

NACHES AVENUE

RECONNAISSANCE LEVEL SURVEY AND HISTORIC CONTEXT STATEMENT

JULY 2020



PREPARED BY

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NORTHWEST VERNACULAR, INC.

FOR THE CITY OF YAKIMA

Cover image: View along Naches Avenue, June 2020.

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Abbreviations

CLG	Certified Local Government
DAHP	State Department of Archaeology and Historic Preservation
NRHP	National Register of Historic Places
NWV	Northwest Vernacular, Inc.
WHR	Washington Heritage Register
WISAARD	Washington Information System for Architectural and Archaeological Records Data
YHPC	City of Yakima Historic Preservation Commission
YRHP	Yakima Register of Historic Places

1. Research Design

A. OBJECTIVES

The survey objectives listed below support the continued growth of the City's Certified Local Government (CLG) program, goals established in the City's Historic Preservation Element, and the identification and protection of historic buildings within the city.

- Objective 1: Historic context development for the full length of Naches Avenue (study area) and its relationship with adjacent neighborhood development to support the identification and evaluation of potential historic properties and the evaluation of Naches Avenue as a potential historic district.
- Objective 2: Survey Naches Avenue (full length) and buildings along either side of the **north half** of Naches Avenue. Evaluate identified properties for potential eligibility (individually and as a potential historic district) to the National Register of Historic Places (NRHP), City of Yakima Register of Historic Places (YRHP), and Washington State Heritage Register (WHR) to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.

B. SURVEY METHODOLOGY

The project consisted of a survey of 83 properties at the reconnaissance level, and development of a historic context. Within the survey area, four (4) properties were not surveyed due to their age, having been built in the 1980s to early 2000s.

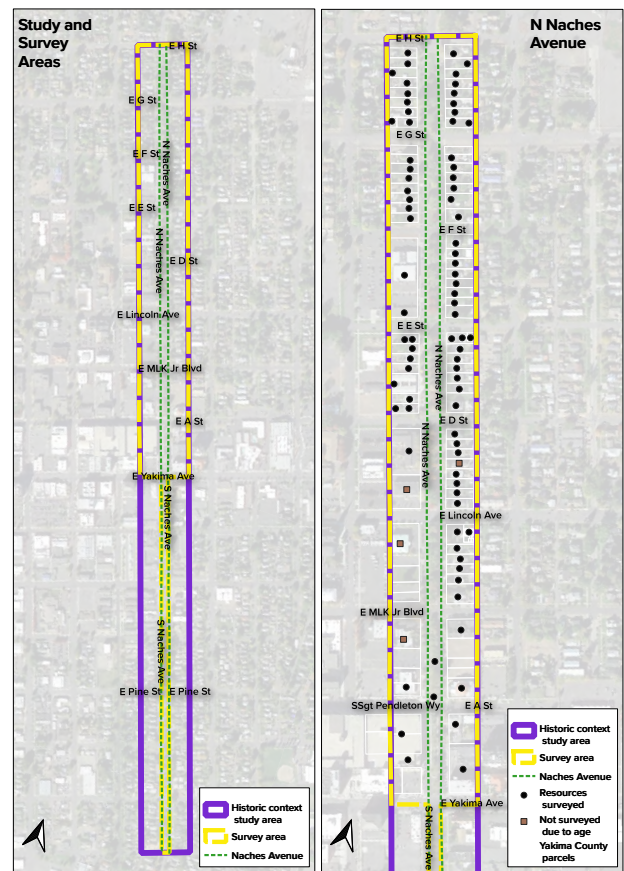
Archival research entailed the review of published secondary sources relating to the history of Yakima, Naches Avenue's development, and plats of the residential areas along the avenue. Research was conducted at the Yakima Valley Museum, University of Washington Special Collections, Department of Natural Resources, Seattle Public Library, *Chronicling America* newspaper records, and the Washington State Archives Central Regional Branch looking at Yakima County Assessor records, historic maps, photographs, and company records.

NWV developed a digital form for field use based on WISAARD reconnaissance level survey needs and prepared field maps showing the properties to survey. As part to the survey work, staff assessed building integrity level (plan, windows, cladding, and other) and made recommendations based on National Register of Historic Places (NRHP) Criterion C and Yakima Register category 2 architectural significance for potential individual NRHP and Yakima Register of Historic Places (YRHP), as well as if the property is in a potential NRHP historic district and if so, if it potentially contributes based on Criterion C or category 2. Staff took multiple digital photographs of each property recording overall views. All images were renamed using the following convention: StreetName_Building#_threedigitseries#. Recommendations for potential individual NRHP eligibility under Criterion A, B, and D and Yakima Register categories 1, and 3 through 7 were based on archival research conducted following the site visit.

Writing, editing, Washington Information System for Architectural & Archaeological Records Data (WISAARD) data entry, and production followed. NWV staff wrote physical descriptions and significance summaries for each property. Staff uploaded and captioned photographs and completed form data entry for each property. Layout for the historic context and survey report occurred in InDesign to integrate text and graphics. All analysis maps were produced using QGIS by NWV.

NWV staff member Spencer Howard conducted the field work on June 2, 2020.

Public participation and project publicity consisted of distribution of a PDF presentation identifying the survey area, what a reconnaissance level survey entails, and what the different historic registers are and what it means to be listed. Due to public gathering restrictions associated with COVID-19 the first public meeting was not held. During the field work multiple residents had questions about what the project entails, which were answered by Spencer Howard.



Survey area map showing survey boundaries and properties surveyed.

C. EXPECTATIONS

NWV expected single family residences, apartments, and churches within the survey area. We expected a moderate to high level of alterations to existing buildings, in particular siding and windows. Refer to survey results for how surveyed properties related to our expectations.

D. AREA SURVEYED

The survey area extends along either side of Naches Avenue from East Yakima Avenue north to East H Street, and the full length of just Naches Avenue south to E Race Street and not including buildings along either side or objects within the central parkway. Refer to the Survey Area map for the overall extent and the properties surveyed.

Thematically, the survey project focused on Naches Avenue, single family residences, churches, and apartment buildings along the corridor.

Temporal boundaries for the survey project were from the ca. 1886 (tied to the first attributed tree plantings within Naches Avenue) through 1975 using a 45-year cut off as of 2020.

Previous survey work in 1985 completed inventory forms for several of the properties within the survey area, no cultural resource survey report had been previously prepared for this survey area.

Refer to the table below for a list of previous survey work based on data available from WISAARD.

Table 1. Survey Reports Overlapping the Study Area

AUTHOR	COUNTY	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Artifacts Consulting, Inc.	Yakima	Cultural Resource Survey for Downtown Yakima	1348284	9/1/2006	Historic Structures Survey Report
Artifacts Consulting, Inc.	Yakima	Historic Preservation Element	NA	9/1/2016	Historic Preservation Plan

There are no cemeteries recorded in WISAARD within or adjacent the study area as of March 23, 2020. There are no archaeology reports overlapping the study area as of March 23, 2020.

There are three National Register of Historic Places (NRHP), Washington Heritage Register (WHR), or Yakima Register of Historic Places (YRHP) listed properties within the study area.

Table 2. Listed Properties Within the Study Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	ADDRESS	RESOURCE ID	REGISTER NAME	REGISTER STATUS
YA00912	1935	1993-04-29	15 N Naches Ave	676855	Young Women's Christian Association Building - Yakima	National Register; Washington Heritage Register
YA00368	1889	1977-08-26	5 S Naches Ave	676834	St. Michael's Episcopal Church - Yakima	Washington Heritage Register
YA00933	1905	1987-02-18	203 S Naches Ave	676876	Brooker - Taylor House	National Register Historic Houses of Yakima Thematic Listing; Washington Heritage Register

Table 3. Listed Properties Moved from the Study Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	ORIGINAL ADDRESS	RESOURCE ID	REGISTER NAME	REGISTER STATUS
YA00940	1890	1987-05-06	208 N Naches Ave	676883	Larson-Hellieson House	National Register Historic Houses of Yakima Thematic Listing; Washington Heritage Register
YA00948	1901	1987-05-06	206 N Naches Ave	YA00948	Richey, James, House	National Register, Washington Heritage Register
YA00933	1905	1987-02-18	203 S Naches Ave	676876	Brooker - Taylor House	National Register Historic Houses of Yakima Thematic Listing; Washington Heritage Register

Table 4. Listed Properties Abutting the Study Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	ADDRESS	RESOURCE ID	REGISTER NAME	REGISTER STATUS
YA01610	1909	2016-02, 04-05	515 E Yakima Ave	676924	First Baptist Church - Yakima	National Register, Washington Heritage Register
YA00946	1890	1987-02-18	305 S Fourth Street	676889	Potter, H.W., House	National Register, Washington Heritage Register

Previously surveyed properties within the survey area follow below. The majority stem from the 2011 assessor data upload project.

Table 5. Previously Surveyed Properties within the Survey Area

PROPERTY ID	ADDRESS	SURVEY	STATUS
12515	101 N Naches Ave	1985 survey, 2006 Yakima Downtown, 2011 assessor data upload, SE09010A Sun Building/ Yakima	Determined Eligible (120314-24-FCC)
12622	115 N Naches Ave	1985 survey, 2006 Yakima Downtown, 2011 assessor data upload, SE09010A Sun Building/ Yakima	Determined Eligible (120314-24-FCC)
12514	15 N Naches Ave	1985 survey	National Register, Washington Heritage Register
539011	201 N Naches Ave	2011 assessor data upload	Not Determined
617781	205 N Naches Ave	2011 assessor data upload	Not Determined

PROPERTY ID	ADDRESS	SURVEY	STATUS
12623	206 N Naches Ave	1985 survey, 2006 Yakima Downtown, 2011 assessor data upload	Moved, National Register, Washington Heritage Register
600628	207 N Naches Ave	2011 assessor data upload	Not Determined
12624	208 N Naches Ave	1985 survey	Demolished, was National Register, Washington Heritage Register
700999	209 N Naches Ave	2016 survey	Determined not eligible (2016-02-01034)
600630	211 N Naches Ave	2011 assessor data upload	Not Determined
617782	215 N Naches Ave	2011 assessor data upload	Not Determined
600631	301 N Naches Ave	2011 assessor data upload	Not Determined
617783	303 N Naches Ave	2011 assessor data upload	Not Determined
600632	305 N Naches Ave	2011 assessor data upload	Not Determined
600633	307 N Naches Ave	2011 assessor data upload	Not Determined
600634	311 N Naches Ave	2011 assessor data upload	Not Determined
600635	313 N Naches Ave	2011 assessor data upload	Not Determined
600636	315 N Naches Ave	2011 assessor data upload	Not Determined
600637	401 N Naches Ave	2011 assessor data upload	Not Determined
600638	402 N Naches Ave	2011 assessor data upload	Not Determined
600639	404 N Naches Ave	2011 assessor data upload	Not Determined
600640	405 N Naches Ave	2011 assessor data upload	Not Determined
539012	406 N Naches Ave	2011 assessor data upload	Not Determined
596179	407 E G ST	2011 assessor data upload	Not Determined
617784	407 N Naches Ave	2011 assessor data upload	Not Determined
600641	409 N Naches Ave	2011 assessor data upload	Not Determined
600642	410 N Naches Ave	2011 assessor data upload	Not Determined
600643	411 N Naches Ave	2011 assessor data upload	Not Determined
12626	412 N Naches Ave	1985 survey; 2011 assessor data upload	Not Determined
600645	413 N Naches Ave	2011 assessor data upload	Not Determined
600646	414 N Naches Ave	2011 assessor data upload	Not Determined
539013	415 N Naches Ave	2011 assessor data upload	Not Determined
600647	416 N Naches Ave	2011 assessor data upload	Not Determined
539009	5 N Naches Ave	2011 assessor data upload	Not Determined
617785	501 N Naches Ave	2011 assessor data upload	Not Determined
600648	503 N Naches Ave	2011 assessor data upload	Not Determined
596138	504 E E ST	2011 assessor data upload	Not Determined
616947	504 E LINCOLN AVE	2011 assessor data upload	Not Determined
600649	505 N Naches Ave	2011 assessor data upload	Not Determined
600650	507 N Naches Ave	2011 assessor data upload	Not Determined
538411	509 N 4TH ST	2011 assessor data upload	Not Determined

