

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JAN 12 1987

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

FEB 18 1987

## 1. Name

historic

N. A.

and/or common

Historic Houses of Yakima Thematic

## 2. Location

street &amp; number

See individual inventory forms

\_\_\_ not for publication

city, town

Yakima

\_\_\_ vicinity of

state

Washington

code

053

county

Yakima

code

077

## 3. Classification

## Category

\_\_\_ district

☒ building(s)

\_\_\_ structure

\_\_\_ site

\_\_\_ object

☒ thematic

group

## Ownership

\_\_\_ public

☒ private

\_\_\_ both

## Public Acquisition

\_\_\_ in process

\_\_\_ being considered

n/a

## Status

☒ occupied

\_\_\_ unoccupied

\_\_\_ work in progress

## Accessible

\_\_\_ yes: restricted

☒ yes: unrestricted

\_\_\_ no

## Present Use

\_\_\_ agriculture

☒ commercial

\_\_\_ educational

\_\_\_ entertainment

\_\_\_ government

\_\_\_ industrial

\_\_\_ military

\_\_\_ museum

\_\_\_ park

☒ private residence

\_\_\_ religious

\_\_\_ scientific

\_\_\_ transportation

\_\_\_ other:

## 4. Owner of Property

name

Multiple ownership (see individual inventory forms)

street &amp; number

city, town

\_\_\_ vicinity of

state

## 5. Location of Legal Description

courthouse, registry of deeds, etc.

Yakima County Courthouse

street &amp; number

North 2nd and East B Streets

city, town

Yakima

state

Washington 98901

## 6. Representation in Existing Surveys

title Washington State Inventory  
of Cultural Resourceshas this property been determined eligible? \_\_\_ yes ☒ no

date 1985

\_\_\_ federal ☒ state \_\_\_ county \_\_\_ local

depository for survey records

Washington State Department of Community Development

Office of Archaeology and Historic Preservation

111 West 21st Avenue, KL-11

city, town

Olympia

state

Washington 98504-5411

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Two properties have been moved:  
Larson-Hellieson House, moved 1905  
William Lindsay House, reputedly  
moved, late 1880s

### **Describe the present and original (if known) physical appearance**

Unifying Themes: Yakima, Washington, located in the central region of the state, developed as a major urban area in the rich agricultural belt of Yakima County. Reflecting its role as a regional trade center and county seat, the city is distinguished by the most extensive inventory of architecturally significant houses in the Yakima Valley. The evolution of house styles in Yakima mirrors the growth of the region and reflects the availability of craftsmen and materials, popular architectural styles and personal tastes.

The 24 individual houses included in the nomination are located in the city's oldest residential neighborhoods and were built mostly between 1885 (when the city was first platted by the railroad) and 1918 (when the city was renamed "Yakima"). The houses are the most significant examples of residential architecture from the period in the central city and clearly reflect the architectural heritage of the city's formative years.

North Yakima (which became the City of Yakima in 1918) developed when the Northern Pacific Railroad selected the site for its depot and platted a townsite at the location. The first houses--simple vernacular frame structures--were moved to the new townsite from Yakima City (now Union Gap). Soon after 1885, however, a large number of frame houses were built at the site, many reflecting the vernacular Queen Anne style. These houses were built by carpenter-craftsmen for the farmers, merchants, and tradesmen who were attracted to the young railroad town.

Yakima grew quickly as a shipping center for the stock and agricultural products of the region. Extensive irrigation systems opened large tracts of valley farmland for agricultural development and Yakima was the hub of the farmers' trade. Those who prospered from this development--merchants, mill owners, ranchers, and professionals--built large homes near the central business district. Several homes, constructed by contractors or architects, were built in the popular Queen Anne style (often with classical elements borrowed from the emerging Colonial Revival).

In the early 20th century, the city experienced a tremendous population boom due, in part, to the expansion of irrigation systems and the development of the refrigerated rail car. Canning plants and cold storage warehouses in Yakima were a vital link in moving Yakima crops from the field to the nation's markets. Reflecting the boom, residential development expanded, moving westward with the development of new subdivisions. After 1905, many modest bungalow and Craftsman style houses were built by contractors and developers for clerks, tradesmen, and millworkers. At the same time, larger houses designed by architects for professional and business leaders reflected the wide ranging eclecticism of the early 20th century. Styles included the Colonial Revival, English Revival, and American Foursquare. Small bungalows and larger period houses continued to dominate Yakima residential design until at least 1918, when the city, enjoying the prosperity of the World War I era, renamed itself "Yakima."

Physical and Geographic Framework: Yakima, seat of Yakima County, is located in the south-central area of Washington State. The city is situated on flat valley lands with rolling hills on its north and west boundaries. The Naches River flows along the north boundary and the Yakima River follows the east boundary. Fertile land surrounds the perimeter of Yakima with fruit orchards, vegetable, and hop fields to the east, north, and south. The forested Cascade mountain range, with the volcanic mountain peaks of Mount Rainier, Mount Adams, and Mount Saint Helens, rises in the distant west and the Columbia Plateau lies in the distant east beyond the city.

