

Reconnaissance Level Survey

S Naches Avenue

July 28, 2021



PREPARED BY
Northwest Vernacular

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Abstract

This is the second and final phase in the reconnaissance level survey (RLS) of Naches Avenue. The survey addressed Naches Avenue’s buildings, landscape features, and the roadway itself. Certified Local Government (CLG) grants funded both phases. This report addresses overall recommendations (such as historic district eligibility), with individual building eligibility recommendations addressed in the report for each phase. The full historic context was prepared as part of phase 1 and is included in that report with a summary included in the phase 2 report.

- Phase 1: DAHP no. 2020-02-01472. RLS of Naches Avenue N from E Yakima Avenue north to East H Street. Historic context development for the full length of Naches Avenue.
- Phase 2: DAHP no. 2021-01-00498. RLS of Naches Avenue S from E Yakima avenue south to E Race Street. In addition the buildings fronting the avenue within the block along Naches Avenue N from East H Street to East I Street.

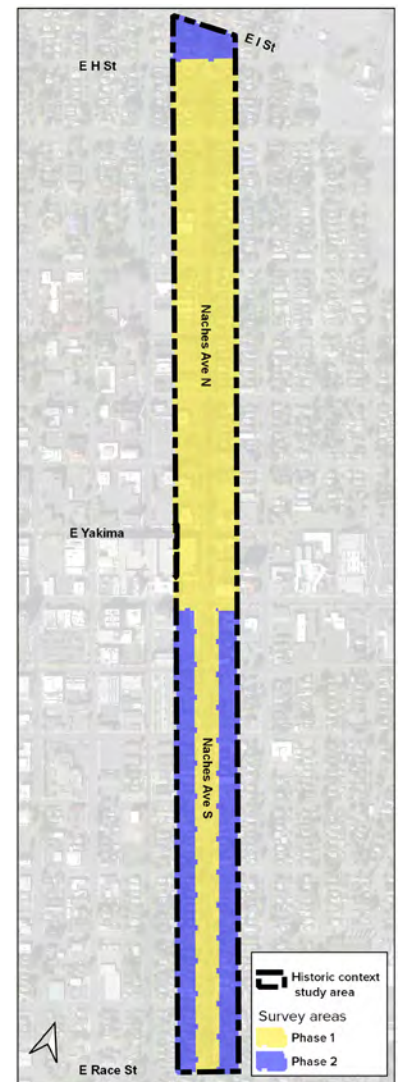
The two survey phases were initiated by the City of Yakima due to anticipated development pressure along Naches Avenue in part due to planned future development at the former mill site along the west side of Interstate 82 northeast of the survey area.

Northwest Vernacular, Inc. (NWV) staff Katie Pratt and Spencer Howard conducted the research, field work, data entry, report findings and recommendations. No archaeological assessment was conducted as part of this work.

Table 1. Data Summary

TASK	RESOURCE COUNT		
	PHASE 1	PHASE 2	TOTAL
Surveyed resources	81	97	178
Not surveyed due to age	5	3	8
Demolished, status updated	0	3	3
Individual National Register of Historic Places (NRHP) and Washington Heritage Register (WHR) eligible	13	9	22
Individual City of Yakima Register of Historic Places (YRHP) eligible	13	36	49
Historic district, percent potential historic contributing based on a ca. 1886-1949 period of significance			55%

Based on the analysis of data from both phases, Naches Avenue is recommended not eligible as a NRHP Historic District, however, Naches Avenue is recommended eligible as a YRHP Local Historic District. It is also recommended that a local historic overlay zone be established. The district and overlay zone should encompass the study area as well as the alley along both sides of the avenue.



Map 1. Study Area and Phases

Acknowledgments

The authors of this historic resources survey report wish to express their sincerest thanks to the following organizations, departments, and individuals for providing their insight and assistance throughout this project.

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List of Acronyms

CLG	Certified Local Government
DAHP	State Department of Archaeology and Historic Preservation
NRHP	National Register of Historic Places
NWV	Northwest Vernacular, Inc.
RLS	Reconnaissance Level Survey
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

[Photograph Citations](#)

All photographs and maps included in this report were created by NWV unless otherwise noted.