Naches Avenue Reconnaissance Level Survey and Historic Context

Northwest Vernacular

PROPERTY ID	ADDRESS	SURVEY	STATUS
600651	509 N Naches Ave	2011 assessor data upload	Not Determined
538412	509A N 4TH ST	2011 assessor data upload	Not Determined
600652	511 N Naches Ave	2011 assessor data upload	Not Determined
600653	513 N Naches Ave	2011 assessor data upload	Not Determined
600654	515 N Naches Ave	2011 assessor data upload	Not Determined
600655	601 N Naches Ave	2011 assessor data upload	Not Determined
12627	602 N Naches Ave	1985 survey; 2011 assessor data upload	Not Determined
12628	604 N Naches Ave	1985 survey; 2011 assessor data upload	Not Determined
600658	605 N Naches Ave	2011 assessor data upload	Not Determined
600659	606 N Naches Ave	2011 assessor data upload	Not Determined
600660	607 N Naches Ave	2011 assessor data upload	Not Determined
600661	608 N Naches Ave	2011 assessor data upload	Not Determined
600662	609 N Naches Ave	2011 assessor data upload	Not Determined
600663	610 N Naches Ave	2011 assessor data upload	Not Determined
600664	611 N Naches Ave	2011 assessor data upload	Not Determined
600665	612 N Naches Ave	2011 assessor data upload	Not Determined
600666	613 N Naches Ave	2011 assessor data upload	Not Determined
600667	614 N Naches Ave	2011 assessor data upload	Not Determined
617786	701 N Naches Ave	2011 assessor data upload	Not Determined
617787	702 N Naches Ave	2011 assessor data upload	Not Determined
600668	703 N Naches Ave	2011 assessor data upload	Not Determined
600669	704 N Naches Ave	2011 assessor data upload	Not Determined
600670	705 N Naches Ave	2011 assessor data upload	Not Determined
600671	706 N Naches Ave	2011 assessor data upload	Not Determined
600672	707 N Naches Ave	2011 assessor data upload	Not Determined
600673	708 N Naches Ave	2011 assessor data upload	Not Determined
600674	709 N Naches Ave	2017, 2011 assessor data upload	Determined Not Eligible (2011-10-00217)
600675	710 N Naches Ave	2011 assessor data upload	Not Determined
617788	711 N Naches Ave	2011 assessor data upload	Not Determined
600676	712 N Naches Ave	2011 assessor data upload	Not Determined
600677	713 N Naches Ave	2011 assessor data upload	Not Determined
600678	714 N Naches Ave	2011 assessor data upload	Not Determined
600679	715 N Naches Ave	2011 assessor data upload	Not Determined
600680	716 N Naches Ave	2011 assessor data upload	Not Determined
537856	A ST E/Naches Ave	2011 assessor data upload	Not Determined

Naches Avenue Reconnaissance Level Survey and Historic Context

Northwest Vernacular

PROPERTY ID	ADDRESS	SURVEY	STATUS
50609	Memorial, Naches Avenue Median	2006 Yakima Downtown survey	Not Determined
50610	Naches Avenue	2006 Yakima Downtown survey	Not Determined

E. INTEGRATION WITH PLANNING

The survey supports local comprehensive planning and the purpose of the city’s Historic Preservation Ordinance 2005-02, adopted in 2005, stated in Section 11.62.010 Purpose to:

To provide for the identification, evaluation, designation, and protection of designated historic and prehistoric resources within the boundaries of the city of Yakima and preserve and rehabilitate eligible historic properties within the city of Yakima for future generations through special valuation, a property tax incentive, as provided in Chapter 84.26 RCW in order to:

- A. Safeguard the heritage of Yakima as represented by those buildings, districts, objects, sites and structures which reflect significant elements of Yakima history;
- B. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on Yakima history;
- C. Stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects,
- D. Encourage capital investment in the rehabilitation of real property and assist in strategic economic development through the creation of jobs, construction spending and physical improvement within Yakima,
- E. Promote fundamental growth management principles and the development of sound tools for land use planning, urban design and environmental protections,
- F. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment, and
- G. Assist, encourage and provide incentives to private owners for preservation, rehabilitation, restoration, redevelopment, and use of historic buildings, districts, objects, sites and structures

The survey supports the following goals from the 2016 City of Yakima Historic Preservation Element incorporated into the Yakima Comprehensive Plan 2040:

- Goal 1: Promote broad awareness and appreciation of Yakima’s heritage.
- Goal 2: Integrate historic preservation into Yakima’s planning and development strategies.
- Goal 3: Identify, register, and protect historic buildings, places, landscapes, and trees.

- Goal 4: Encourage building rehabilitation and heritage projects in downtown Yakima. Although not directly within downtown Yakima, these buildings are directly adjacent and visible from downtown Yakima with a strong historical association between the residences and the downtown commercial core.

The survey supports the following goals from the 2014-2019 Washington State Historic Preservation Plan:

- Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.
 - » E. Enhance local program support.
- Goal 2. Engage a broad spectrum of the public in preservation; and improve access to information.
 - » D. Build awareness, enthusiasm, and support for historic preservation.
- Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.
 - » A. Position historic preservation to be more fully integrated into land use decision-making processes.

2. Historical Development – Naches Avenue

Naches Avenue is a boulevard with a large planting median down its center that runs perpendicular to the city of Yakima’s primary commercial corridor, Yakima Avenue. The Northern Pacific Railroad established the 1885 plat for “North Yakima” when it arrived in town, which included Naches Avenue. The city’s street grid is not perfectly aligned with the cardinal directions, but Naches Avenue runs in a mostly north–south direction. Naches Avenue stretches two miles from a half block north of East K Street to East Arlington Street, while the portion with the center median (boulevard) extends just under one and a half miles from East H Street south to East Race Street.

The following context provides a brief overview of Yakima’s history and its development periods and how the development of Naches Avenue fits within the city’s broader historic narrative and construction patterns. The survey area includes both sides of Naches Avenue for eight blocks, between East H Street and East Yakima Avenue, but for the purposes of understanding the development of entirety of the boulevard extent of Naches Avenue, this context will cover Naches Avenue between East H Street and East Race Street.

A. NATURAL SETTING

The survey area is located within the heart of Yakima, which is nestled in central Washington’s Yakima Valley. Naches Avenue runs perpendicular to and through downtown Yakima’s main corridor, southwest of the confluence of the Yakima and Naches Rivers. These rivers are within the greater Yakima River Basin, which extends from the peaks of the Cascade Range to the Columbia River, with a drainage basin encompassing 6,155 square miles. Irrigation within this basin contributes to the fertility of the Yakima Valley, known for its thriving agricultural industry.

B. DEVELOPMENT PERIODS

The City of Yakima’s Historic Preservation Element (2016) identified seven development periods for the city’s history:¹

- Pre-1860
- 1860–1884
- 1885–1899
- 1900–1917
- 1918–1939
- 1940–1949
- 1950–1970

1 Artifacts Consulting, Inc., “City of Yakima Historic Preservation Element,” conducted by Yakima Historic Preservation Commission (July 15, 2016), 22-27.

The following synopses of these development periods have been summarized from the Historic Preservation Element and an intensive-level survey of the Fruit Row warehouse district (2019).²

PRE-1860

This period includes Native American use of the Yakima Valley until the early and mid-19th century as nonnatives traveled through the area and began to settle on tribe's traditional lands.

1860–1884

This period encompasses the establishment of Yakima City (present-day Union Gap) to the arrival of the Northern Pacific Railroad. Settlers established Yakima City in 1870 at the mouth of Ahtanum Creek. The small village became the county seat for Yakima County that same year and the population swelled to nearly 2,000 over the next decade. The Northern Pacific Railroad—a critical transportation connection for the community—arrived in 1885, but sought a different townsite as they deemed Yakima City too swampy.

1885–1899

This period reflects the relocation of the burgeoning Yakima community to a new location as the Northern Pacific Railroad arrived and selected a site north of Yakima City. The Northern Pacific Railroad platted North Yakima in 1885, which incorporated as a city. This period includes early commercial and residential development near the railroad before extending to the south and southwest; the city's first park, high school, water system, and electricity; as well as two major fires in 1890 and 1892.

1900–1917

This period encompasses the city's largest population boom, with nearly 350 percent growth in the first decade of the century. Significant residential and commercial construction occurred to support the expanding population, with many wood-frame commercial buildings replaced by masonry structures. The arrival of the Union Pacific Railroad (1911) and electric streetcar lines (established in 1906) expanded transportation options to and within the city.

1918–1939

This period begins as the city reincorporated as Yakima, leaving off the "North." The city had its land use patterns well-established by the 1920s, as much of the commercial district and industrial warehouses were built out with residential areas to the north, east, and south of these areas.

1940–1949

The city's population and economy surged once again during this period as the area's agricultural

2 Artifacts Consulting, Inc., "City of Yakima Historic Preservation Element;" Northwest Vernacular, Inc., "Fruit Row Intensive Level Survey and Historic Context Statement," prepared for the City of Yakima (August 2019).

industry supported the war effort. The Emergency Farm Labor Supply program, also known as the Bracero program, established in 1943 brought more than 500 Mexican nationals to Yakima Valley. After 1947, agricultural workers arriving to the Yakima Valley included Mexican Americans migrating from Colorado, Arizona, and Texas. The city’s residential neighborhoods also began to expand to the west during this period, often incorporating mid-20th century design details like curvilinear streets and cul-de-sacs.

1950–1970

This period reflects the continued extension of Yakima’s residential neighborhoods westward and the city’s infrastructure and facility upgrades. A new city hall, library, and county administration building were all constructed during this time.

C. NACHES AVENUE

Naches Avenue was intended as Yakima’s grand avenue, platted wider, at 140 feet, than the 100-foot-wide commercial corridor, Yakima Avenue. In 1885, the plat for the town of North Yakima, Yakima County, Washington Territory, was established and filed. Paul Schulze, the land manager for the Northern Pacific Railroad, laid out the plat, which encompassed 112 blocks east of the Northern Pacific Railroad tracks, bounded by I Street to the north, Seventh Street to the east, Hale Street to the south, and Front Street (adjacent to the railroad tracks) to the west. The plat also included 23 full blocks and three half blocks to the west of the railroad tracks, bounded by West D Street to the north, Selah Street to the east, West Pine Street to the south, and Kittitas Avenue to the west.³ Naches Avenue stands out within the plat for its more expansive width. Accounts differ on the inspiration for the street grid layout: some say it was modeled after Schulze’s hometown, Baden-Baden, Germany; others say it was influenced by Salt Lake City, Utah’s, plan.⁴

The earliest buildings along Naches Avenue included the small wood-frame structures associated with St. Joseph Academy, which relocated from Yakima City; the three-story brick veneer school and associated buildings stood on the block bounded by D Street, Naches Avenue, C Street, and Fourth Street.⁵ The new school building was constructed between 1887 and 1888; in 1889 the Sisters of Charity of the House of Providence, who ran the school, had an additional school building constructed northeast of the three-story school, it fronted Naches Avenue.⁶ This wood-frame, two-and-one-half-story building, was specifically for the education of Native American children, and called the St. Francis Xavier Indian School.⁷ Other buildings along Naches Avenue depicted on the February 1890 Sanborn map included two wood-frame dwellings between B and C streets.

3 “Plat of the Town of North Yakima, Wash. County, W. T.,” Department of Natural Resources (1885).