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The early layout of North Yakima was said to have been patterned after Salt Lake City with wide streets placed in a typical grid pattern (Holstine 1985: 3). Yakima Avenue divides the town to the north and to the south; First Street divides the eastside roads (designated as streets) from the west (designated as avenues). Both roads are the city's principal commercial arterials. Railroad tracks run parallel and west of First Street. The old Northern Pacific Depot (NRHP, Old No. Yakima Historic District, 1986) is located on Front Street near the northeast intersection of First Street and Yakima Avenue. The oldest residential areas lie within the boundaries of the city limits and along the rivers on the north and east, Nob Hill Boulevard on the south, and 16th Avenue on the west.

The pattern of settlement reflects the development and expansion of the city. The earliest residences were constructed near the heart of the townsite. Prosperous merchants, mill owners, professionals and ranchers built stately homes in the central town site from First Street to the divided, tree-lined road of Naches Avenue. Farmers and ranchers were attracted to the region near the Yakima River where small farms developed and modest homes were built between 7th Street and 9th Street. Similar modest residences of clerks, tradesmen, railroad and mill workers and laborers predominated 6th Street and the north, south, and west portions of the city beyond the center of town. Larger ranch homes are found near the outer boundaries of the city.

After 1900 the residential community expanded west where new additions were platted. The majority of homes constructed in Yakima between 1900 and 1918 lie between North 5th and South 3rd Avenues and 16th Avenue. Significant residential areas, not yet surveyed, lie west of 16th Avenue including a section referred to as Nob Hill. The majority of houses constructed west of 16th Avenue date from about 1905 to 1960.

Similarities and Differences

The historic houses included in this nomination were constructed as single family residences with the exception of the Perrin House (12 South 11th Avenue; ca. 1904-1905) which was built as a duplex but conveys the appearance of a grand residence. Several of the houses have since been converted to apartments or commercial uses. Two periods of development occurred in Yakima's formative years - from 1885 to 1899 and from 1900 to 1918. The houses which remain from the earliest building period are one and two story houses in simple vernacular and more detailed Queen Anne styles. During a transition period between 1895 and 1905, those who prospered with Yakima's growth built larger, more stately homes. The few houses which remain from this transition period are two and one-half story, Queen Anne style structures with classical elements which exhibit influences of the Colonial Revival style. Some smaller residences also reflect this trend.

The most dramatic population and building boom occurred after 1900 when Yakima became an expansive, regional railroad shipping center for the valley's agricultural products. Larger homes built after 1900 and before 1918 are two and two-and-one-half story residences and exhibit an eclectic variety of turn-of-the-century styles, reflecting elements of Colonial Revival, English Revival, American Foursquare, Mission and Craftsman influences. The numerous smaller homes of one-and-one-half stories built at this time are typical of the Bungalow and Craftsman styles.

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Although forested hills of the Cascade range lie some distance from Yakima, riverways, and primarily the Yakima River, provided a means of timber transportation as early as the 1870's (Newbill and Blisard 1984: 34). Therefore, wood clapboard and shingle cladding and scroll sawn trim dominated exterior building materials used in early residential construction. Brick and stone rarely appeared as wall surfaces on houses until after 1900. One exception is the Knuppenburg House (111 South 9th Street; ca. 1894-1902), a modest one-and one-half story structure. Brick and stone were widely used in fireplaces and foundations (although foundation material in earlier residences may have been added later). After 1900 stone was frequently used for exterior wall cladding, porch details, and entry-stair supports.

Roof types include gable, gambrel, hip, and pyramid and occur singly or in combinations. Although wood shingles appeared on most roof surfaces at the time of original construction, many have been replaced with asbestos/asphalt shingles. Two houses in this nomination exhibit roof materials which are unique in Yakima's residential community and add to the eclectic element of design features in houses constructed after 1900: metal tile roof of the Perrin House (12 South 11th Avenue; ca. 1904-1905) and the false thatch roof of the Carmichael-Loudon House (2 Chicago Avenue; 1915-1917).

When Yakima was first platted, many of the original properties were sold in parcels of several lots. Small farms developed at the outer edges of the town and land speculators invested in large parcels near the town site. Today, most of the houses sit on city-size, single or double lots of less than one acre. One exception in this nomination is the Wilcox House aka the Williams House (220 North 16th Avenue; ca. 1889-1890) which retains one acre of the original owner's parcel. A few properties include carriage houses or garages of their historic period. Most of the auxiliary structures are functional and are not architecturally significant. Auxiliary buildings contribute to the historic elements of their period and are noted on the inventory forms. In a number of residences, owners have attempted to restore the historic character of the landscapes with fencing and plant materials of the building's period.

The earliest period, 1885 to 1899.

The first houses that appeared in Yakima were those constructed in Yakima City and moved four miles north to the new town site of North Yakima after 1885. For a short period between 1885 and 1886, the Northern Pacific Railroad offered free lots to those who would move their existing buildings from Yakima City to the new town site or to those who would construct new structures in North Yakima (Holstine 1985: 3).

Houses moved to North Yakima were constructed in vernacular styles like the William Lindsey House (301 North 8th Street; ca. 1880's-1890). The vernacular style was also employed in new construction at the time. Typical vernacular houses were characterized by one or two story frame construction sheathed with horizontal siding. Vernacular houses range from the front gable or side gable type to the one-story cube. Simple one and two story porches often span the front facade and feature turned posts and spindlework. Otherwise, ornamental detailing is minimal. The Lindsey house is characterized by folk Victorian, Stick, and vernacular Queen Anne elements and represents many of the typical elements of the period.