Contents

1. Research Design	8
Objectives	8
Survey Methodology	8
Expectations	9
Area Surveyed	9
Integration with Planning	11
2. Historical Development – Naches Avenue	13
Natural Setting	13
Development Periods	13
Naches Avenue Development and History	15
Areas of Significance	19
Property Types	20
Property Functions	20
Property Forms	20
Architectural Styles	22
3. Survey Results	27
Individual NRHP and WHR Eligibility	28
Historic District National Register Eligibility	33
YRHP Individual Eligibility	35
Overlay Zone	45
Threats to Integrity	47
4. Recommendations	48
5. Bibliography	49

List of Tables and Figures

Table 1. Data Summary	3
Map 1. Study Area and Phases	3
Table 2. Survey Reports Overlapping the Survey Area	10
Table 3. Listed Properties Within the Survey Area	10
Table 4. Listed Properties Demolished Within the Survey Area	10
Table 5. Listed Properties Abutting the Survey Area	10
Table 6. Previously Surveyed Properties within the Survey Area	10
Table 7. Architectural Styles along Naches Avenue	23
Table 8. Recommended Individually Eligible NRHP Resources	29
Table 9. Potential Property Status	34
Table 10. Recommended YRHP Eligible Resources	36
Map 2. Survey Areas	51
Map 3. Phase 2 Survey Area	51
Map 4. Phase 2 Surveyed Resources	52
Map 5. 1889 View of North Yakima	53
Map 6. Individual Eligibility	54
Map 7. Contributing vs. Non-contributing Historic Resources	55
Map 8. Naches Avenue Eligibility	56
Map 9. Recommended Historic Overlay Zone	57
Map 10. Development Periods	58
Map 11. Decade of Construction	59
Map 12. Building Use	60
Map 13. Building Forms	61
Map 14. Architectural Styles	62

1. Research Design

Objectives

The survey objectives listed below support the continued growth of the City's CLG program, goals established in the City's *Historic Preservation Element* incorporated into the *Yakima Comprehensive Plan 2040*, and the identification and protection of historic buildings within the city.¹

Objective 1: Survey buildings along either side of the *south half* of Naches Avenue (S Naches Avenue) and a small section at the north end (N Naches Avenue). Evaluate identified resources for potential eligibility (individually and as a potential historic district) to the NRHP, YRHP, and WHR to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic resources.

Objective 2: Support the City and the City of Yakima Historic Preservation Commission (YHPC) in public engagement relative to a potential historic district or historic overlay zone.

Survey Methodology

The project consisted of a survey of 97 resources at the reconnaissance level. Within the survey area, three (3) resources were not surveyed due to their age—having been built in the 1980s and early 2000s—and three (3) resources were updated to reflect their demolished status.

Archival research entailed overlaying historic U.S. Geological Survey aerials and Sanborn Fire Insurance maps to cross check Yakima County Assessor estimated year built data and plan changes. Findings also drew on phase 1 research which 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 resources to survey. As part of the survey work, staff assessed building integrity level to evaluate the extent of plan, cladding, and window changes and what original features remain relative to the original design of each building. Staff took multiple digital photographs of each property recording overall views. All images were renamed using the following convention: StreetName_Building#_threedigitseries#.

Staff made recommendations based on NRHP criterion A (where applicable based on preliminary research) and C (based on field work) and supporting integrity (intact or with only a slight change) and distinctive characteristics. Staff applied criteria considerations b and f to the evaluation of one resource. Staff made recommendations for YRHP categories 1, 2 and 4 for potential individual eligibility. Resources recommended as individually YRHP with distinctive characteristics could have slightly more alterations than would be permissible with an individually NRHP eligible resource. Staff also recorded in the field forms if the resource is in a potential historic district (NRHP or YRHP) and if so, if it potentially contributes based on criterion C or category 2. This data was used as part of the overall historic district evaluation along with the level of alterations recorded for plan, cladding, and windows.

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

Preliminary research consisted of a review of Sanborn Fire Insurance maps for the survey area and the historic context research which dealt with the overall area development but not individual building histories. Eligibility recommendations are based on this information understanding that future research may yield information supporting eligibility under one or more criteria based on new information.

Writing, editing, 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 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 March 16, 2021.

Public participation and project publicity consisted of a presentation via Zoom as part of the YHPC's February 24, 2021, regular public meeting identifying the survey area, what a reconnaissance level survey entails, and next steps. The second and final public meeting was held on July 28, 2021 via Zoom as part of the YHPC's regular public meeting to present the survey findings and recommendations.

Expectations

NWV expected single-family residences, apartments, commercial buildings, and churches within the survey area. Based on the findings from the N Naches Avenue RLS (DAHP log no. 2020-02-01472), we had anticipated similar integrity levels along S Naches Avenue and the potential for exceeding a 60/40 split of contributing/non-contributing resources. We expected a moderate level of alterations to existing buildings, in particular siding and windows based on buildings along N Naches Avenue. Refer to survey results for how surveyed resources related to our expectations.