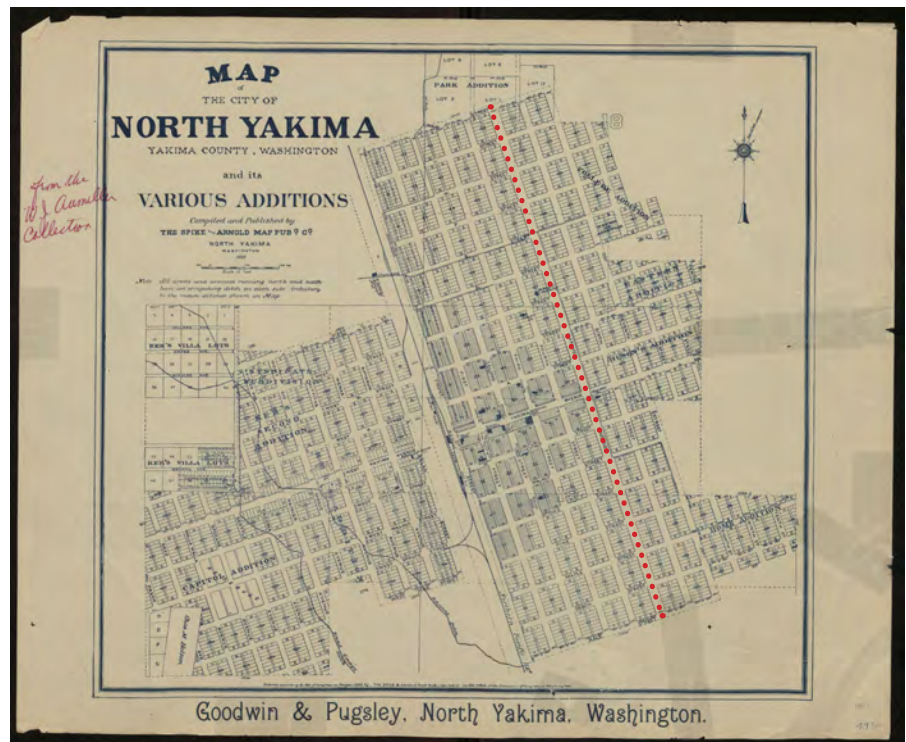
4 Jim Kershner, “Yakima—Thumbnail History,” *HistoryLink.org the Free Online Encyclopedia of Washington State History* (October 16, 2019), <https://www.historylink.org/File/9187> (accessed April 20, 2020).

5 Sanborn Map & Publishing Company, “North Yakima” (Oct. 1888), sheet 1.

6 Anna Clare Duggar, Sister F. C. S. P., “St. Joseph’s Academy Yakima, Washington, 1875-1950, part 2,” <https://archives.yvl.org/handle/20.500.11867/7855> (accessed April 23, 2020).

7 Sanborn Map & Publishing Company, “North Yakima” (February 1890), sheet 5.

During the first several years of the 1890s, Naches Avenue began to take on the appearance it has today. The June 1897 Sanborn maps depict Naches Avenue with a median that had open irrigation ditches flanking it and running along either side of the street. Bridges were constructed over the ditches at street crossings. A larger ditch, the “Union” Irrigating Ditch, as it was identified on the Sanborn maps, ran north along the east side of the street beginning mid-block between Yakima Avenue and A Street.⁸ Culverts were constructed to provide passage over this larger ditch at street crossings.



Map of the City of North Yakima, Yakima County, Washington, and its various additions (1889). The dotted red line marks Naches Avenue. Manuscripts, Archives, and Special Collections, Washington State University Libraries.

In the seven-year period between 1890 and 1897 Sanborn maps, construction began to infill the lots fronting Naches Avenue. These new buildings were predominately wood-frame single-family dwellings, interspersed occasionally with a brick or brick veneer building. Construction was primarily concentrated on either side of Yakima Avenue. A notable building along Naches Avenue was constructed in 1889, the basalt St. Michael’s Episcopal Church at 5 S Naches Avenue (NRHP-listed).⁹ The pattern of shade trees lining Naches Avenue was established by 1893, according to a newspaper article.¹⁰ Colonel Henry DeLorme Cock (1832–1895), the city’s first marshal and a nature lover, is often credited with planting many of the early shade trees in the city.¹¹ A memorial for Cock was erected on Naches Avenue in 1940 in the landscape median at the intersection of East A Street and N Naches Avenue, and the plaque commemorating the colonel indicates the first trees were planted in 1886.

Between 1900 and 1920, significant construction occurred along Naches Avenue. Almost three-quarters of the lots within the survey area were built out by 1920. This construction consisted primarily of single-family dwellings on individual lots, with some houses on double lots. Many of the residences along Naches Avenue were associated with downtown business owners during this time. Construction also included some large-scale public and religious buildings spanning

8 Sanborn Map & Publishing Company, “North Yakima” (June 1897), sheet 5.

9 Mrs. R. G. MacKintosh, “St. Michael’s Episcopal Church,” National Register of Historic Places nomination (1977), Section 8, 1.

10 “The City of North Yakima,” *The Yakima Herald*, July 20, 1893: 1.

11 “Colonel H. D. Cock Dead,” *The Yakima Herald*, July 18, 1895: 3.

multiple lots, such as the First Church of Christ, Scientist (ca. 1917, 101 N Naches Avenue, now The Seasons Performance Hall) and the Barge Public School (date unknown, demolished, 508 N Naches Avenue). St. Joseph Academy had also been significantly enlarged by 1920. Other prominent buildings along Naches Avenue (south of its intersection with Yakima Avenue) constructed during these first two decades included St. Michael's Episcopal Church and rectory (1888, 5 S Naches Avenue, NRHP-listed), a large two-and-one-half story duplex with wraparound porch (ca. 1910, 207–209 S Naches Avenue), and a court of five one-story bungalows with all five all constructed on one double lot (ca. 1920, 511–513 S Naches Avenue).

The census pages from 1900 provide insight into the residents living along Naches Avenue, although specific house numbers were not included. The vast majority of residents identified as white and were born within the United States, with some Canadian and Irish immigrants. Those born in Washington were primarily the children of heads of households. Only three individuals were identified as non-white along Naches Avenue according to the 1900 census: a Chinese servant named Sing, who lived with Reverend Bartlett, and a Black woman, Salie Shepperson, and her daughter, Maud. The properties were a mix of owned and rented. Resident occupations included seamstress, laundress, school teacher, sales people, butcher, brick mason, stone cutter, carpenter, laborer (day and farm), real estate agent, justice of the peace, surveyor, merchant, stock drover, physician, bookkeeper, sawyer, post master, delivery man, cattle buyer, clergy, and nuns (Sisters of Charity).¹²

The City added sidewalks along Naches Avenue during the early 1900s, in multiple block sections. In 1904, the Yakima City Council adopted a resolution for the construction of cement sidewalks along the east side of Naches Avenue between B Street and Spruce Street.¹³ The west side of Naches Avenue between Yakima and A Street was ordered paved by city council in 1907.¹⁴ Construction on the west portion of sidewalk was completed in 1908 by contractor Powell, with curbing by Felton & Wimer.¹⁵ In April 1907, the city received a report from an engineer, W. B. Chase of Portland, to pave a large district of the city, including Naches Avenue. The plan was to pave the avenue with two 24-foot roadways with parking in the center.¹⁶ It does not appear that paving began along Naches Avenue until 1910, when the city council passed a resolution to pave Naches Avenue within the city limits with asphalt.¹⁷ However, a 1908 photograph in the Yakima Valley Museum's collection depicts a Black work crew laying asphalt on a street identified as Naches Avenue.¹⁸ Harold J. Doolittle was the city engineer at this time and oversaw the paving project; he was also responsible for building ramps along the sidewalks where they cross the landscaped

12 Ancestry.com, 1900, *United States Federal Census*. Year: 1900; Census Place: Yakima, Yakima, Washington; Page: 5B, 6A, 7B, 8A, 10A; Enumeration District: 0113; FHL microfilm: 1241754.

13 "Resolution of Intention," *The Yakima Herald*, May 4, 1904: 9, via newspapers.com.

14 "City Council's Short Session," *The Yakima Herald*, September 18, 1907: 2, via newspapers.com.

15 "In Fire Limits: Extension Includes West Side Blocks," *The Yakima Herald*, June 17, 1908: 7, via newspapers.com.

16 "Report from W. B. Chase," *The Yakima Herald*, April 17, 1907: 8, via newspapers.com.

17 "Protest Was of No Avail: Council Adopts Plans and Profile for Paving A Street and Naches Avenue," *The Yakima Herald*, April 20, 1910: 7.

18 Smith, S.C. "Naches Avenue." *Yakima Memory*, 2002-801-881, 2003, <http://192.168.27.66:81/cdm/ref/collection/memory/id/2115>

median of Naches Avenue. According to a May 11, 1962, article in *The Spokesman-Review*, in which Doolittle reminisced about his former residency in Yakima, Doolittle pushed for the ramps because at the time he and his wife had twin infants and he did not want his wife to have to maneuver the baby carriage up and down curbs.¹⁹

Plans for lighting along Naches Avenue were underway in 1910, but were halted in October 1910 following a petition of remonstrance that was granted—the specifications were found unlawful for requiring the light standards be purchased from a particular company. One of the city council members, Councilman Smith, expressed his frustration at a meeting that lower income districts were being forced to pay for ornate lighting along Naches Avenue:

*“You come up here and ask these poor people to pay for your lights and then in turn, when they ask you for a single arc light at a dark and dangerous corner you refuse to give it to them. It’s not a square deal and I’ll fight to a finish.”*²⁰

The census pages from 1910 provide insight into the residents living along Naches Avenue; house numbers were included that year. It appears that all residents identified as white and while there were still blue-collar jobs represented within the area, there appears to have been an increase in the number of residents with white collar jobs. Listed occupations included: civil engineer for railroad, rancher, teacher, barber, laundry worker, servant, merchant, maid, cold storage, physician, accountant, bookkeeper, teacher, housekeeper, machinist, photographer, teamster, carpenter, lawyer, laborer, and butcher. The area remained a mix of owned and rented properties, but there was a significant increase in home ownership from 1900. The majority of residences were occupied by individuals born in the United States. The few immigrants residing along Naches Avenue were from England, Germany, Scotland, Ireland, and Canada.²¹

In the 1920s, multi-family housing construction increased along Naches Avenue. Examples include the two duplexes (410-412 East E Street, 414-416 N Naches Avenue, both ca. 1925), and the Saint Frances Apartments (415 N Naches Avenue, ca. 1925). A notable multi-family development was the renovation of the Ira P. Englehart house (115 N Naches, ca. 1910) from a single-family house into an apartment building with the addition of four brick wings, one at each corner of the house.²² In the midst of this multi-family construction and development occurring along Naches Avenue, Yakima’s population had boomed, reaching over 18,500 by 1920. The city, which formally dropped the “North” from its name in 1918, had grown to that population from just over 3,000 in 1900.²³

19 Dorothy R. Powers, “Our Town: The Ups and Downs of Doolittle,” *The Spokesman-Review*, May 11, 1962: 6, via newspapers.com.

20 “Nelson Smith for Poor Men,” *The Yakima Herald*, October 5, 1910: 2, via newspapers.com.

21 Ancestry.com, 1910, *United States Federal Census*. Year: 1910; Census Place: Yakima, Yakima, Washington; Roll: T624_1675; Page: 4A,4B,5A, 5B, 10A, 10B, 11A; Enumeration District: 0289.

22 C. Holstine, “Ira P. Englehart House/Naches Court Apartments,” Historic Property Inventory Form (1985), available via WISAARD.

23 Kershner, “Yakima—Thumbnail History,” *HistoryLink.org*.

The census pages from 1930 provide insight into the residents living along Naches Avenue. Residents along the street identified primarily as white, with one Black woman listed. The Black woman, Bernice Ealy, worked as a housemaid for Nathan and Mary Richards at 115 N Naches. Many of the residents were born in the United States, but the census shows an increase in immigrants living along Naches Avenue. Most immigrants were from Canada or northwestern Europe (England, Ireland, Wales, Scotland, Germany, Austria, Sweden, and Norway), with a few from eastern Europe (Russia and Czechoslovakia). Listed occupations included: policeman, photographer, salespeople, stenographers, assistant postmaster, fruit workers, waitresses, carpenters, laborers (odd jobs and skilled), teachers, dentists, barbers, fruit packers, furnace man, automobile dealer, building contractors, mailing clerk, bookkeepers, lawyer, reporter, chocolate dipper, clerks, merchant, truck driver, physicians, dressmaker, fruit brokers, musician, nurse, minister, pool hall owner, telephone operator, machinist, painter, plasterer, city and county employees, radio engineer, tailor, attorneys, pharmacist, cleaner, mechanics, chiropractors, and housemaid.²⁴

The census pages from 1940 provide insight into the residents living along Naches Avenue. Residents along the street at this point identified as white. The majority of residents were born in the United States. Immigrants residing within the neighborhood were primarily from northwestern Europe (Switzerland, Sweden, Scotland, Norway, Germany, England, and Denmark) or Canada. Listed occupations included: accountant, attorney, barber, bank teller, bookkeeper, civil engineer, teachers, fruit industry workers (broker, buyer, packer), laborers, librarian, managers within various fields, sales people, railroad agents, sawyers, secretaries, stenographers, and truck drivers.²⁵

While Naches Avenue was largely built out by the end of the 1930s, the street continued to evolve over the years. The 1950 update to the 1920 Sanborn Fire Insurance maps depicting Naches Avenue show an increase in multi-family housing, through new construction (e.g. Buckingham Apartments, 31 units at 211 S Naches Avenue) or conversion of older single family or duplex buildings into apartment buildings (e.g. 207-209 S Naches from a duplex into a five-unit building and 106 S Naches Avenue from a single-family dwelling to a four-unit building). Many of these apartment buildings were developed on S Naches Avenue, south of Yakima Avenue, with the exception of the Naches Court Apartments mentioned previously (115 N Naches).