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Perhaps, the most common residential style constructed during Yakima's earliest period was the Queen Anne. The purest Queen Anne style appears prolifically in the first decade, 1885 to 1895, and continues sporadically until 1899. During this first decade, houses were predominately smaller scale, one or one-and-one-half story structures. They are characterized by asymmetrical plans and forms, steeply pitched hip and pyramid roofs, intersecting gables, bay windows, towers, one-story porches, and extensive spindlework. Most feature clapboard cladding with wooden, fishscale shingles placed in decorative patterns to complement the ornamental detailing.

Three of the finest examples of the Queen Anne style distinguished by a round or octagonal tower are: The James Green House aka the Germain House (203 North 9th Street; ca. 1888-1890); the Powell House (207 South 9th Street; ca. 1895); and the Wilcox House aka the Williams House (220 North 16th Avenue; ca. 1889-1890). The Wilcox House is a larger, two-story version of the towered Queen Anne style. Very few examples of larger, pure Queen Anne residences of this period remain in Yakima. An excellent example of the cottage style version of the Queen Anne is found in the Mineau House (216 North 7th Street; ca. 1888-1900; Addn. ca. 1902-1910). The original one-story form incorporates characteristic elements of the Queen Anne without the identifying tower. The porch of a later addition features square posts without an identifying balustrade and introduces an eclectic element reflecting the transition period in architectural styles which occurred in Yakima between 1895 and 1905.

The transition period, 1895 to 1905.

During a ten year period in Yakima, between 1895 and 1905, houses built in the Queen Anne and vernacular styles began to adopt classical features influenced by the Colonial Revival style. Several houses in this nomination reflect this change. The shift in the styles is apparent in both large and small residences and reflects Yakima's growth and the the availability of capable craftsmen and building materials.

One example of the smaller Queen Anne cottages which exhibit classical influences of the Colonial Revival style is the Sharp House (111 North 9th Street; ca. late 1890's). The Sharp House features the typical Queen Anne pyramidal roof and front gable, scroll work and decorative shinglework; but Tuscan columns and the appearance of a pedimented entry are classical. The Knuppenburg House (111 South 9th Street; ca. 1894-1902) introduces a Dutch Colonial gambrel roof and segmental brick, arched window openings while retaining turned posts, spindlework, and side gabled roof. The use of brick masonry cladding is an eclectic element not common to earlier residences in Yakima. Another example is the Brooker-Taylor House (203 South Naches Avenue; ca. 1905). This superb example of modest residential architecture exhibits the climax of the earliest residential styles found in Yakima. It's Queen Anne tower is augmented by dormered roof elements.

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Several examples of larger Queen Anne residences of two-and-one-half stories exist in Yakima but are rapidly diminishing because of their prime downtown commercial locations. These homes were built by owners who prospered during Yakima's early growth and exhibit classical elements associated with Colonial Revival influences. The H.W. Potter House (305 South 4th Street; ca. 1890-1900) exhibits a cornice with brackets, rafter tails and decorated frieze with dentils. The A.E. Howard House (602 North 1st Street; ca. 1903-1905) incorporates Palladian window designs, grouped Ionic columns and pedimented porch entry. The Alexander Miller House (304 North 2nd Street; 1898-1899) also adopts classical Tuscan columns and pedimented entry and a later, porte cochere addition. The carriage house on this property retains the more simplified Queen Anne style. The Richey House (206 North Naches Avenue; ca. 1901-1902) introduces a Palladian window in the front gable, paired Tuscan columns and pedimented entry porch. Perhaps, the most unique of this category is the Larson-Hellieson House (208 North Naches Avenue; ca. 1890; 1905). This house was originally constructed by A.E. Larson on a site at 51 North Selah and moved to Naches Avenue in 1905 by Hellieson. Front and side gables with decorative shingles have been joined with a squared, corner tower. Classical elements are introduced with a pedimented porch which rests on four Ionic columns.

The second period, 1900 to 1918.

The most dramatic population and building boom occurred after 1900. Diverse materials and changing technology led to a broad stylistic range of residences. Forms were massed into predominately rectangular and square plans. Individuality was expressed in porches, exterior wall surfaces, and dormers. Most of the houses in Yakima exhibited exposed rather than boxed rafters. Larger houses illustrated an eclectic mix of styles and influences. A prolific number of smaller, one-and-one-half story dwellings reflect Bungalow and Craftsman styles.

Two of the best representatives of the Bungalow/Craftsman styles found in Yakima are the Sweet House (6 Chicago Avenue; ca. 1905-1913) and the Crocker House (205 North 6th Street; ca. 1906-1909). Most bungalows in Yakima were frame houses sheathed in clapboard or shingle siding. Low-pitched gable roofs with single front or side dormers, wide overhangs with exposed rafter tails, and front porches with river rock, ashlar stone or brick supports are characteristic of the style. The Sweet House is a classic example of these elements. The Crocker House incorporates vague influences of the Prairie style with a low-pitched hip roof.

Architectural style changed dramatically in larger residences constructed in Yakima after 1900. New materials were applied to wall surfaces and revival styles reflected a variety of influences. Four examples of these changes were introduced in the Dr. Charles Taft House (106 North 4th Street; ca. 1904-1906), the E.B. Moore House (222 North 2nd Street; ca. 1904-1905), the John J. Miller House (9 South 10th Avenue; ca. 1910) and the Perrin House.