Area Surveyed

This report is Phase 2 of a two-part historic context and reconnaissance-level survey of Naches Avenue (Study Area). The area surveyed in phase 1 (DAHP no. 2020-02-01472) encompassed either side of N Naches Avenue from E Yakima Avenue north to E H Street, and the full length of Naches Avenue south to E Race Street. The area surveyed in this report (phase 2) extends along either side of S Naches Avenue from E Yakima Avenue south to E Race Street, and the block along N Naches Avenue north of E H Street to E I Street.

Refer to the “**Map 2. Survey Areas**” on page 51 for the overall extent and “**Map 4. Phase 2 Surveyed Resources**” on page 52 for the resources surveyed.

- Thematically, this survey focused on single-family residences, churches, commercial buildings, and apartment buildings along either side of S Naches Avenue.
- Temporal boundaries for surveyed resources were from ca. 1889 (tied to the oldest building within the survey area, 5 S Naches Avenue) through 1976 using a 45-year cut off as of 2021.
- Previous survey work in 1985 completed inventory forms for several of the resources within the survey area. Several resources had been reviewed individually for NRHP eligibility determinations.

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

Table 2. Survey Reports Overlapping the Survey 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
Northwest Vernacular, Inc.	Yakima	Naches Avenue Reconnaissance Level Survey and Historic Context Statement	1693930	7/1/2020	Historic Structures Survey Report

There are no cemeteries recorded in WISAARD within or adjacent the survey area as of March 10, 2021. There are no archaeology reports overlapping the survey area as of March 10, 2021.

There is one NRHP, WHR, or YRHP listed resources within and one abutting the survey area.

Table 3. Listed Properties Within the Survey Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	ADDRESS	RESOURCE ID	REGISTER NAME	REGISTER STATUS
YA00368	1889	1977-08-26	5 S Naches Avenue	676834	St. Michael's Episcopal Church - Yakima	WHR

Table 4. Listed Properties Demolished Within the Survey Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	DEMOLISHED DATE	ADDRESS	RESOURCE ID	REGISTER NAME	REGISTER STATUS
YA00933	1905	1987-02-18	2010	203 S Naches Avenue	676876	Brooker - Taylor House	NRHP, Historic Houses of Yakima Thematic Listing; WHR

Table 5. Listed Properties Abutting the Survey Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	ADDRESS	RESOURCE ID	REGISTER NAME	REGISTER STATUS
YA00946	1890	1987-02-18	305 S Fourth Street	676889	Potter, H.W., House	NRHP, WHR

Previously surveyed resources within the survey area that had an eligibility determination. Not included in this list are resources populated through the 2011 Assessor Data Upload project, the Architect Files work by Michael Houser, State Architectural Historian, or the nine resources surveyed in 1985 by Craig Holstine as these surveys did not result in eligibility determinations or recommendations.

Table 6. Previously Surveyed Properties within the Survey Area

PROPERTY ID	ADDRESS	SURVEY	STATUS
600681	801 N Naches Avenue	East-West Corridor Alignment, Fed Aid TBA	Determined Not Eligible, 9/4/2014

PROPERTY ID	ADDRESS	SURVEY	STATUS
617789	802 N Naches Avenue	East-West Corridor Alignment, Fed Aid TBA	Determined Not Eligible, 9/4/2014
50646	102 S Naches Avenue	Neighborhood Connections interior remodel	Determined Eligible, 2/19/2019
600760	608 S Naches Avenue	Habitat for Humanity	Determined Not Eligible, 5/24/2017
114089	614 S Naches Avenue	Hilda Sanchez, HUD	Determined Not Eligible, 12/28/2010
538233	424 E Yakima Avenue	Yakima Branch HomeStreet Bank, FDIC	Determined Not Eligible, 6/19/2014

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 resources 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 goal excerpted from *The Washington State Historic Preservation Plan 2021-2026: Inhabiting Our History*:

Goal 1. Recognize the protection of cultural resources as key to fostering civic engagement, local identity, and community pride; promote historic preservation as the “preferred alternative” when it comes to implementing programs, policies, and projects that shape how our communities look, thrive, and change.

The survey work also supports the continued updating and additions to the *Washington State Inventory of Cultural Resources*, the state’s primary repository of information on cultural resources.

2. Historical Development – Naches Avenue

This context was developed for a previous reconnaissance-level survey of the northern portion of Naches Avenue, between E H Street and E Yakima Avenue, and was written by Northwest Vernacular for the City of Yakima in 2020 (DAHP no. 2020-02-01472). This context was written to encompass all of Naches Avenue (Study Area) and is therefore, also applicable to the area surveyed in this report (Phase 2). Refer to “**Map 1. Study Area and Phases**” on page 3 for the historic context study area.