The demolition of a two-story wood-frame house occurred by 1950, replaced by a surface parking lot and small office to accommodate a used car lot, reflecting the growing dominance of the automobile. In 1949, businesses in the city advocated to city council to remove the trees lining Naches Avenue for a block or two north and south of Yakima Avenue to provide additional parking to their businesses.²⁶ Despite this recommendation, the landscaped median persists along Naches Avenue.

24 Ancestry.com, 1930, *United States Federal Census*. Year: 1930; Census Place: Yakima, Yakima, Washington; Pages: 1A-2B; Enumeration District: 0003; FHL microfilm: 2342258.

25 Ancestry.com. 1940. *United States Federal Census*. Year: 1940; Census Place: Yakima, Yakima, Washington; Roll: m-t0627-04371; Pages: 2A, 2B, 3A, 3B, 4A, 4B, 62A, 62B; Enumeration District: 39-3; Year: 1940; Census Place: Yakima, Yakima, Washington; Roll: m-t0627-04371; Page: 2A, 3A, 3B, 4A, 61B, 62A, 62B; Enumeration District: 39-23

26 "Cutting Trees for Parking Hit," *The Spokesman-Review*, August 30, 1949: 12, via newspapers.com.

Yakima remained prosperous through the 1950s and into the 1960s, but downtown businesses adjacent to Naches Avenue suffered as they competed with areas around the city as retail centers moved out of downtown. In response, community members worked to keep downtown attractive to local shoppers. The effort resulted in the construction of an enclosed downtown shopping mall; the Yakima Mall opened on two city blocks in 1971, at the northwest corner of Naches and Yakima avenues. This new construction required clearing off those two blocks, including the demolition of two churches and an auto garage. The Yakima Mall closed after 30 years in 2003.

During the 1970s to 2010s the city's demographics transitioned from just over 900 Latinos to over 41 percent Latino by the 2010s, a change that is reflected in residents along Naches Avenue.²⁷ This follows on the establishment of Latino communities in the lower Yakima valley, including Wapato, Toppenish, Granger, Sunnyside, Mabton, and Grandview by the 1950s.²⁸

Other prominent post-WWII construction along Naches Avenue included the construction of a new Grand Lodge for the local free masons (1966, 509 N 4th Street), a two-story professional office building with onsite parking (ca. 1984, 405 East Lincoln Street), and a new Y.M.C.A. building (ca. 1958, 5 N Naches Avenue).

AREAS OF SIGNIFICANCE

The Naches Avenue boulevard and lots relate to the following three areas of significance: **Architecture**, **Landscape Architecture**, and **Community Planning and Development**.

The establishment of the street and the development alongside it reflect the growth of Yakima as a city and the popularity of particular architectural styles and building forms.

ARCHITECTURE

Naches Avenue is significant for the architectural styles clearly conveyed by the buildings constructed along it, and the design of the street itself, with its landscaped median. The buildings, primarily single-family residences, fronting N Naches Avenue reflect a variety of architectural styles and forms. The scale of the buildings and their range of architectural detailing also reflect the initial economic diversity within the neighborhood. The street features a number of the architectural styles outlined in the 1986 "Historic House of Yakima Thematic" National Register nomination, which outlines the diversity of residential architectural styles in Yakima until 1918. However, many of the buildings within the survey area do not have a style, or do not clearly align with a single architectural style. These buildings are more modest and may only have one or two applied stylistic elements, further underscoring the economic diversity of the neighborhood.

27 Maria L. La Ganga, "Great Read: Yakima Valley Latinos getting a voice, with court's help," *Los Angeles Times*, September 25, 2014, <https://www.latimes.com/nation/la-na-cl-yakima-latinos-elections-20140925-story.html> (accessed June 23, 2020); this article documents the Latinx population in Yakima as increasing from 952 in 1970 to more than 37,000 by 2010.

28 Artifacts Consulting, Inc., "Yakima Valley Latino Study Survey: Reconnaissance Level Survey Documentation and Historic Context Statement," prepared for the Washington State Department of Archaeology and Historic Preservation, WISAARD Project No. 2015-09-00220 (October 2016), 18.

However, these properties, particularly as a collection, are significant as representations of key architectural forms rather than styles. Many of the buildings within the survey area, even those without a readily identifiable architectural style, are clear examples of early 20th century building forms. Distinctive housing forms within the survey area include the I-House, Gable Front and Wing, Foursquare, and Workingman’s Foursquare. These forms communicate prevailing trends in construction, particularly single-family residences. Additional research may reveal the architects, builders, and/or plan book designs for the individual properties.

LANDSCAPE ARCHITECTURE

Naches Avenue is significant as a landscape feature that provides both a transportation corridor function and shared common space for residences along the avenue. Landscape features developed over time, in response to local preferences and functional requirements. The trees, grass median, roadways, sidewalks and ramps, light standards, and planting strips convey the residents’ early 20th century design preferences.

COMMUNITY PLANNING AND DEVELOPMENT

The development along N Naches Avenue, particularly the inclusion of the landscaped median, reflects the importance placed on Naches Avenue from the beginning. The residential buildings, churches, and civic buildings along N Naches Avenue all demonstrate the arterial function of this street and its proximity and connection to the downtown core. While originally intended as the grand residential thoroughfare for Yakima—evidenced in the boulevard’s landscaped median and scale and ornament of early residences—Naches Avenue never became the premier residential neighborhood in the city. The extension of the streetcar line to the west of the city in the late 1900s opened up Nob Hill to suburban residential development, shifting single-family construction to that newly desirable neighborhood. While Nob Hill was expanding from the 1920s through the 1940s with predominately single-family residences, development along Naches Avenue shifted towards multi-family construction. Additional research could trace the moves of individual wealthier families from along N Naches Avenue to newer neighborhoods to the west.

D. PROPERTY TYPES AND FUNCTIONS

The majority of the properties along N Naches Avenue are residential, consisting of single-family dwellings, ranging in height from one story to two and a half stories, as well as duplexes and apartments. Other property types along N Naches Avenue include religious, social, and commercial buildings. These buildings exhibit a number of architectural styles and forms, reflecting the time periods within which they were built.

Within the survey area, there are 73 residential buildings. Of these, 62 are single-family forms, including bungalows, gable front and wing, workingman’s foursquares, and ranches. Of these, six have been converted to multiple family use. Ten buildings have multi-family forms; six are duplexes, and four are apartments, including multi-story apartment blocks and a U court. There is one residential institutional building.

There are seven commercial buildings within the survey area. These include one garage, three commercial businesses, and three professional office buildings.

The survey area has five social and religious buildings. One building has a church form with no steeple. Two buildings have religious functions, but do not have traditional church forms and appear like mid-20th century commercial structures. The YMCA has a mid-20th century commercial form, while the YWCA has a central block with wings form.

The following sections illustrate the predominant housing forms found within the survey area.

I-HOUSE

The I-House is an early house type in Washington. While floor plans can vary, this house type expands upon the hall-and-parlor form with the addition of a second story. An I-House is one-and-a-half to two stories high, one room deep, and at least two rooms wide. This house type has a side-facing gable and typically has a symmetrical primary facade. I-House examples may showcase architectural styles like Gothic Revival or Italianate or be more modest in expression. The house at 716 N Naches (ca. 1910) is an I-House example with a large front porch addition.



716 N Naches (ca. 1910), an I-House.

GABLE FRONTER | HOMESTEAD HOUSE

The gable fronter or Homestead House is a one-and-a-half story house with a front facing gable. They may have a small or full-width front porch. They are typically devoid of ornament and are modest houses. Gable fronter examples within the survey area include 505 N Naches (ca. 1905) and 612 N Naches (ca. 1901).



612 N Naches (ca. 1901), a Gable Fronter.

GABLE FRONT AND WING

The gable front and wing (also known as the upright and wing) consists of a one-and-a-half to two-story wing with a front facing gable and a side wing with a side facing gable set perpendicular to the wing. These houses were popular in Washington beginning in 1870 until the early 20th century and often feature Queen Anne- or Italianate-style details. A number of the houses within the survey area that are listed as having “No Style” have the gable front and wing form. Gable front and wing examples within the survey area (some with modifications) include 605 N Naches (ca. 1915), 606 N Naches (ca. 1910) and 614 N Naches (ca. 1910).



606 N Naches (ca. 1910), a gable front and wing.

BUNGALOW

The bungalow was a popular housing form in the United States beginning in the early 1900s. These houses were small, compact, and affordable, opening home ownership to a wider segment of the population. The form continued in popularity through the 1920s and even into the early 1930s. Bungalows can range in style from Craftsman and Colonial Revival to Mission Revival, with even Tudor Revival examples. They are typically one to one-and-a-half stories and have gable or hipped roofs. Gable roof forms include the side gable, front gable, cross gable, or double or triple front facing gable roofs. Bungalow examples within the survey area include 503 N Naches (ca. 1918) and 413 N Naches (ca. 1918).



413 N Naches (ca. 1918), a bungalow.

FOURSQUARE

The American Foursquare or Foursquare became popular in residential construction in the early 20th century. Foursquare houses are large, boxy, two-story houses. They have hipped roofs and may have broad eaves. They typically have a symmetrical primary facade, but the entrance may be centered or off to one side. Porches—partial-width, full-width, or wraparound—are also key elements of the form. Foursquare houses may have ornamentation that reflects an architectural style, such as Craftsman or Colonial Revival. Foursquare examples within the survey area include 215 N Naches (ca. 1901), 315 N Naches (ca. 1915), and 511 N Naches (ca. 1910).



215 N Naches (ca. 1901), a foursquare.

WORKINGMAN'S FOURSQUARE

A smaller, one-story version of the Foursquare is known as the workingman's foursquare. These houses have a hipped, usually pyramidal, roof. They are boxy and compact and usually have a symmetrical primary facade. They often have a front porch, which may be full-width or partial-width. They rarely have additional stylistic elements, reflecting their economical cost. An example of a (modified) workingman's foursquare in the survey area is 703 N Naches (ca. 1918). The house at 209 N Naches (ca. 1910) also appears to have a workingman's foursquare form, and 311 N Naches (ca. 1905) has a workingman's foursquare form with Queen Anne detailing.



703 N Naches (ca. 1918), a workingman's foursquare.

APARTMENT BLOCK

A low-rise apartment block is an apartment building less than four stories tall with a single, primary entrance for tenants and guests. Each unit typically has its own kitchen and bathroom and corridors lead to each unit. The main entry and lobby were typically highlighted with some level of ornamentation in line with the overall architectural style of the building. They were usually constructed on or near main arterials and were a popular form prior to World War II.²⁹ The apartment building at 415 N Naches Avenue (ca. 1925) is an example of a low-rise apartment block within the survey area.



415 N Naches (ca. 1925), an apartment block.

E. ARCHITECTURAL STYLES

There are a variety of architectural styles present within the survey area. The properties along Naches Avenue within the survey area exhibit 13 architectural styles. The Classical Revival and Craftsman styles were the most prominent within the survey area. Many properties did not have a style. These properties have stylistic elements from one or more styles, but in general do not embody a single architectural style.

Table 6. Architectural Styles within the Survey Area

STYLE	FREQUENCY
Classical Revival	11
Colonial Revival	4
Craftsman	18
Dutch Colonial Revival	1
Folk Victorian	5
Miesian	2
Minimal Traditional	2
Neoclassical	1
Queen Anne	1
Queen Anne Free Classic	3
Regency Revival	1
Shingle Style	1
Tudor Revival	1
No style	29

29 Mimi Sheridan AICP, "Seattle Apartment Buildings, 1900-1957, MPS," Multiple Property Listing, No. 64501031, Section F, Page 13, <https://wisaard.dahp.wa.gov/api/api/resultgroup/187724/doc?token=undefined>.



Left to right, Classical Revival houses at 509 N Naches (ca. 1912), 604 N Naches (ca. 1910), and the foursquare at 511 N Naches (ca. 1910).