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The Taft, Moore, and Miller houses were designed in Colonial Revival styles. The Taft and Miller residences are symmetrical in form and exhibit classic details in pedimented entries supported by multiple posts or columns. Multiple columns were also incorporated into the design of the Moore House which exhibits a Dutch Colonial gambrelled roof and asymmetrical plan. All are sheathed with rustic, ashlar stone masonry. The Perrin House is clad in stucco. It eclectically combines Neo-Classical with Colonial Revival styles in the full two-story pedimented entry supported with Doric columns and the stepped parapet end walls.

Traditional exterior siding materials were eclectically incorporated into new forms and styles. The Rupert Card House (1105 West A Street; ca. 1905-1915) combines clapboard, shingles, and stucco and English Revival and American Foursquare styles. English, half-timbered details and diamond patterned casement windows were combined with a classic Foursquare box with projecting bays. An excellent example of the American Foursquare style is illustrated in the Dills House (4 North 16th Avenue; ca. 1903-1908). The square plan, projecting corner bays, and hipped roof and dormers were characteristic of this style. But this example of the American Foursquare is modified with Craftsman details. The Watt House aka the Dr. Brush House (1511 West Chestnut Avenue; ca. 1908) introduced flared eaves with elongated scroll brackets and a full-porch supported with Tuscan columns. The Dr. West House (202 South 16th Avenue; ca. 1910) is an example of clapboard typically applied to a Colonial Revival house. The symmetry of design and full-columned porch were off-set with individualistic details in tri-part diamond paned windows and Craftsman details of brackets and carved rafter tails.

Perhaps, the most eclectic of the houses included in this nomination which were constructed during Yakima's second period of development is the stucco clad Carmichael-Loudon House. This house mixed English Revival and Tudor influences of rolled-false thatched roof and embattled porch details with the Craftsman and Western Stick style irregular plan and low-gabled roof.

Methodology

The nomination of Yakima houses was based upon a survey conducted in the summer of 1985 by Craig Holstine and Glen Lindeman of Archaeological and Historical Services (AHS), Eastern Washington University, sponsored by the Washington State Office of Archaeology and Historic Preservation (OAHP). The survey team examined five census tracts that encompassed most of the oldest neighborhoods in the city of Yakima. From this survey, 34 houses were preliminarily selected as architecturally significant for inclusion in a nomination to the National Register of Historic Places.

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In the summer of 1986, The Kipp Associates (historian Judith Kipp, architect Gene Grulich, Yakima archivist Frances Hare, and historian Caroline Gallacci) were contracted by OAHF to prepare a thematic nomination for the National Register, to make a final selection of architecturally significant houses and to revise inventory forms on the selected properties. Other properties within the survey boundaries were to be considered in making the final selection. Twenty-one properties were identified from the original survey as eligible for inclusion in the National Register. Three additional houses bordering the west survey boundary line of 16th Avenue were also included in the thematic nomination. It should be noted that not all of the residential properties in Yakima have been surveyed. Additional historic houses of architectural significance may be identified when survey boundaries are extended to include all of Yakima's residential districts.

Research materials were consulted at the Yakima Valley Museum, the Yakima Public Library, the Yakima Genealogy Society, the University of Puget Sound in Tacoma, the Washington State Historical Society in Tacoma, and the Tacoma Public Library Northwest Room. The Schreiner Title Company in Yakima was used for title searches in original deed books. Primary and secondary materials were collected from Sanborn fire insurance maps, Polk city directories, local histories, census indexes, obituaries, clipping and photograph files, and selected bound volumes of Yakima newspapers. The County Assessor's office was used for legal boundary descriptions and for verification of owners and parcel numbers. The City of Yakima Building Department furnished copies of building permits from 1950 to present.

Each of the properties included in the nomination was researched to determine original and subsequent owners and date of construction. All dates of construction are approximate unless otherwise indicated. All 24 houses are nominated for their architectural significance and are considered the best examples of their period. Several individual properties revealed associations with significant citizens, architects, mill owners, contractors and carpenters in Yakima's history and these associations have been noted in the nomination. Auxiliary structures, like garages and carriage houses, are considered contributing elements when the structures retain integrity of form, function, and detail, and when the structures date from the period of original construction of the associated house.

Total number of contributing and noncontributing resources (National Register only)

Contributing houses: 22

Contributing carriage houses/garages: 3

Total contributing resources: 25

Noncontributing houses: 0

Noncontributing carriage houses/garages: 7

Total noncontributing resources: 7

Two properties (Taft and Crocker houses) are nominated only to the Washington State Register of Historic Places. See Item 8, p.7 for discussion.



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) health/medicine
		<input type="checkbox"/> invention		

**Specific dates** 1885–1918; see inventory forms for specific dates **Builder/Architect** various; see individual inventory forms

### Statement of Significance (in one paragraph)

The 24 houses included in the thematic nomination represent the most significant examples of historic residential architecture in Yakima, a major city in central Washington that prospered as a regional shipping center for livestock and agricultural products in the late 19th and early 20th centuries. The houses reflect the evolution and diversity of architectural styles from the period and include some of the best examples of Queen Anne, Colonial Revival, Craftsman and early 20th century eclectic styles in central Washington. While little is known about the architects or carpenter-contractors who designed the houses, the buildings clearly illustrate the availability of local materials and the influence of national styles. Moreover, the houses are an important reflection of the growth and development of the city of Yakima from its platting as a railroad town in 1885 to 1918, when the city was at the center of a national agricultural trade. While many commercial resources associated with that growth have been lost or disfigured, the nominated houses are well preserved examples of the era, illustrating the housing patterns that accommodated the booming population.

