreshadows the massing and form of the American Foursquare style. But the segmental arched windows, heavy stone lintels, and full veranda introduce a classical influence that predates post-Victorian design. In a comprehensive survey of Yakima's historic neighborhoods conducted by OAHF in 1985, the Goodman house was identified as an architecturally and historically significant property.