CLASSICAL REVIVAL

Classical Revival is a transitional architectural style popular during the early decades of the 20th century, incorporating Classical details on bungalows, foursquares, and gable fronters.³⁰ These classical details include cornice or eave returns, Classical columns or pillars, and modillions. Classical Revival houses may lack the symmetry that is typically seen on Colonial Revival buildings. Small Classical Revival examples include 509 N Naches (ca. 1912) and 604 N Naches (ca. 1910). A foursquare Classical Revival example is 511 N Naches (ca. 1910); although the house has an altered porch, the house retains its boxed eaves with modillions.

COLONIAL REVIVAL

Colonial Revival has been a popular architectural style in the United States, particularly on residential buildings. Colonial Revival houses imitate, but do not directly copy, the Federal- and Georgian-style buildings constructed during the United States' early years. Colonial Revival houses features symmetrical main facades, double-hung windows, side gabled or hipped roofs, cornices with dentils or modillions, and prominent front entrances that may feature sidelights, fanlights, pediments, and columned porches or porticos.³¹ Colonial Revival houses may be two to two and a half stories or may be single-story bungalows. A Colonial Revival bungalow along Naches Avenue is a brick duplex at 307 N Naches (ca. 1925).



307 N Naches (ca. 1925), a duplex with Colonial Revival stylistic elements.

30 Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: The MIT Press, 1986), 177-179.

31 McAlester, *A Field Guide to American Houses*, 321-326.



Left to right, 411 N Naches (ca. 1918) and 410 N Naches (ca. 1910), a Craftsman example.



CRAFTSMAN

The Craftsman style is the first major architectural style movement that originated on the West Coast. California architects Charles and Henry Greene are credited with popularizing the style in the beginning of the 20th century; and it dominated residential architecture from 1905 until the 1930s throughout the country. The Craftsman style embraced the idea that design should suggest the labor of a master craftsman, so design elements associated with the it are often derived from structural elements of the building. This style relies heavily on showing exposed framing and bracing, heaviness of design elements such as box posts, low-pitched roofs, and asymmetrical facades. Wood is the primary exterior cladding material, with river cobble, stone, or brick utilized on porch supports and chimneys.³² Good examples of Craftsman houses along Naches Avenue include 410 N Naches (ca. 1910), 411 N Naches (ca. 1918), and the duplex bungalow at 416 N Naches (ca. 1925).

QUEEN ANNE FREE CLASSIC

The Queen Anne Free Classic style, a subtype of the Queen Anne style, incorporates classical details into the Queen Anne style. Queen Anne houses are typically characterized by steeply pitched roofs of irregular shapes, often with a prominent front-facing gable, patterned shingles, and asymmetrical facades. Free Classic houses typically feature classical columns on their front porches, rather than spindle work or turned balusters. Other classical details incorporated on Free Classic houses are Palladian windows, cornice-line dentils, swags, and garlands. Like Classical Revival, this style is transitional, bridging the gap between the more ornate Queen Anne houses with the Colonial Revivals increased in popularity in residential construction by the 1920s. Free Classic examples within the survey area include 605 N Naches (ca. 1915) and 402 N Naches (ca. 1910).



Upper Free Classic at 605 N Naches (ca. 1915) and lower at 402 N Naches (ca. 1910).

³² Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950* (Portland, OR: Timber Press, Inc., 2005), 102.

NEOCLASSICAL

Neoclassical buildings have a more formal appearance than the related Colonial Revival and typically the style features a full-height front porch or portico supported by classical columns. Other common features include broken pediments over the front door and a roof-line balustrade.³³ Neoclassical houses are much grander, in both scale and ornamentation, than Colonial Revival houses.³⁴ An example of a Neoclassical building along Naches Avenue is the Christian Science church (ca. 1917) at 101 N Naches.



Christian Science church (ca. 1917) at 101 N Naches.

TUDOR REVIVAL

Smaller-scale Tudor Revival and Tudor Composite examples are present along Naches Avenue. The Tudor Revival style loosely interprets the decorative elements of the Jacobean and Elizabethan buildings of the of late Medieval period in England and typically feature a dominant cross-gable on the front facade, steeply pitched roofs, decorative half-timbering, tall narrow windows (often grouped), and massive chimneys. Gable details, patterned brickwork, and round or Tudor arches are also hallmarks of this style.³⁵ Tudor Revival is a variation of Eclectic Revival; other variations include the Swiss Chalet Revival, Mission Revival, and Spanish Eclectic. An example of Tudor Revival includes 501 N Naches (ca. 1930) and Mission Revival include 415 N Naches Avenue (ca. 1925).



501 N Naches (ca. 1930), Tudor Revival.

MINIMAL TRADITIONAL

Minimal Traditional buildings bridge the gap between the more traditional period revivals of the 1920s and the modernism of the 1950s and 1960s. Minimal Traditional buildings were popular during the Great Depression with their simplified architectural features and compact form. Typical features of the Minimal Traditional include close eaves, small to nonexistent front porches, and usually a front-facing gable and large chimney.³⁶ A Minimal Traditional example within the survey area is 504 East Lincoln (ca. 1935).



504 East Lincoln (ca. 1935), Minimal Traditional.

33 Swope, *Classic Houses of Seattle*, 343-344.

34 *Ibid*, 66.

35 McAlester, 355-358.

36 Swope, *Classic Houses of Seattle*, 204; McAlester, *A Field Guide to American Houses*, 478.

3. Survey Results

Survey results exceeded expectations. The survey area retains a high concentration of single and multi-family residences related to early development. Naches Avenue continues to function as both a transportation corridor and landscape feature.

The survey area retains a moderate to high level of architectural integrity. Alterations recorded as part of field work identified the level of changes to building plan, cladding, and windows in order to gauge potential historic district eligibility.

Visual character within the survey area reflects the early 1900s through late 1920s development period. Notable items observed during the field work include:

- The mature trees and landscaped central median along Naches Avenue provide a notable pedestrian feature and visual character along the roadway.
- Light standards, wide planting strips, and concrete curbs and sidewalks retain a high level of integrity along the length of Naches Avenue.
- The frequency of stone in foundations (often basalt) and in one example (602 N Naches Avenue) as the first story of the building.
- A high frequency of decorative detailing and high quality materials, including leaded lites, decoratively cut purlins, barge boards, and rafter ends; the use of crown moldings at window openings; and round wood columns and tapered posts with decorative moldings. The collective effect conveys the historic prominence of the houses along Naches Avenue.
- A high number of buildings purpose built as duplexes (6 total), providing a high population density along Naches Avenue in single family building forms, such as 405 N Naches Avenue and 410 E E Street.
- The placement of garages at the back of lots along the alley, with minimal front driveways.
- Social, religious, and apartment buildings providing a compatible transition from the commercial corridor along E Yakima Avenue to the single and multiple family housing. Larger apartment buildings (115 N Naches Avenue, developed as additions to a single family residence) were broken in to smaller masses and smaller apartment buildings (415 N Naches Avenue) were scaled to fit on the existing lots.

Exterior building alterations tended to include the following:

- Replacement of wood windows with vinyl and aluminum windows. While there were many instances of the use of horizontal sliders, there are several examples of window replacement using 1:1 double or single hung windows.
- Siding replacement with vinyl, fiber cement board, aluminum, asbestos, and T1-11, and several instances resulting in the removal of exterior window trim and building trim elements (such as water tables, corner boards, knee braces).
- Additions predominately off the back of the buildings, but with several instances of side additions that often approached the front facade, and one front addition.

- Porch enclosures took different approaches. Some utilized glazing allowing the porch as a design element to remain legible, while others enclosed the former porch with siding making it extremely difficult to discern. Security grilles were less common, and typically set back from the outer wall plane of the porch openings allowing the porch openings to remain legible.
- New development features greater massing and less set backs than is evident in historic development patterns along Naches Avenue.
- The conversion of at least six (6) former single family houses to multiple family housing, providing both greater density and active use for the houses.

Naches Avenue alterations tended to include the following:

- The addition of memorials within the median.
- A wide range of tree species planting along the planting strips that departs from the original tree structure and canopy profile.
- Replacement of some sidewalk sections with asphalt and the installation of new curb cuts and ramps at some intersections.
- The removal and in one case moving of light standards due to new development and curb cuts for parking access.
- The reduction in planting strip widths at new development areas, and for angled parking.

A. INDIVIDUAL NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY

Northwest Vernacular staff evaluated surveyed properties for potential individual eligibility for listing to the National Register of Historic Places (NRHP). Staff utilized criteria cited below. The following addresses individual eligibility. Refer to the National Register Historic District Eligibility below for historic district eligibility evaluation.

Criteria consideration 'a' was applicable for the evaluation of 101 N Naches Avenue, built as a church and currently used as the Seasons Performance Hall. The three memorials within Naches Avenue are addressed as furnishings within the avenue and were not evaluated individually for NRHP eligibility including the criteria consideration 'f'.

National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations.

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.




CRITERIA CONSIDERATIONS




Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:




- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.




Of the properties surveyed, twelve (12) appear to have enough integrity, distinctive architectural character and historical associations to be considered for NRHP listing. All properties recommended for NRHP eligibility are also recommended for Washington Heritage Register eligibility.


Table 7. Potential Individually Eligible National Register Properties

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
Naches Avenue	ca. 1886	<p>This resource is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its form and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima (Criterion A).</p> <p>The resource is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the landscape features are not known to be connected to the work of a master (Criterion C).</p>	
101 N Naches Avenue	ca. 1917	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
115 N Naches Avenue	ca. 1930	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style, development history, and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
401 N Naches Avenue	ca. 1915	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
410-412 E E Street	ca. 1925	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its duplex form and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
411 N NACHES AVE	ca. 1918	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
416 N NACHES AVE	ca. 1925	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its duplex form and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
501 N Naches Avenue	ca. 1930	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
509 N Fourth Street	1966	<p>This building, in conjunction with 509A below, are recommended as eligible for listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the mid-20th century social club development in Yakima (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
602 N Naches Avenue	ca. 1901	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its form and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
604 N Naches Avenue	ca. 1910	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	
612 N Naches Avenue	ca. 1901	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its form and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
706 N NACHES AVE	ca. 1918	<p>This building is recommended as eligible for individual listing on the NRHP under criteria A and C.</p> <p>Based on its style and high level of architectural integrity, it is potentially eligible for listing on the NRHP for its direct connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (Criterion A).</p> <p>The building is potentially eligible for listing on the NRHP as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (Criterion C).</p>	

B. NATIONAL REGISTER HISTORIC DISTRICT ELIGIBILITY

Northwest Vernacular staff evaluated the survey area for potential historic district eligibility for listing to the National Register of Historic Places (NRHP). Future research may yield information making a property eligible under other criteria.

The following recommendations are based on a reconnaissance level survey of the potential district portion along N Naches Avenue, a reconnaissance level survey of the full length of Naches Avenue, and a windshield observation of buildings along S Naches Avenue.

The recommended potential NRHP historic district (Naches Avenue historic district) encompasses Naches Avenue and the lots to the east and west of the avenue out to the alley center line and north to E H Street and south to E Race Street. The potential historic district is recommended as eligible for NRHP listing as meeting the criteria A and C.

The historic district is recommended as eligible for listing in the NRHP for its direct connection to the early 20th century community planning, landscape architecture, and residential growth of Yakima (Criterion A). Research did not reveal that the historic district is associated in a significant way with the lives of significant persons in our past (Criterion B). The historic district is potentially eligible for listing in the NRHP as it is both a significant and distinguishable entity whose components may lack individual distinction and for illustrating the changing of architectural styles and core tree plantings along the median in Naches Avenue according to changing tastes and adaptations to tree pests, respectively, over the historic district's period of significance (Criterion C). No archaeology has been conducted within the historic district to inform an evaluation of below grade resources (Criterion D).

The historic district retains a high level of architectural integrity. The location, setting, design, materials, workmanship, feeling, and association remain substantially intact. The district possesses a significant concentration and continuity of buildings linked by the highly intact Naches Avenue as a central landscape and transportation feature. Naches Avenue and the adjacent buildings are united historically, functionally, and architecturally by physical development, presenting a unified

visual character. Therefore, the historic district is recommended as eligible for listing in the NRHP under criteria A and C.