The houses included in the nomination date from two distinct periods in the city's history. The oldest group of houses dates from 1885 to 1899 (and includes one pioneer house moved from old Yakima City to the new townsite around 1885). In this period, Yakima was first platted, the railroad established its depot, livestock was the major product, and the town developed commercially and residentially. A later group of residences dates from the early 20th century to 1918, a period when expanded irrigation and the development of refrigerated rail transport led to a boom in fruit and vegetable production. Yakima was at the center of that trade and, in 1918, was established as the City of Yakima.

Historical Background Prior to 1885: Permanent white settlement in the Yakima Valley began in the early 1860s. Cattle and sheep ranchers were the first to come, attracted by open range land near the Yakima and Naches Rivers. This early settlement followed the establishment of Fort Simcoe, south of the present city of Yakima, in 1856. Before that, fur trappers and traders had penetrated the valley in the early 19th century and Catholic missionaries founded the Ahtanum Mission southwest of the present city of Yakima in the 1840s. Settlers passed through the valley in 1853 with the Longmire wagon train, traversing the Naches River before heading over the Cascades. But Indian uprisings and wars discouraged white settlement prior to the establishment of Fort Simcoe and the ratification of the Indian treaty of 1859.

## 9. Major Bibliographical References

City of Yakima, Building Department, Records of Inspections and Building Permit Applications.

1900 Federal Census, Yakima County, Washington. Abs. Yakima Valley Genealogical Society, Yakima, 1980.

(continued)

## 10. Geographical Data

Acreage of nominated property see individual inventory forms

Quadrangle name Yakima East and West (7.5)

Quadrangle scale 1:24,000

UTM References see individual inventory forms

A 

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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

See individual inventory forms

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state	n/a	code	county	code

state	n/a	code	county	code
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## 11. Form Prepared By

name/title Judith Kipp

organization The Kipp Associates

date September 29, 1986

street & number 56 East Road North

telephone (206) 752-4277

city or town Tacoma

state Washington 98406

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer

date 12/23/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Settlement in the west opened after the Homestead Act of 1862. Ranchers were attracted by the grasslands near the Yakima River. This area provided grazing land for stock herded to mining camps in British Columbia, Montana, and Idaho and to settlements around The Dalles where emigrants had ended their journey on the Oregon Trail. One of the first cattlemen to arrive in the Yakima Valley in 1861 was F. Mortimer Thorp. Another was Albert Haines who settled near the southeast corner of the present city limits of Yakima. Thorp built a two-story log cabin for his family east of the Yakima River at the mouth of the Moxee Valley.

The creation of Yakima County on January 18, 1865, established boundary lines but did not hasten settlement. Dr. L.H. Goodwin and his family, the McDaniels, and Walter and John Lindsey settled in the valley in 1866 when snows prevented them from the crossing the Cascades. (Relander and Martin, 1960: 12). When George and Nancy Taylor (203 South Naches Avenue) arrived in the Selah Valley north of Yakima in 1868, very few white families were living in Yakima County (Yakima Republic, April 20, 1900). One of those families was the William Lindsey's (301 North 8th Street) whose son Edward was born near Yakima City the year the Taylors arrived (Newbill and Blisard, 1984: 65).

The first orchards were planted in the Yakima Valley west of the Yakima River in 1866. The beginnings of a rudimentary canal in 1868 from the Naches River to a basin called Union Ditch brought irrigated farmlands to the area around Yakima City by 1872 (Turner, 1985: 1). It was here that the first store was opened in 1869 by Sumner Baker. The following year, 1870, Yakima City was named the seat of Yakima County after George Goodwin platted the townsite (Relander and Martin, 1960: 13).

Prior to opening the first Register of Lands office in Yakima City in 1880, 22 patents had been issued for lands within or near the present city limits of Yakima (Holstein, 1985: 2). Four hundred residents were living in Yakima City when it was incorporated December 1, 1883 (Relander and Martin, 1960: 12). Building materials were brought in by river and wagon from The Dalles and lumber was transported in wagons and along the Yakima River from forest edge mills some distance from the town. The town's architecture ranged from small vernacular houses to large wooden commercial structures.

December 1884 was a turning point for Yakima City when the Northern Pacific Railroad reached the town. That year Dr. Charles J. Taft (106 North 4th Street) arrived and opened a drug store. A depot and roundhouse were to be built, but not in Yakima City. Railroad agents Paul Schulze and Colonel Charles Lamborn decided Yakima City was inadequate for expansion and posed drainage problems. They offered the disappointed townspeople free lots and moving services to relocate in a town site four miles north. Despite the fact that two-thirds of the townspeople followed the railroad to North Yakima, Elizabeth Loudon Carmichael (2 Chicago Avenue) established a general merchandise store in Yakima City in 1885, was elected the town's first postmistress, built a highly successful, renowned creamery and ice cream business, and remained there more than twenty years. The house she later built in North Yakima, ca. 1917-1919, was unusual and reflective of her strong individualism. It represents the latest construction date of residences included in this nomination.

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The First Period of Development, 1885-1899: Historical Background and Architectural Significance.

