

HISTORIC PROPERTY INVENTORY FORM

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

MAY 6 1987

IDENTIFICATION SECTION

Site No.: 39-27
 Site Name: Historic Larson-Hellieson House
 Common n/a
 Field Recorder: J. Kipp/G. Grulich
 Date Recorded: 7/19/86
 Owner's Name: L.K. Helms, R. Neely, T. & B. Monahan, c/o 2402 W. Yakima Ave.
 Street Yakima
 City/Town Yakima
 County Yakima
 Zip Code 98902

LOCATION SECTION

Street Number 208 N. Naches Ave.
 City/Town Yakima Zip Code 98901
 County Yakima Range 19E Sect 19 ¼ Sect NW ¼ ¼ Sect NE
 Tax No./Parcel No. 191319-21431
 UTM References Zone 10 Easting 691390 Northing 5164300
 Acreage: less than one USGS Quadrangle: Yakima West
 Legal boundary description: Scale: 1:24,000
North Yakima, Block 88,
N ½ of Lot 4 and all of
Lot 5.

Status:

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

PHOTOGRAPHY

Photography Neg. No.: 1-34
 (Roll No. + Frame No.)
 View: SW
 Date: 8/1/85

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

Hip
 Pyramid
 Sawtooth
 Other (specify) _____

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
 Craftsmen
 American Foursquare/
 Classic Box
 Prairie Style
 Art Deco/Moderne
 Commercial Vernacular
 Vernacular
 Other (specify) Colonial Revival
influence

Cladding (Exterior Wall Surfaces):

Log
 Horizontal Wood Siding { Rustic/Novelty
 Clapboard
 Wood Shingle { Split Shakes
 Re-sawn
 Machine Shingle

Height/No. of Stories:

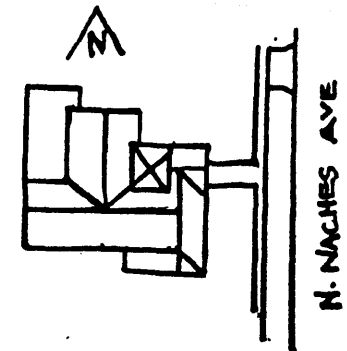
One
 One and one-half
 Two
 Two and one-half
 Three
 Other (specify) _____

Asbestos/Asphalt Shingle
 Brick Masonry
 Stone Masonry
 Stucco
 Terra Cotta
 Carrara Glass
 Vinyl/Aluminum Siding
 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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



2/15/87

NARRATIVE SECTION

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

- | | | | | | |
|-------------------------------------|-------------------------------------|---------------------------|--------------------------|--------------------------------|--------------------------|
| Agriculture | <input type="checkbox"/> | Conservation | <input type="checkbox"/> | Military | <input type="checkbox"/> |
| Architecture/Landscape Architecture | <input checked="" type="checkbox"/> | Education | <input type="checkbox"/> | Politics/Government/Law | <input type="checkbox"/> |
| Arts | <input type="checkbox"/> | Entertainment/Recreation | <input type="checkbox"/> | Religion | <input type="checkbox"/> |
| Commerce | <input type="checkbox"/> | Ethnic Heritage (specify) | <input type="checkbox"/> | Science & Engineering | <input type="checkbox"/> |
| Communications | <input type="checkbox"/> | Health/Medicine | <input type="checkbox"/> | Social Movements/Organizations | <input type="checkbox"/> |
| Community Planning/Development | <input type="checkbox"/> | Manufacturing/Industry | <input type="checkbox"/> | Transportation | <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. 1890s; 1905
 Architect/Builder: unknown
 Historical Significance:

The Larson-Hellieson House is a significant example of late Queen Anne residential architecture in Yakima. Built in the 1890s, and moved and remodeled in 1905, the property is among the largest and best preserved of its period and is characterized by intersecting gabled wings (with decorative shingles in the gable ends) and a square tower with pyramidal roof. The house also reflects elements of the Colonial Revival style (perhaps attributable to the move), including unfluted Ionic columns on the verandah and a pedimented porch roof above the front entry. Associated with the city's earliest (1885-1900) and second (1900-1918) phases of growth, when large properties were built for downtown businessmen at the edge of the city center, the house was originally located at the corner of North 1st Avenue and West B Street (formerly 51 North Selah Street). The unimproved lot at that address was sold by Paul Schulze, agent for the Northern Pacific Railroad, to A.E. Larson, owner of a nearby lumber yard, sometime after 1891. The house was probably constructed shortly thereafter. In 1904, the Larson yard and house were purchased by Henry Hellieson and the house was moved the following year to its present location.