CRITERIA FOR EVALUATION

National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - » Naches Avenue provided a focal element for early residential growth and was established by the Northern Pacific Railroad as part of the larger 1855 North Yakima plat with the intent to become Yakima's grand avenue. Subsequent development of the roadway, landscape features, lighting, and buildings along the avenue realized this intent.
 - » Occupant history over the course of the historic district's development, including changes within the last 40-years that are outside the period of significance, but continue to reinforce the role of the Naches Avenue historic district in conveying the changes in wealth, occupations, ethnicities, and rental/home ownership adjacent to downtown Yakima's central business district.
 - » The churches and civic buildings developed along Naches Avenue demonstrate the arterial function of Naches Avenue and its proximity to the downtown core.

- B. That are associated with the lives of significant persons in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - » The buildings, primarily single-family residences, fronting Naches Avenue reflect a variety of architectural styles. The scale of the buildings and their range of architectural detailing also reflect the initial economic diversity within the neighborhood. Additional research may reveal the architects, builders, and/or plan book designs for the individual properties.

- D. That have yielded or may be likely to yield, information important in history or prehistory.

LEVEL AND PERIOD OF SIGNIFICANCE

The potential historic district is recommended at the local level of significance. The development of Naches Avenue and associated building growth along both sides reflects an important

community development element that developed in conjunction with the city's downtown central business and serves as an important circulation element linking residential areas north and south Yakima Avenue (the main east west transportation corridor).

The recommended period of significance spans from ca. 1886 to ca. 1940, marked by establishment of Naches Avenue and the earliest attribution of tree planting along the median and ending with the construction of five residences ca. 1940 of which three are recommended as historic contributing to the historic district (407 N Naches Avenue, duplex; 505 E G Street, and 713 N Naches Avenue, both single family).

The 1950s saw new construction only at the end of the decade, consisting of the YMCA (5 N Naches Avenue, ca. 1958) and a house (708 N Naches Avenue, ca. 1960). The mid-1960s brought the next wave of new construction, consisting of the masonic building and associated surface parking (509 N Fourth Street, 1966) at the former Barge Public School site and an apartment building (406 N Naches Avenue, 1965).

The 1970s and the next two decades brought additional development. Construction of the Yakima Mall in 1971 required the clearing off two blocks, including the demolition of two churches and an auto garage. This was followed by additional large scale commercial and professional office development during the 1980s and 1990s along the west side of N Naches Avenue between E A and E D streets. The Yakima Mall closed after 30 years in 2003.

Additional research into building occupancy as part of preparing a National Register of Historic Places nomination may identify a basis for extending the period of significance to just prior to construction of the Yakima Mall.

INTEGRITY

The area retains a high level of integrity, with each aspect discussed below.

- Location: boundaries that historically defined the historic district remain intact along with the location of streets and the alleys. The size and shape of the blocks, rights-of-way, and landscaped median remain intact. Planting strips remain substantially intact with some added curb cuts and size reductions.
- Design: the arrangement and hierarchy of the avenue, landscape median, sidewalks, and alleys and arrangement of blocks remain intact. The spatial organization of the blocks along the avenue remains evident through the streets, lot sizes, and building placement.
- Setting: the corridor character along Naches Avenue, particularly with the mature tree canopy and lawn remains conveying the historic relationship between the corridor and the houses built along the corridor.
- Materials: of the buildings, curbs, and trees remain. Stone, brick, clapboard, horizontal board, stucco, and concrete all support a cohesive historic character to the historic district. Most buildings retain key exterior materials related to their original construction.
- Workmanship: remains evident in the stone, brick, clapboard, horizontal board, and stucco building exteriors, porches and stoops, wood windows, and decorative exterior detailing

and trim work.

- Feeling: remains along Naches Avenue providing a distinct experience of entering into a unique space. The visual massing and continuity of the trees and buildings remains.
- Association: the roadway, median, and buildings along Naches Avenue continue in functions stemming from development within the period of significance for the historic district. The roadway, median and landscape features, and buildings convey the period when the historic district achieved importance and continue to reflect design principles that shaped it.

CLASSIFYING CONTRIBUTING AND NONCONTRIBUTING RESOURCES

The following outlines the methodology utilized in assessing surveyed properties for potential contributing and non contributing status within the potential historic district. The following table provides a count of contributing and non contributing status level recommendations for resources within **only the north end** of the potential historic district and does not include buildings south of Yakima Avenue, which should be included in the full potential historic district.

Table 8. Potential Property Status

STATUS	COUNT
Historic contributing	55
Historic non contributing	26
Non historic non contributing	6

The following provides an explanation of factors considered in assigning status levels.

Historic

- 50 years or older as of 2020.

Non historic

- Less than 50 years of age as of 2020.

Contributing:

- Built within the recommended period of significance, and,
- Remain substantially intact. This means that alterations noted under plan, cladding, windows, and other were intact to moderate, with up to one extensive level alteration.

Non-contributing:

- Built outside the recommended period of significance; or are,
- Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive.

C. YAKIMA REGISTER OF HISTORIC PLACES INDIVIDUAL ELIGIBILITY

NWV staff evaluated surveyed properties for potential individual eligibility for listing to the Yakima Register of Historic Places. Staff utilized the categories cited below.

Chapter 11.62.045 of the City of Yakima Municipal Code establishes the following categories for evaluating local register eligibility.

Any building, structure, site, object, or district may be designated for inclusion in the Yakima Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community, if it has integrity, is at least forty (40) years old, or is of lesser age and has exceptional importance, and if it falls in at least one of the following categories

(1) Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history

(2) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.

(3) Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art.

(4) Exemplifies or reflects special elements of Yakima's cultural, special, economic, political, aesthetic, engineering, or architectural history

(5) Is associated with the lives of persons significant in national, state, or local history

(6) Has yielded or may be likely to yield important archaeological information related to history or prehistory

(7) Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.




(8) Is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person.






(9) Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns






(10) Is a creative and unique example of folk or vernacular architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

Of the properties surveyed, 28 appear to have enough integrity and distinctive architectural character to be considered for YRHP listing. Of these, 12 were also recommended as NRHP eligible. In general, any property recommended as appearing potentially eligible for NRHP listing was also recommended as potentially YRHP eligible. Those properties that are only recommended for consideration as YRHP eligible either lacked enough distinctive architectural character or had slight alterations that diminished their NRHP eligibility potential.

Table 9. Potential Yakima Register Eligible Properties

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
509 N 4TH ST	1966	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
409 E D ST	ca. 1910	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
410-12 E E Street	ca. 1925	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
504 E E ST	ca. 1930	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
504 E LINCOLN AVE	ca. 1935	Under categories 1 and 2, the building is significant for its connection to the mid 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
101 N NACHES AVE	ca. 1917	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
115 N NACHES AVE	ca. 1930	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
307 N NACHES AVE	ca. 1925	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
311 N NACHES AVE	ca. 1905	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
401 N NACHES AVE	ca. 1915	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
406 N NACHES AVE	ca. 1965	Under categories 1 and 2, the building is significant for its connection to the mid 20th century residential growth of Yakima (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
411 N NACHES AVE	ca. 1918	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
413 N NACHES AVE	ca. 1918	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
415 N NACHES AVE	ca. 1925	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
416 N NACHES AVE	ca. 1925	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
501 N NACHES AVE	ca. 1930	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
503 N NACHES AVE	ca. 1918	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
505 N NACHES AVE	ca. 1905	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
509 N NACHES AVE	ca. 1915	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
515 N NACHES AVE	ca. 1930	Under categories 1 and 2, the building is significant for its connection to the mid 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	
602 N NACHES AVE	ca. 1901	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
604 N NACHES AVE	ca. 1910	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
612 N NACHES AVE	ca. 1901	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
706 N NACHES AVE	ca. 1918	Potentially eligible under categories 1 and 2. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	
710 N NACHES AVE	ca. 1910	Under categories 1 and 2, the building is significant for its connection to the early 20th century residential growth of Yakima and the development of Naches Avenue (category 1) and as it possesses the distinctive characteristics of its type, period and method of construction, though the building is not known to be connected to the work of a master (category 2).	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
NACHES AVE	ca. 1886	Potentially eligible under categories 1, 2, and 4. Refer to “Table 7. Potential National Register Eligible Properties” on page 33.	

D. DEVELOPMENT TRENDS

The following identifies key local development trends influencing the retention of historic properties within the survey area.

- Replacement of wood windows with vinyl and aluminum windows. While there were many instances of the use of horizontal sliders, there are several examples of window replacement using 1:1 double or single hung windows. The use of horizontal sliders coupled with the removal of all exterior trim work present a significant threat to the integrity of buildings along Naches Avenue.
- Siding replacement with vinyl, fiber cement board, and T1-11, particularly when it is coupled with the removal of exterior window trim and building trim elements (such as water tables, corner boards, knee braces) as part of this work presents a significant threat to the integrity of buildings along Naches Avenue. The removal of previous non compatible siding additions over original materials and the selection of siding types compatible with the original siding and retaining exterior trim elements as part of installation provides an opportunity to improve the overall integrity of materials, design, setting, and feeling.
- Building loss due to demolition from neglect is a concern relative to the integrity of buildings along Naches Avenue. Most buildings appeared to be maintained, to one level or another, but still with active repairs and upkeep happening. The long-term concern is owners allowing buildings to fail in order to justify new development.
- Planting strip tree planting that has expanded to include a wide range of species, including fruit trees. Many of the types selected do not develop a canopy similar to original plantings. This changes the integrity of materials, setting, and feeling for pedestrians along the sidewalks.
- Median tree attrition and planting that has expanded to include a wide range of species and placement. Tree placement and canopy structure are key elements in shaping the overall character of the median and by extension for the roadway and buildings along Naches Avenue.
- Replacement with asphalt and the realignment of sidewalks, removal and relocation of light standards, along with added curb cuts due to adjacent development has the potential to significantly change the character along Naches Avenue.
- The addition of monuments within the median has the potential to impact the character of the median.

E. RECOMMENDATIONS

Implementation of the following recommendations will support local comprehensive planning, the purpose of the city's Historic Preservation Ordinance, and the 2014-2019 Washington State Historic Preservation Plan goals.

- Conduct outreach to property owners of properties recommended for individual NRHP and YRHP eligibility to ask if they are interested in pursuing listing/designation, implications of listing, and financial incentives available.
- Complete a reconnaissance level survey of the buildings along S Naches Avenue and objects in median.
- Conduct outreach to property owners within the recommended historic district to ask if they are interested in pursuing a NRHP or YRHP or both designation for a historic district. This should include meetings or an informational letter clarifying what it means to be listed to the NRHP and the YRHP, available financial incentives, and the differences between the two registers.
 - » If a historic district is undertaken, research should be done for individual resources to identify precise construction dates as there is a significant gap in time between the 1897 Sanborn maps and the 1920 Sanborn maps that has made it difficult to narrow down more precise dates of construction for individual resources.
 - » If a historic district is undertaken, individual property research may identify patterns or trends in property ownership and occupancy along Naches Avenue (e.g. if specific portions of Naches Avenue tended to have greater concentrations of working class versus professional workers).
- Develop a historic context statement for Latinx heritage in the City of Yakima encompassing the time period from ca. 1940 through ca. 2014. Consultation with stakeholders within the Latinx community may refine this time period. There are potentially two different sub-periods within this, one from ca. 1940 through ca. 1968 and the other from ca. 1970 through 2014. Understanding broad patterns within both periods is essential to better evaluate the historical significance of Latinx heritage within the city, provide a context for individual properties and areas to city-wide patterns, and will be increasingly relevant as the 50-year threshold moves through the 1970s.
- Develop a tree management and regeneration plan for Naches Avenue that includes both the median and planting strips, both of which are within the public right of way. Trees have life cycles and a plan will provide long-term stewardship guidance.
- Include the segment of N Naches Avenue between E H Street and E I Street within a reconnaissance level survey of S Naches Avenue. Although this segment was not developed with the central median, it was part of the original right-of-way per the 1885 North Yakima plat and should be included in the evaluation of the full roadway length.