The first section around the Northern Pacific Railroad's depot site was platted, filed on February 4, 1885, and called the Town of North Yakima. Two additional plats followed on February 29. The early trains into North Yakima arrived at a railroad boxcar depot placed on Front Street in the middle of Yakima Avenue. Between 1885 and 1886, Yakima City residents rushed north in response to the railroad's offer of free lots and moving services. They sought the choicest locations and before winter of 1885 one hundred of Yakima City's buildings had been moved to North Yakima. Most of the small frame houses were moved along a route near the Yakima River; some were hauled by two-horse wagon or on railroad cars. Carpenters and contractors hustled to construct new structures and by the fall of 1885 more than three-hundred buildings stood in North Yakima. One-third of the buildings were commercial businesses and one hundred seventy-five houses stood on sites near the town center and near the lands abutting the Yakima River (Relander and Martin, 1960: 16-27). The Lindsey House was reportedly among those moved from Yakima City to North Yakima and is a significant example of the vernacular houses of old Yakima. Of the houses remaining in this section of Yakima, vernacular and Queen Anne cottages reflect the architecture styles of this first period of development. These include the Sharp House (111 North 9th Street), the Mineau House (216 North 7th Street, the Greene House aka the Germain House (203 North 9th Street), and the Powell House (207 South 9th Street). These houses reflect the frame structures of the period, with multiple roof shapes, decorative siding, and spindle and stick ornament.

Schulze, Lamborn, and Martin Van Buren Stacy were involved in platting North Yakima. Some say Schulze patterned the town after his native Baden-Baden, Germany; others maintain it was planned after Salt Lake City with wide streets and tree-lined avenues. Commercial development centered around the depot on First and Front Streets and east on Yakima Avenue and its bordering streets.

Because the styles of the houses represent the availability of materials and craftsman, it is important to note that there were seven building contractors in North Yakima in 1885 including J. C. Forbes. William H. Wollins and Elijah Yates opened lumber yards west of the railroad tracks and John W. Shull opened a yard on Front Street. C. Hansen sold doors, glass, sash, and paint from his store on Front Street where Forbes was also located. The railroad facilitated the transportation of lumber from nearby mills and logs continued to be moved along the Yakima River. In March of 1885, L. W. Kribs prepared to kiln brick at his yard a quarter of a mile north of town (Relander and Martin, 1960: 18-27).

On January 9, 1886, North Yakima's population reached 1,200 and the town was officially named the county seat. During the first few years, thousands of cattle, sheep, and horses were shipped from the new railroad yards. By 1888, the population had increased to about 2,500 and carloads of livestock, hops, hay, potatoes, vegetables, melons and wool were shipped from North Yakima. Northern Pacific Railroad tracks reached the West Coast terminus in Tacoma, beyond the Cascades, in 1887 and trainloads of new arrivals flooded into Washington cities from St. Paul and stops along the way to seek opportunity and prosperity in the West. The railroad also brought building materials and milled work produced in Tacoma, a city approaching 30,000 inhabitants.

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Wealthy real estate investors in Tacoma like Allen C. Mason multiplied their wealth by buying property in Yakima. Mason also promoted the development of irrigation in the valley. In 1889, Charles P. Wilcox (220 North 16th Avenue) moved his lumber business from Tacoma to Yakima and built a substantial Queen Anne house at the western edge of town where orchards were beginning to appear.

The H.W. Potter House (305 South 4th Street) is an excellent example of the larger Queen Anne residences constructed during the 1890s near the center of town. The large residences built by prosperous businessmen in the first few blocks north and south of Yakima Avenue were noted for their architectural significance. Most have been razed for commercial development. The nominated examples are distinguished by complex massing, irregular profile, and decorative siding and wood ornament.

In the late 1890s architects began to open offices in Yakima. Architects E.A. and C.V. Bissell and W.W. Fenton were designing larger commercial buildings and residences in response to the growing prosperity of the city and of its citizens. Many prospered from the early growth of North Yakima and built residences which spoke for the wealth they had acquired. Alexander Miller's success was visible in his residence and throughout the city. In 1898, Miller began construction of a \$4,500 Queen Anne home at 314 North 2nd Street designed by architect Fenton. Miller had made his first fortune in the flour mill business, the Yakima Milling Company. He constructed a number of commercial structures including Yakima's first skyscraper, in 1906, a \$90,000 six-story office building at North 2nd Street and Yakima Avenue (razed, 1986). Miller became associated with the First National Bank, the Sunshine Mining Company, and the Yakima Valley Transportation Company. He and his wife made large donations to construct the YMCA, YWCA, Yakima Valley College and Yakima Memorial Hospital. In 1937, Miller was named "Yakima's Number One Citizen". The Miller House is located next to the Donald House (NRHP, 12/12/76). Colonial Revival influences were added early in the 1900's.

The influence of new arrivals became apparent in the Colonial Revival elements incorporated into Queen Anne houses during the 1890's and early 20th century. A. E. Larson (208 North Naches Avenue) returned to Yakima in 1891 after a brief stay in 1884 and purchased a large lumber yard near the railroad depot. Larson prospered in Yakima and contributed significantly to the city's architecture both in his own residence built on Nob Hill and in the A. E. Larson Building (NRHP, 09/11/86) a 1931 art deco multi-floored structure on East Yakima Avenue. A. E. Howard (602 North 1st Street) also arrived in Yakima in 1891 bringing with him talents he acquired in the building and contracting trade in New York. Howard was awarded numerous building contracts which included the Opera House, A. E. Larson Theatre, business blocks, and residences. James L. Sharp, (111 North 9th Street), a carpenter formerly in Seattle, became Howard's construction foreman early in 1900 when Howard's business expanded into the Yakima Novelty Works Company, a sash and door firm. Sharp is credited with work on buildings on Central Washington Fairgrounds and the Old Stone Church on West Yakima Avenue. A newspaper article in the Yakima Republic dated September 1, 1899, reported Howard had recently installed machinery "to do a good deal of wood work that has heretofore been done out of town." The ability to produce milled work locally undoubtedly influenced the architectural details incorporated into early 20th Century styles. Howard constructed a showpiece Queen Anne house with Colonial Revival influences for his own residence, ca. 1903-1905.