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 E K Street to E Arlington Street. The majority of Naches Avenue, from E H Street to E Race Street, is comparatively wide and features a large planting median that runs down its center, making it more aptly termed a “boulevard” in this location. Refer to “**Map 5. 1889 View of North Yakima**” on page 53 for an early map view.

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.

Development Periods

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

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

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 Refer to “**Map 10. Development Periods**” on page 58 for surveyed properties by development period. Note that the map does not show the first two development periods since there were no resources within the survey area from these periods.

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).

Pre-1860

This period includes Native American use of the Yakima Valley until the early to 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 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.

Naches Avenue Development and History

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 was 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.

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. Refer to **"Map 5. 1889 View of North Yakima" on page 53** for ditch locations. 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.

In the seven-year period between the 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 (1889, WHR-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

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.

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.

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 landscaped median at the intersection of E 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 owned and lived in by downtown business owners during this time. Construction also included some large-scale public and religious buildings spanning 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 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 resources were a mix of owned and rented. Resident occupations included seamstress, laundress, school teacher, salesperson, 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 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

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

12 Census 1900.

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.

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

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>

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 resources, 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.

In the 1920s, multiple-family housing construction increased along Naches Avenue. Examples include the two duplexes (410-412 E E Street, 414-416 N Naches Avenue, both ca. 1925), and the Saint Frances Apartments (415 N Naches Avenue, ca. 1925). A notable multiple-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.²¹

While Naches Avenue was largely built out by the end of the 1930s, the street continued to evolve over the years. 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. Most 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.

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

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

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

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

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.

The 1940 Census also demonstrates the rates of owner occupancy along Naches Avenue. Owners occupied a number of houses between the 400 and 800 blocks of N Naches. There was significantly less owner occupancy along S Naches, but owner occupied resources were concentrated between the 400 and 700 blocks of S Naches.

The 1950 update to the 1920 Sanborn Fire Insurance maps depicting Naches Avenue show an increase in multiple-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). Other prominent post-WWII construction along Naches Avenue included the construction of a new Grand Lodge for the local free masons (1966, 509 4th Street), and a new Y.M.C.A. building (ca. 1958, 5 N Naches Avenue).

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.²² Despite this recommendation, the landscaped median persists along Naches Avenue.

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.²³ This follows on the establishment of Latino communities in the lower Yakima valley, including Wapato, Toppenish, Granger, Sunnyside, Mabton, and Grandview by the 1950s.²⁴

22 "Cutting Trees for Parking Hit," *The Spokesman-Review*, August 30, 1949: 12.

23 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-c1-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.

24 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.

Areas of Significance

The phase 2 survey area relates to the following three areas of significance: **Architecture**, and **Landscape Architecture**.

As this survey report is the second phase of survey work along Naches Avenue, the areas of significance discussion address the full length of the avenue.

The development of Naches Avenue reflects 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. The buildings, primarily single and multiple-family residences reflect a variety of architectural styles and forms. The scale of the buildings, frequency of multiple-family residences (duplexes and apartments), and their range of architectural detailing also reflect the early economic diversity within the neighborhood. The buildings along the avenue feature a number of the architectural styles outlined in the 1986 “Historic Houses of Yakima Thematic” National Register nomination, which outlines the diversity of residential architectural styles in Yakima until 1918. However, many of Naches Avenue’s buildings 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 among early residents of Naches Avenue. However, these resources, particularly as a collection, are significant as representations of key architectural forms rather than styles. Many of the buildings along the avenue, even those without a readily identifiable architectural style, are clear examples of early 20th century building forms. Distinctive housing forms along the avenue include Duplexes, the I-House, Gable Front and Wing, Foursquare, Workingman’s Foursquare, Bungalow, Multi-story Apartment Blocks, U-Courts, and a Bungalow Court. These forms communicate prevailing trends in construction and housing density. Additional research may reveal the architects, builders, and/or plan book designs for the individual resources.

Landscape Architecture

Naches Avenue is significant as a unique roadway and landscape feature within the city. Inclusion of the avenue in the 1885 North Yakima Plat and its subsequent vision for development as a grand residential thoroughfare for Yakima convey the philosophic values of the nation-wide City Beautiful Movement influencing design and development during the 1890s to 1900s. The avenue’s design both beautifies a basic transportation feature through the landscaped median and planting strips, and introduces monumental grandeur through the trees and aspirational grand single family development along the avenue.