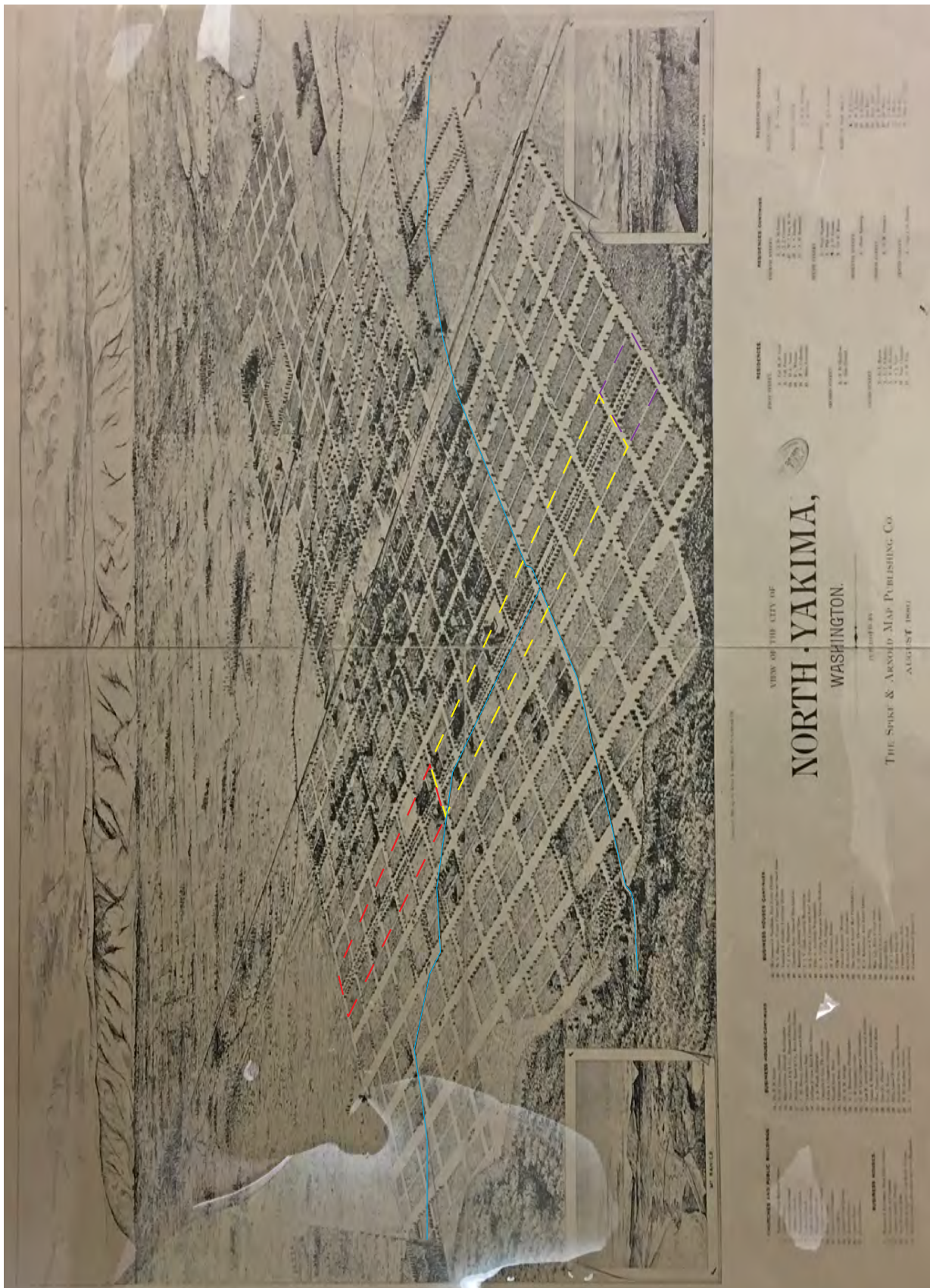
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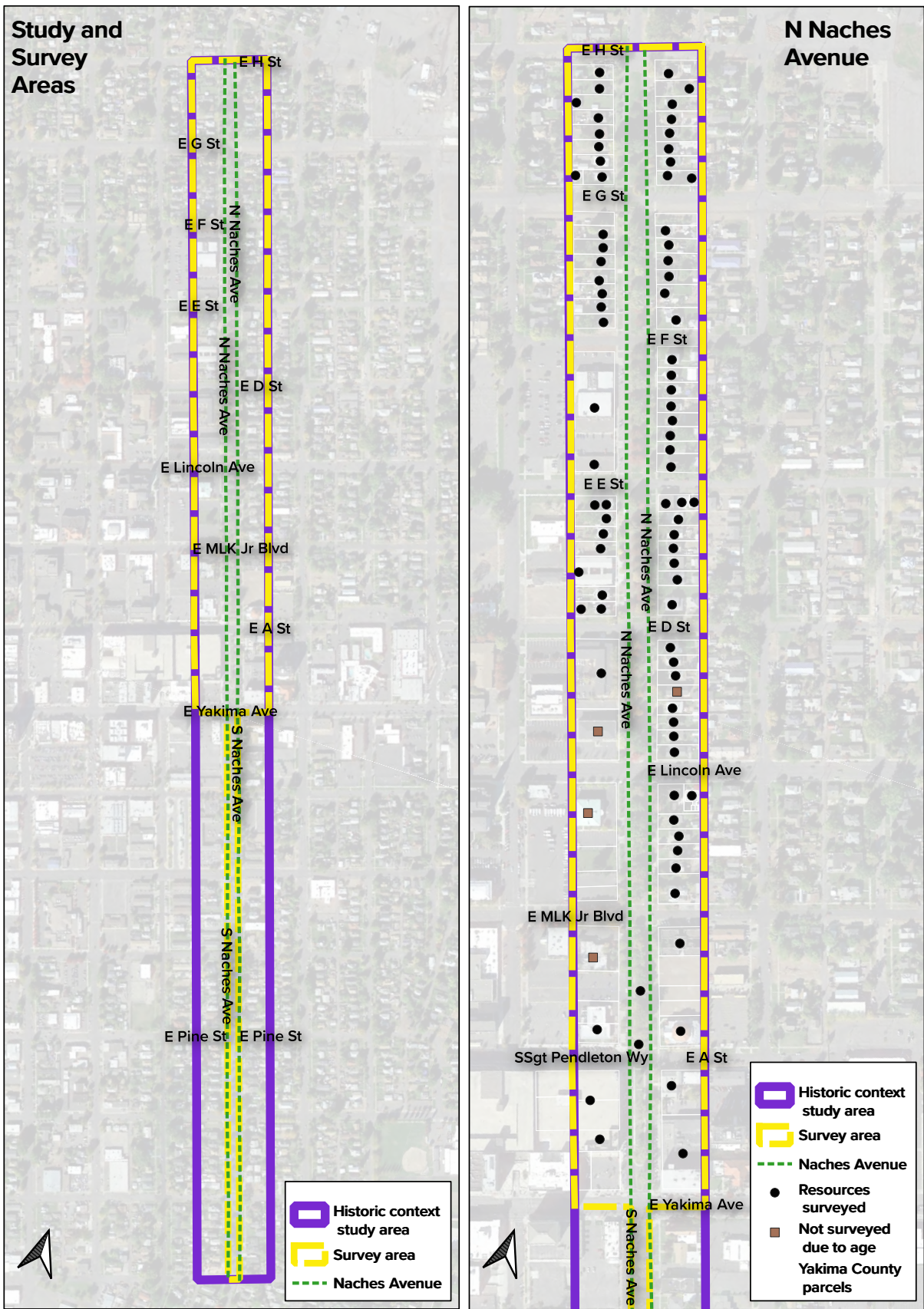
5. Maps

The following maps were developed as part of this survey or used in preparing the historic context.



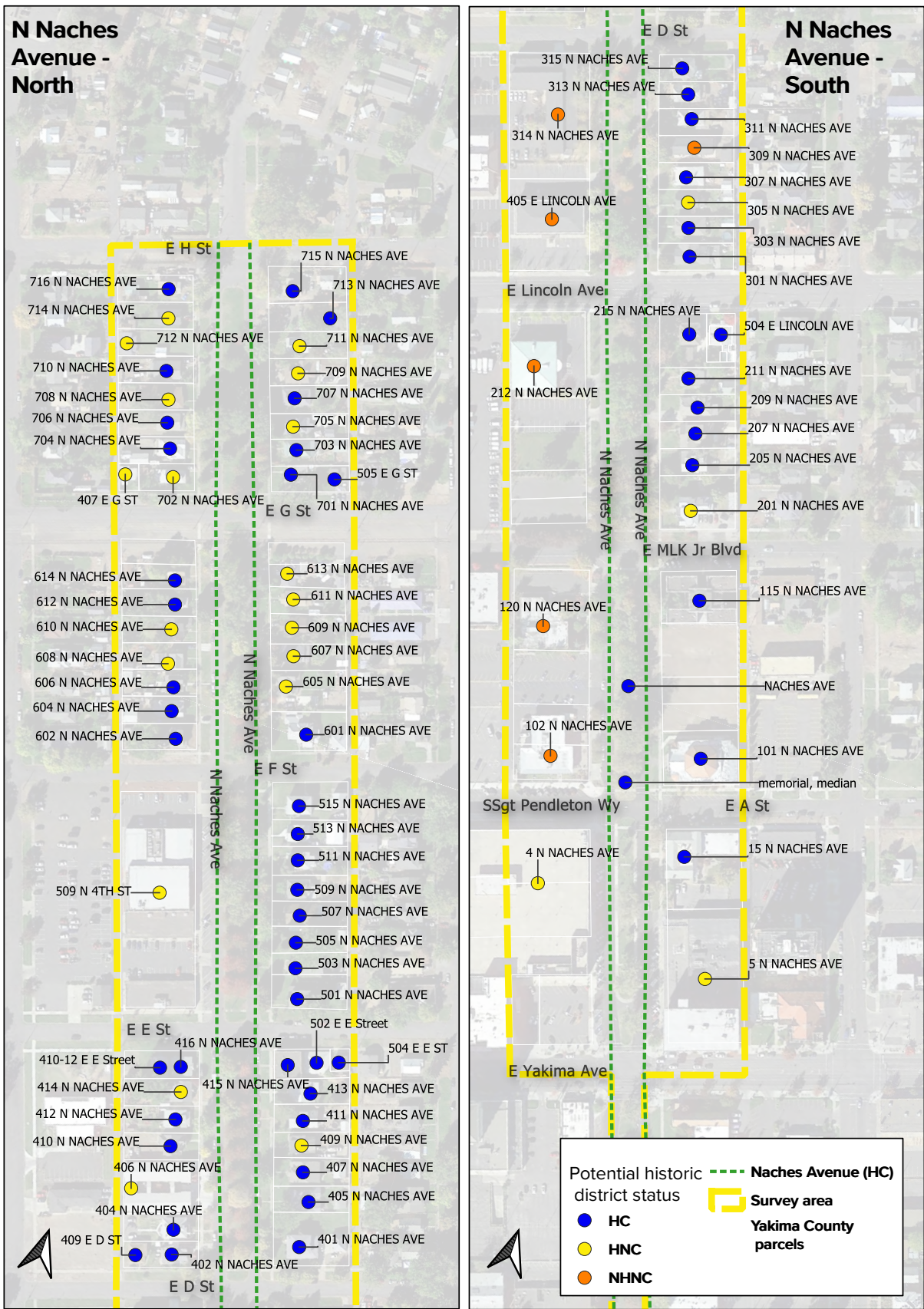
Map 1. 1889 view of North Yakima.

Yellow outlines the survey area. Red outlines the extended study area. Blue lines mark ditches. Map published by The Spike & Arnold Map Publishing Co. Survey area outlined in red. Source: Yakima Valley Museum, Map Drawer.