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Before the turn of the 20th Century, North Yakima had a population of about 3,000, a massive new railroad depot, irrigated and fertile lands in the surrounding valley, and a high demand for building. In June 1899, The Yakima Republic commented, "The town is overcrowded with new people and the demand for dwelling houses is no less than that for business blocks. So rapidly is the building going on in some parts of town that those districts have the aspect of a new village." A satellite community developed west of town after 1900 where most of the new residences were constructed.

The Second Period of Development, 1900-1918: Historical Background and Architectural Significance.

Two primary influences affected Yakima's growth into a major Washington city in the early years of the twentieth century. One was expansion and construction of several canals and wide reaching irrigation systems. The other was the introduction of refrigerated railroad cars which expanded markets into outlying areas. Both resulted in broad agricultural development of the Yakima Valley. This increased railroad activity and produce production which created more jobs for the town. Cattle grazing and stock ranches gave way to rising land values for crop production. In one year alone, one-half million new fruit trees were reportedly planted in the Yakima valley during the 1905-1906 season (Turner, 1985: 10).

Following national trends, great influxes of people came West in the early twentieth century. The advent of professionalism brought new types of people and talents to Yakima. Architects, doctors, lawyers, and realtors were among those who arrived to carve out their future. These new arrivals established successful new businesses in a productive economy and constructed large homes in the latest styles in the western section of town. Their homes rivaled those of the early families who had acquired wealth through speculation, ranching and mills.

Substantial Queen Anne residences with Colonial Revival influences were built until about 1905 in the older residential areas east of First Street. The James Richey House (206 North Naches Avenue) and the Larson-Hellieson House (208 North Naches Avenue) are examples of this style. A few of the new revival styles were built in this area including the Colonial Revival houses of Dr. Charles Taft (106 North 4th Street) and E.B. Moore (222 North 2nd Street). New materials flooded the Yakima market including ashlar stone. The invention of hollow columns and the introduction of stucco applied to exterior walls introduced new elements adapted to eclectic styles. These materials can be seen in both the Taft and Moore houses. Only a few Bungalows and Craftsman style houses were built after 1905 in the early residential areas because most of the building sites had been built on by 1905. The Crocker House, 295 North 6th Street, is an excellent example of a modest residence influenced by both the Bungalow and Craftsman styles.

After 1905, new eclectic styles in residential architecture and a prolific number of Bungalows and Craftsman style homes were built west of First Street. New additions were platted in this area and a satellite community was formed. The Yakima Valley Transportation Company extended streetcar tracks to 16th Avenue which opened this area

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to development. Among the houses included in this nomination the Sweet House (6 Chicago Avenue) reflects the Bungalow style and is significant for its pristine detailing and complementary landscape design. A wide variety of eclectic styles are exhibited including: the Rupert Card House (1105 West A Street) where Tudor and American Foursquare elements have been combined; the John J. Miller House (9 South 10th Avenue) and the Dr. West House (202 South 16th Avenue), Colonial Revivals; the Dills House (4 North 16th Avenue), an American Foursquare; the Winfield Perrin House (12 South 11th Avenue) which combines Neo-Classical and Colonial Revival influences; the Watt House (1511 West Chestnut), a blending of Craftsman and American Foursquare; and, the Carmichael-Loudon House (2 Chicago Avenue) which exhibits Craftsman and English Revival influences.

The diversity of styles was undoubtedly influenced by the talents of architects establishing businesses in Yakima during the first decade of 1900. In 1901, the city directory listed three architects--the Bissell brothers and W.W. Felton. By 1909, there were seven architects practicing in Yakima: L.B. Bissell, W.W. DeVeau, R.J. Fortzberg, N.C. Gauntt, W.M. Perrin, Alex K. Thompson, and Ernest Workman. The eclectic houses included in this nomination were built prior to 1910 with the exception of the Carmichael-Loudon House. Of these houses, only the architect of the Perrin House has been identified.

Winfield Perrin, from Rochester, New York, arrived in Yakima after 1900 and was practicing architecture with William Ward DeVeau in 1905-1906. He remained in Yakima until 1922. During that time Perrin designed a number of residences including those of Dr. Alfred Burns, 310 South Naches Avenue; P.J. Flint, 301 North 2nd Street; J.P. Buwalda, 901 North 3rd Street; Arthur Coffin, 16 North 3rd Street; W.J. Reed and C.P. Wilcox. He also designed the Christian Scientist Church on North Naches Avenue. The Perrin residence is unique not only for its style which draws Neo-Classical elements and Colonial Revival styles together, but also for its stately residential appearance designed as a duplex.