Development patterns along the avenue are unique within Yakima as they illustrate the shift from grand houses to middle class single and multiple-family dwellings. Both domestic functions benefited from the role and design of Naches Avenue as shared open space that ultimately achieved the City Beautiful Movement’s philosophic values of increasing the quality of life for residents along the avenue through access to open space and the quality of design along the avenue.

The residential buildings (single and multiple-family), churches, and civic buildings along Naches Avenue all demonstrate the arterial function of this street, its proximity and connection to the downtown core, and the importance of dense housing in proximity to the downtown core.

Property Types

The following property types were surveyed within the phase 2 survey area:

- Buildings, as the predominate type.
- Object, only one, the Weisenburger/Spanish-American War Monument

Property Functions

The function of the majority of resources within the phase 2 survey area is domestic, single-family and multiple-family dwellings. Other functions include commerce, health care, religion, landscape and transportation (Naches Avenue), and culture (a commemorative monument).

Property Forms

Within the phase 2 survey area, there are 95 residential buildings. Of these, 77 are single-family forms, including bungalows, American foursquares, cross gables, gable front and wing, ranches, and workingman's foursquares. Of these, five function as part of a bungalow court and seven have been converted to multiple-family use. Eighteen buildings have multiple-family forms; seven are duplexes, and 11 are apartments, including multi-story apartment blocks, and U courts. Refer to "**Map 13. Building Forms**" on page 61 for building forms.

There are four commercial buildings within the phase 2 survey area. These include one clinic, one commercial business, one professional office building, and a hotel that has been converted to apartments.

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 phase 1 survey that are listed as having "No Style" have the gable front and wing form. The gable front and wing example is located at 801 N Naches Avenue (ca. 1911), within the phase 2 survey area that included a small section of N Naches Avenue. This house form relates to the other examples (some with modifications) at 605 N Naches Avenue (ca. 1915), 606 N Naches Avenue (ca. 1910) and 614 N Naches Avenue (ca. 1910).

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 312 S Naches Avenue (ca. 1915), 311 S Naches Avenue (ca. 1915), 409 S Naches Avenue (ca. 1915), and 411 S Naches Avenue (ca. 1910).

Foursquare

The American Foursquare or Foursquare became popular in residential construction in the early 20th century. Foursquare houses are large, boxy, two-story houses. The term stems from their typical plan of four square rooms at each floor. They have hipped roofs, and often a central dormer, 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 601 S Naches Avenue (ca. 1901), 512 S Naches Avenue (ca. 1915), and 402 S Naches Avenue (ca. 1901).

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 or partial width. They rarely have additional stylistic elements, reflecting their economical cost. An example within the survey area is 508 S Naches Avenue (ca. 1905).

Ranch

This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural form during the 1950s and 1960s. Ranch houses are one story and typically asymmetrical. They feature low-pitched roofs, have a horizontal emphasis, moderate or wide eave overhangs, and may have an attached garage.²⁵ Examples include 613 S Naches Avenue (ca. 1951) and 113 S Naches Avenue (ca. 1949).

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, typically reflect a moderate to high level of investment, and were a popular form prior to World War II.²⁶ Examples include 9 S Naches Avenue (ca. 1930), 211 S Naches Avenue (ca. 1930), and 503 E Chestnut Street (ca. 1925) which is at the corner of S Naches Avenue and E Chestnut Street.

Courtyard Apartments

Courtyard type apartments, unlike apartment blocks, do not have interior corridors. They are usually one to three story buildings arranged around a courtyard with at least five living units, each with their own kitchen and bathroom. Entrances can be both individual and grouped (horizontally or vertically as with shared stairwells) that open directly to the courtyard. Each unit has front door access to the courtyard and a back door to the alley, street, or back yard depending on location. The individuality of each entrance is often emphasized by a distinguishing stoop and/or hood. Garages can be separate or integrated, with most of the examples identified in the city having integrated garages. While U-shaped courtyards are the most readily associated with the form, they can also have L, E, or H-shape, or

25 Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 479.

26 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>.

irregular plans.²⁷ Due to their small scale they are generally compatible with both single-family and commercial neighborhoods and typically reflect popular style(s) at the time of construction. Examples of U courts include 113 S Naches Avenue (ca. 1949), and 214-216 S Naches Avenue (ca. 1930). An example of an L-plan court is 516 S Naches Avenue (ca. 1957). In contrast, the two story apartment at 315 S Naches Avenue (ca. 1965) and the one story apartment at 208 S Naches Avenue (ca. 1951) both have direct exterior access and no interior corridors, but lack an exterior courtyard so they are classified as apartments.