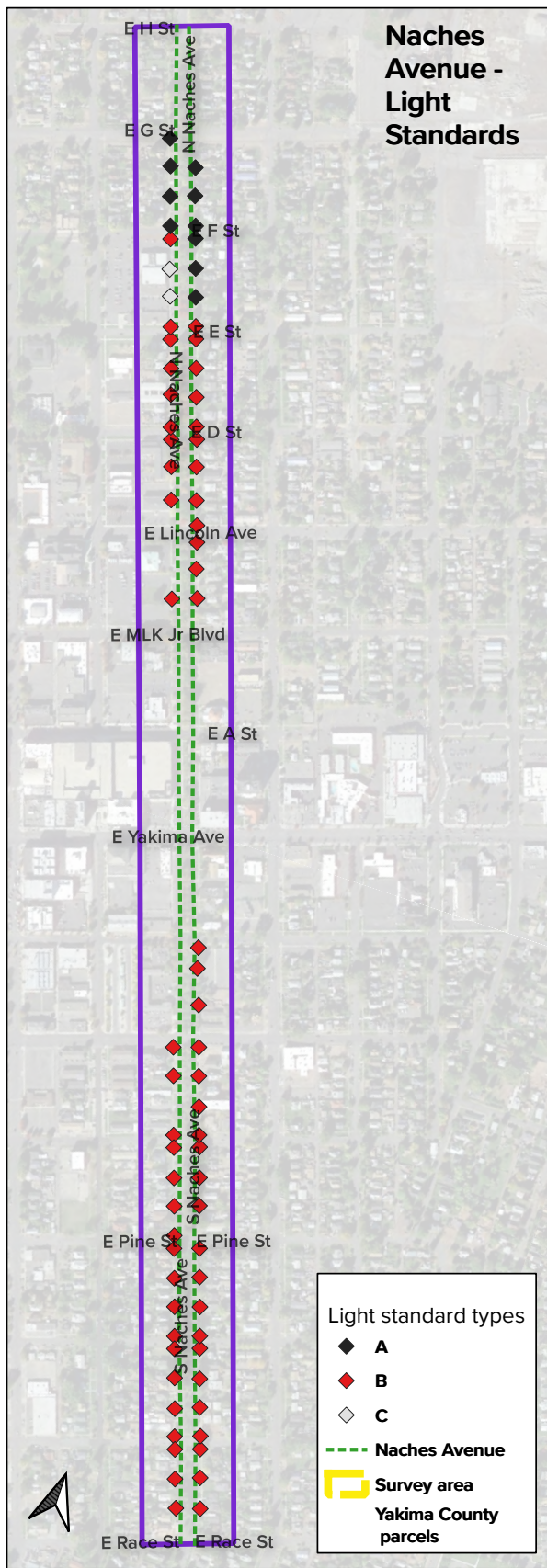
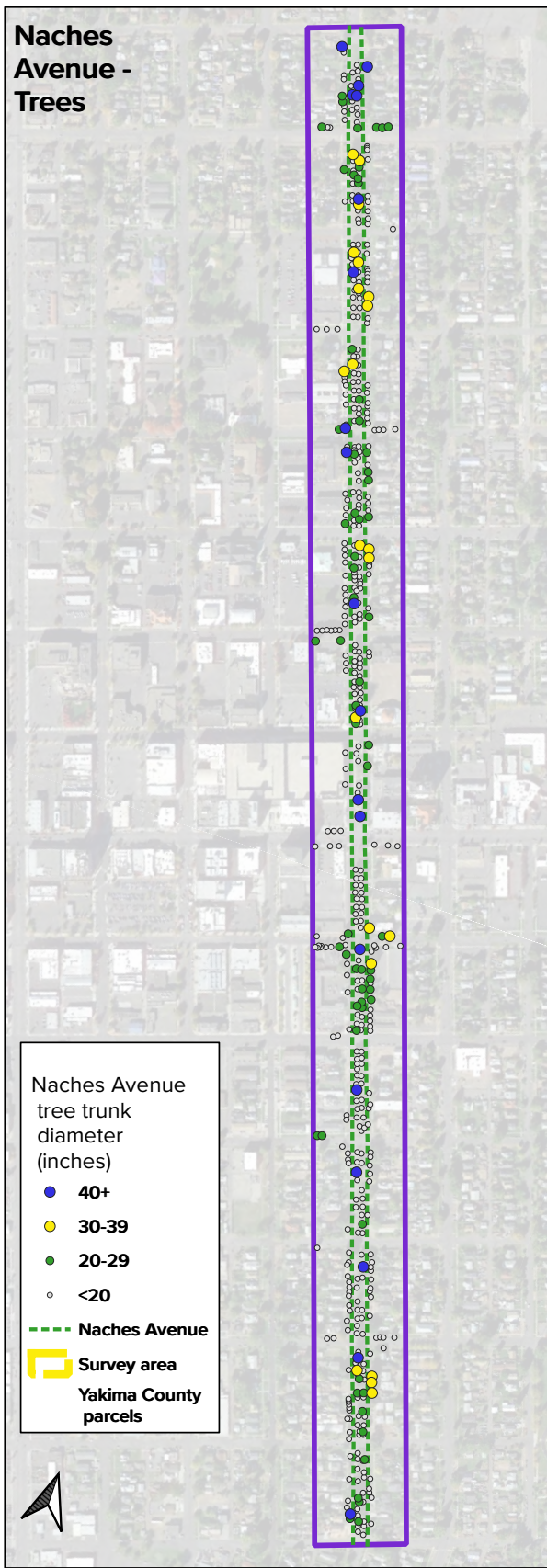


Map 2. Survey Area

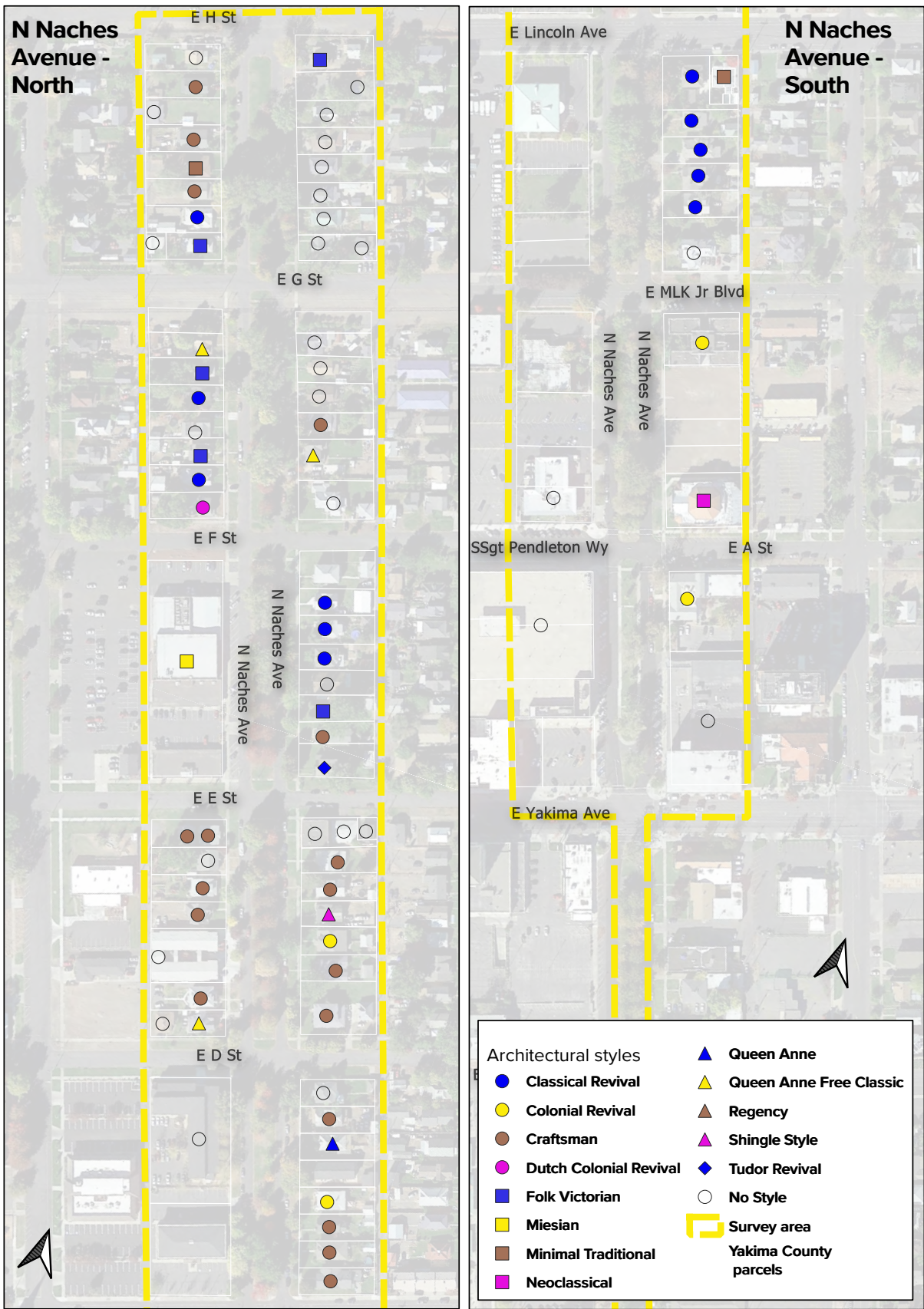




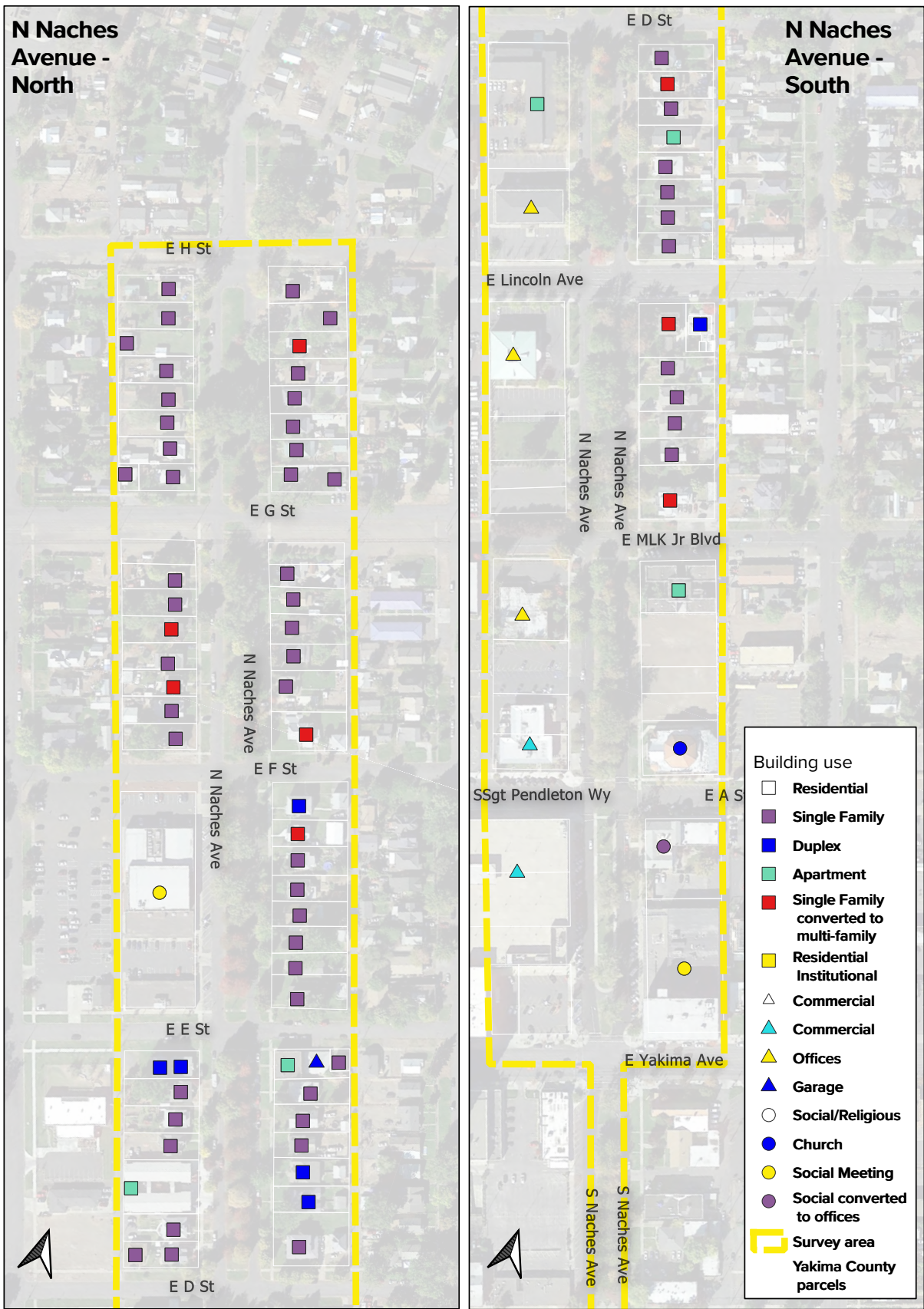
Map 4. District Eligibility



Map 5. Naches Avenue



Map 6. Architectural Styles



Naches Avenue Reconnaissance Level Survey and Historic Context

Northwest Vernacular



Map 8. Construction Periods



Map 9. Historic Aerials