All of the eclectic house styles included in the nomination represent the most significant examples of residential architecture executed in Yakima during the city's second period of growth. The styles of this period are reflected in Bungalow, Craftsman, Colonial Revival, Neoclassical, English Revival and Tudor, and American Foursquare.

Other Areas of Significance. (see individual survey forms for specific statements)

Some of the nominated homes are associated with prominent individuals. These residences demonstrate the achievements and the individual characteristics and values of their owners and the architectural influences of that period: Rupert Card, nurseryman (1105 West A Street) established the State Floral Company, Yakima's earliest and largest ornamental nursery; John J. Miller, realtor (9 South 10th Street) figured prominently in many of the major real estate transactions of the period; Dr. Edmund West, physician (202 South 16th Avenue) associated with establishing health and medical services for the community; I. Harrison "Harry" Dills, merchant and industrialist (4 North 16th Avenue) Star Clothing Company, Yakima Fruit Products and U.S. Development Company; James Richey, rancher, (206 North Naches Avenue) Gilbert & Richey Packing House; and Elizabeth Carmichael, industrialist (2 Chicago Avenue) founder of the Yakima City Creamery and Carmichael Ice Cream.

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Summary.

Between 1900 and 1918 when North Yakima became Yakima, the population in the city had grown from 3,154 to about 20,000. The Northern Pacific Railway had constructed another new depot, this one in the Mission Revival style, and multi-storied brick buildings lined Yakima Avenue. Most of the early commercial structures and larger residences built in the first platted sections of town and constructed between 1885 and 1918, have been replaced with later, more "modern" commercial buildings or razed for parking lots.

It is the houses included in this nomination that best reflect the growth patterns of Yakima. They are architecturally significant as the best representative of the variety of styles executed in this city. They illustrate the talents and craftsmanship of those who designed and built them; they reflect the materials used for building construction during this time; and, they demonstrate the achievements of the men and women who contributed to Yakima's history and development.

Washington State Register of Historic Places: Two of the 24 properties in the thematic nomination are nominated only to the Washington State Register of Historic Places. The State Register includes historically significant properties which may not meet all of the criteria of the National Register.

The Taft House (106 N. 4th St.) is a significant example of the Neoclassical and Colonial Revival styles but the integrity of the structure has been seriously compromised by the construction of an adjoining fraternal hall. The Crocker House (205 N. 6th Street) is an unusual example of a Craftsman style bungalow but the architectural significance of the house cannot be fully evaluated without further analysis of bungalow construction in the Yakima Valley. In both instances, the houses may be considered for listing in the National Register if future restoration restores the integrity of the house (Taft) or if further research firmly establishes the architectural significance (Crocker).



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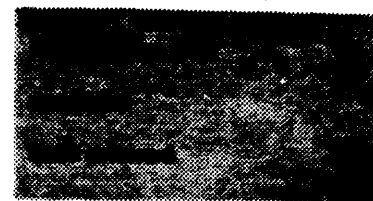
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Multiple Resource Area  
Thematic Group

dnr-11

Name Yakima TR  
State Yakima County WA

Nomination/Type of Review

~~Substantive Review~~

Cover William B. Bushong  
Date/Signature 2/18/87

1. Brooker-Taylor House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

2. Card, Rupert, House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

3. Carmichael--Loudon House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

4. Dills, Harrison, House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

5. Greene, James, House

Substantive Review

for Keeper

Attest

William B. Bushong 5/6/87

6. Howard, A.E., House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

7. Knuppenburg, James, House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

8. Larson-Hellieson House

Substantive Review

for Keeper

Attest

William B. Bushong 5/6/87

9. Lindsey, William, House

Entered in the  
National Register

for Keeper

Attest

Alonzo Byers 2/18/87

10. Miller, Alexander, House

Entered in the  
National Register

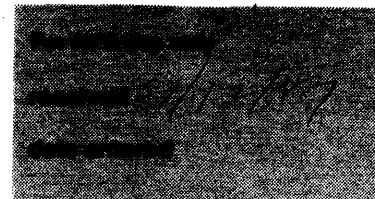
for Keeper

Attest

Alonzo Byers 2/18/87

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National Park Service

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Thematic Group

Name Yakima TR  
State Yakima Co., WA

Nomination/Type of Review

Date/Signature

- |                             |                                     |        |                                   |
|-----------------------------|-------------------------------------|--------|-----------------------------------|
| 11. Miller, John J., House  | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 12. Mineau, Francis, House  | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 13. Moore, Edward B., House | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 14. Perrin, Winfield, House | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 15. Potter, H.W., House     | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 16. Powell House            | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 17. Richey, James, House    | Entered in the<br>National Register | Keeper | <u>William B. Bushong 2/18/87</u> |
|                             |                                     | Attest |                                   |
| 18. Sharp, James, House     | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 19. Sweet, Reuben, House    | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |
| 20. Watt, William, House    | Entered in the<br>National Register | Keeper | <u>Alvina Byers 2/18/87</u>       |
|                             |                                     | Attest |                                   |

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Thematic Group

Name Yakima TR  
State Yakima Co., WA

Nomination/Type of Review

Date/Signature

21. West, Dr. Edmond, House

Entered in the  
National Register

for Keeper Melvin Byers 2/18/87

Attest

22. Wilcox, Charles, House

Entered in the  
National Register

for Keeper Melvin Byers 2/18/87

Attest

23.

Keeper

Attest

24.

Keeper

Attest

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Keeper

Attest

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Keeper

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Attest

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Keeper

Attest