Bungalow Court

Bungalow courts were in use in Washington state by the mid-1910s. Bungalow courts consist of small cottages grouped around a defined space.²⁸ They provide individual living units in a clustered apartment context. Buildings typically reflect the popular style at the time of construction, and can include Spanish Eclectic, Craftsman, and Colonial Revival. The one Bungalow court example in the survey area is 511-513 S Naches Avenue (ca. 1920) built in the Craftsman style.

Architectural Styles

There are a variety of architectural styles present within the phase 2 survey area. The Classical Revival and Craftsman styles were the most prominent, with a high frequency of Modern style buildings. Many resources within the phase 2 survey area did not have a style. These resources have stylistic elements from one or more styles, but in general do not embody a single architectural style. Refer to **“Map 14. Architectural Styles” on page 62** for architectural styles within the phase 2 survey area.

27 Sheridan, “Seattle Apartment Buildings, 1900-1957,” Section F: 17-18.

28 Sheridan, “Seattle Apartment Buildings, 1900-1957,” Section E: 11.

The following table identifies the number of buildings by style in each phase.

Table 7. Architectural Styles along Naches Avenue

STYLE	FREQUENCY	
	Phase 1 (N Naches Avenue)	Phase 2 (S Naches Avenue)
Classical Revival	11	14
Colonial Revival	4	4
Craftsman	18	16
Dutch Colonial Revival	1	0
Folk Victorian	5	0
Gothic Revival	0	1
Miesian	1	0
Minimal Traditional	2	1
Modern	0	11
Neoclassical	1	0
Queen Anne	1	2
Queen Anne Free Classic	3	2
Regency Revival	1	0
Shingle Style	1	0
Tudor Revival	1	2
Tudor Revival Cottage	0	2
Transitional Tudor Revival	0	1
No style	29	42

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.²⁹ 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. Examples include 504-506 E Walnut Street (ca. 1910), 308 S Naches Avenue (ca. 1901), and 415 S Naches Avenue (ca. 1910).

Colonial Revival

Colonial Revival has long 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 as a country. Colonial Revival houses feature 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.³⁰ Colonial Revival houses may be two to two and a half stories or may be single-story bungalows. Examples include 401 S Naches Avenue (ca. 1935), 406 S Naches Avenue (ca. 1920), and 604 S Naches Avenue (ca. 1920).

²⁹ Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: The MIT Press, 1986), 177-179.

³⁰ McAlester, *A Field Guide to American Houses*, 321-326.

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.³¹ Examples include 610 S Naches Avenue (ca. 1910), 510 S Naches Avenue (ca. 1915), and 409 S Naches Avenue (ca. 1915).

Gothic Revival

Gothic Revival was a style that was popular in the eastern United States between the 1850s and 1860s and, like Classical Revival, was brought to Washington Territory by emigrants. Gothic Revival buildings were constructed in Washington between the 1860s and ca. 1900.

Gothic Revival was influenced Medieval architecture. The style was in sharp contrast to the Classical architectural elements utilized in Classical Revival. Andrew Jackson Downing, a landscape architect, published two pattern books highlighting the style, *Cottage Residences, Rural Architecture and Landscape Gardening* (published 1842) and *The Architecture of Country Houses* (published 1850). Residential properties constructed in this style typically feature steeply pitched gable roofs, often with cross gables. Decorated vergeboards and windows extending into the gables, often with a Gothic shape, also mark the style. Non-residential styles may feature a flat roof with a castellated parapet.³² Pointed arches are a common feature associated with Gothic Revival properties. The only Gothic Revival example is 5 S Naches Avenue (1889).

Minimal Traditional

Minimal Traditional houses bridge the gap between the more traditional period revivals of the 1920s and the Modern styles of the 1950s and 1960s. Minimal Traditional houses were popular during the Great Depression with their simplified traditional 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.³³ A Minimal Traditional example is 505 E Beech Street (ca. 1930).

Modern

The term “modern” is quite broad and for the purposes of this survey; buildings that are classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century. These buildings may utilize the Ranch form. Examples include 113 S Naches Avenue (ca. 1949), 421 E Chestnut Street (ca. 1951), and 215 S Naches Avenue (ca. 1951).

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

32 McAlester, 197.

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

Queen Anne

The style is characterized by complex and asymmetrical rooflines, incorporating hips and gables as well as towers and other irregularities. Asymmetry continues on the elevations, with projecting gables, isolated or compound projecting bays, some cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing. Queen Anne architecture often incorporated mixed materials in siding. Queen Anne houses are typically large, two- or two-and-a-half-story residences, but smaller one-story cottages are not uncommon. The overall trend in Queen Anne stylistic design was that it simplified over time; the earliest examples tend to be the most elaborate while later examples were more plain and representative of the Free Classic subset. Examples include 204 S Naches Avenue (ca. 1910) and 205 S Naches Avenue (ca. 1901).