A.E. Larson was a prominent Yakima businessman whose career influenced the shape and tenor of life in Yakima in the late 19th and early 20th centuries. A builder, financier, civic worker and entrepreneur, Larson arrived in Washington Territory in 1884 as a young pioneer from Minnesota. After a stint in a lumbering camp in the eastern Cascades and brief travels through Oregon and California, Larson established himself in Yakima in 1891. His first business venture was the purchase of the lumber yard on Selah Avenue followed by repeated investments in downtown real estate. By 1900, Larson had constructed the city's premiere opera house at North Second and A streets (later known as the Yakima Opera House) and soon built the Donnelly Hotel and other commercial

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

The Larson-Hellieson House is a two story wood framed residence with Queen Anne form and details. The house is composed of intersecting gabled wings with a pyramidal roof stair tower, with flared eaves, at the northeast junction of the two wings. Both gable ends on the main facades as well as the eaves of the tower are closed and underscored with cornice and frieze bands. A front porch, supported by three-fourths height unfluted columns with Ionic capitals and bases, spans the facade. The porch is sheltered by a flat roof with a pedimented gabled roof over the front entry. The exterior siding is clapboard with corner board trim on the building, clapboard without trim on the enclosed rail of the front porch, and fancy butt (diamond chisel) shingles in the gable ends. The decorated frieze below the roof of the tower includes a bead and bracket ornamental band. Decorative elements include scroll brackets adjacent to the square tower and a baroque wall panel incorporating ascending rectilinear windows at the stair tower. The tower also has an oval fixed window facing the front (east) facade. Windows are one-over-one double hung units with the exception of the focal window which has a leaded diamond pattern unit over a fixed single light below. Due to changes in design, it appears that the building was altered early in the 20th century. These additions included flat roof additions to the rear with enclosed porches at the northeast corner and an addition at the southeast corner.

Total number of contributing properties: 1 (house)

Total number of noncontributing properties: 0

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

- Building Permit Application, City of Yakima, June 17, 1980.
- Hellieson, Harold S., Letter, July 5, 1984 (Yakima Valley Museum Archives).
- Lesh Land Co., Index to Lots, A, p. 261, Book V, p. 17, Schreiner Title Company land records, (Schreiner Title Company, 30 North 2nd Street, Yakima).
- Lyman, W.D., History of the Yakima Valley, Washington, 2 Vols., J.J. Clarke, 1919, Vol. 2, p. 893.
- Polk, R.L., & Co., North Yakima and Yakima County Directories, 1901-1935.
- Ringrose, Helen, Manuscript, July 11, 1984 (Yakima Valley Museum Archives).
- Yakima Daily Republic, September 24, 1932; November 5, 1932.
- Yakima Herald, January 20, 1904.
- Yakima Republic, February 26, 1909.

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 Common n/a

Date: 7/19/86

Statement of Significance (continued):

structures. In addition to his real estate activities, Larson served as vice president of the First National Bank, president of the Sunshine Milling Company, and owner of a local Ford franchise. He was a leader in the drive for expanded irrigation systems and was prominent in local Democratic Party and Chamber of Commerce circles. But his greatest achievement and the best illustration of his career and vision is the Larson Building in downtown Yakima, a soaring Art Deco tower constructed in 1931 in the depths of the Depression and listed in the National Register in 1984.

Henry Hellieson, who purchased both the Larson lumber company and house, was born in Norway in 1865, came to the United States in 1887, and settled in Yakima in 1904. In 1905, he started the Hellieson Lumber Company (having purchased the Larson concern) and incorporated the company in 1909. The company included a plant which turned out lath, shingles, sash, and doors, and he sold other building products as well as farm equipment. Hellieson also operated as a contractor. He employed between 8 and 10 workmen by 1920. Hellieson sold the house in 1926 to Flora Thompson and moved to Seattle. Thompson retained the house until 1944. By 1948, the house was converted to post-war apartments. Recent owners have remodeled the interior into a gift shop.

3/2/87