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 which increased in popularity in residential construction by the 1920s. A Free Classic example is 404 S Naches Avenue (ca. 1910).

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 pointed Tudor arches are also hallmarks of this style.³⁴ Tudor Revival falls under the category of Eclectic Revival; other styles in this category include the Swiss Chalet Revival, Mission Revival, and Spanish Eclectic. Examples of Tudor Revival include 211 S Naches Avenue (ca. 1930), and 503 E Chestnut Street (ca. 1925).

Tudor Revival Cottage

The Tudor Revival Cottage subtype consist of a smaller-scale, compact form ranging in height from one to one-and-a-half stories with arched entrances and doorways. Roofs tend towards side gables, often with clipped gable ends or shingles in the gable ends, and a steeply pitched cross gable over the front entrance. Chimneys occupied prominent front facade or end wall locations with decorative brickwork.³⁵ Examples include 403 S Naches Avenue (ca. 1937) and 501 S Naches Avenue (ca. 1920).

34 McAlester, 355-358.

35 Robert Schweitzer and Michael W. R. Davis, *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20th-Century Houses* (Detroit: Wayne State University Press, 1990), 182-184.

Transitional Tudor Revival

The Composite Tudor or Transitional Tudor subtype blended Tudor Revival and Colonial Revival design elements. This included using brick detailing to mimic Palladian window configurations, double front gables, front entrance porticos, and the use of shutters. An example is 416 S Naches Avenue (1929).³⁶

³⁶ Schweitzer and Davis, *America's Favorite Homes*, 185-187; Michael Houser, "Tudor Composite, Architectural Style Guide," Washington State Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/tudor-composite> (accessed August 1, 2019).

3. Survey Results

Survey results for phase 2 area deviated from what was expected. Based on the findings from the N Naches Avenue RLS (DAHP log no. 2020-02-01472), we had anticipated similar integrity levels along S Naches Avenue and the potential for exceeding a 60/40 threshold of contributing/non-contributing resources. We expected a moderate level of alterations to existing buildings, in particular siding and windows based on buildings along N Naches Avenue. The phase 2 survey area retains a high concentration of single and multiple-family residences related to early development. Relative to the phase 1 survey area, the phase 2 area along S Naches Avenue proved to have more apartment buildings, though a similar number of duplexes and single-family to multiple-family conversions.

Buildings within the survey area for phase 2 retains a low to moderate level of architectural integrity. Alterations recorded as part of field work identified the level of changes to building plan, cladding, and windows to gauge potential historic district eligibility.

Visual character within the phase 2 survey area reflects the early development periods (1900-1917 and 1918-1939) as well as multiple buildings from the 1950-1970 development period. Notable items observed during the field work include:

- The frequency of stone in foundations (often river rock) is high, with 21 buildings having stone foundations relative to 60 with concrete.
- A high number of buildings purpose built as duplexes (7 total) and Bungalow and U-courts (7 total), along with three prominent multi-story apartment blocks in addition to other apartments providing a high population density along S Naches Avenue.
- The placement of garages at the back of lots along the alley, with minimal front driveways.
- Religious, apartment, and clinic buildings provide a compatible transition from the commercial corridor along E Yakima Avenue.
- Larger apartment buildings (such as 9 S Naches Avenue and 503 E Chestnut) occupy a tax parcel similar in size to parcels occupied by single-family residences and are oriented lengthwise to fill the length of the parcel.

Exterior building alterations within the phase 2 survey area 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. Security grilles were a frequent addition as well.
- Siding replacement with vinyl, plywood (horizontal plywood panels mimicking drop siding), 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.
- Enclosure of porches with siding obscuring original architectural features.
- The conversion of at least seven (7) former single-family houses to multiple-family housing, providing both greater density and active use for the houses. Many of these conversions occurred prior to 1950 based on Sanborn Fire Insurance maps.

Individual NRHP and WHR Eligibility

NWV staff evaluated surveyed resources for potential individual eligibility for listing to the NRHP using **Criterion C**. Staff referenced the National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation*, which elaborates on the criteria for evaluation and criteria considerations, for guidance. Individual eligibility is addressed in "**Table 8. Recommended Individually Eligible NRHP Resources**" on page 29. All NRHP eligible resources are automatically WHR eligible.

Criteria **considerations 'b' and 'f'** were applicable for the evaluation of the Spanish-American War monument at the north end of S Naches Avenue within the median overlooking E Yakima Avenue.

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, resources owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, resources primarily commemorative in nature, and resources that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such resources 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 resources surveyed, those listed in the following table appear to retain integrity or have only slight alterations to either cladding, plan or windows, and have distinctive architectural character, and historical associations to be considered for NRHP listing. All resources recommended for NRHP eligibility are also recommended for WHR and YRHP eligibility. Future research may yield information making a resource eligible under other criteria. Refer to **“Map 6. Individual Eligibility” on page 54.**


Table 8. Recommended Individually Eligible NRHP Resources

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
S NACHES and E YAKIMA AVENUE	1902	<p>Based on the following, this property is recommended as eligible for individual listing in the NRHP under criteria C and criteria considerations b and f. The commemorative statue remains intact.</p> <p>This Spanish-American War monument reflects the era’s shared perception of noble character and valor of veterans and their cause expressing the aesthetic or craftsmanship of the period when it was made (criterion C).</p> <p>The moved property retains sufficient historic features to convey its architectural values and retains integrity of design, materials, workmanship, feeling, and association having been moved two blocks east from S Third Street and E Yakima Avenue to its current location (criterion consideration b).</p> <p>The property is over 50 years old and possess significance based on its own value and not on the value of the event being memorialized (criterion consideration f).</p> <p>Additional research is recommended on artist who created the statue.</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
102 S NACHES AVENUE	ca. 1930	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion A and C.</p> <p>Preliminary research identified the building's occupant as the Yakima Clinic. Additional research will be necessary to document how the clinic is associated in an important way with a specific event, pattern of events, or a historic trend that made a significant contribution to the development of Yakima (criterion A).</p> <p>Based on its form as a clinic and high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses distinctive characteristics unique to its role as a health care clinic (criterion C). Additional research may yield information on the architect and builder supporting evaluation for connection to the work of a master.</p> <p>The building's plan and cladding remain intact with only slight window alterations.</p>	
113 S NACHES AVENUE	ca. 1949	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its massing and high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses the distinctive characteristics of a Modern style courtyard apartment within the Modern period though the building is not known to be connected to the work of a master (criterion C).</p> <p>The plan and cladding remain intact with only slight window alterations. Research into the architect and builder may inform a connection with the work of a master. Distinctive characteristics related to its style and period of construction include: courtyard apartment form (no internal hallways, individual front and back door access for each unit, central courtyard); attached garages; cladding (brick); windows (wood sash, brick moldings and sills); roof (form and eaves).</p> <p>Research relative to ownership and past occupants may yield information supporting eligibility under criterion A.</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
211 S NACHES AVENUE	ca. 1930	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its massing and high level of architectural integrity, the resource is potentially eligible for listing to the NRHP as it possesses the distinctive characteristics of a Tudor Revival style apartment building, though the building is not known to be connected to the work of a master (criterion C). The building features a high level of exterior architectural detailing characteristic of both its style and period of construction.</p> <p>The plan and cladding remain intact with only slight window alterations. Research into the architect and builder may inform a connection with the work of a master. Distinctive characteristics related to its style and period of construction include: cladding, form, windows, and roof.</p> <p>Research relative to ownership and past occupants may yield information supporting eligibility under criterion A.</p>	
401 S NACHES AVENUE	ca. 1935	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its massing and high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses the distinctive characteristics of a Colonial Revival style single-family residence, though the building is not known to be connected to the work of a master (criterion C). The</p> <p>The plan, cladding, and windows remain intact. Distinctive characteristics related to its style and period of construction include: windows; porch; chimney; cladding; roof; and detached garage.</p> <p>Research relative to ownership and past occupants may yield information supporting eligibility under criterion A.</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
413 S NACHES AVENUE	ca. 1915	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses the distinctive characteristics of a period and method of construction, though the building is not known to be connected to the work of a master (criterion C). Although not associated with a specific style, the building exhibits a distinctive front facade design.</p> <p>The plan, cladding, and windows remain intact. Distinctive characteristics related to its style and period of construction include: cladding (clapboard and shingles); roof; porch; windows; and chimney.</p> <p>Additional research on past occupants and building construction is needed as the building does not have a clear architectural style.</p>	
510 S NACHES AVENUE	ca. 1915	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its massing and high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses the distinctive characteristics of a Craftsman style single-family dwelling, though the building is not known to be connected to the work of a master (criterion C).</p> <p>The plan, cladding, and windows remain intact. Distinctive characteristics related to its style and period of construction include: cladding; entrance stoop; roof; windows; and chimney.</p> <p>Research relative to ownership and past occupants may yield information supporting eligibility under criterion A.</p>	
610 S NACHES AVENUE	ca. 1910	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its massing and high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses the distinctive characteristics of a Craftsman style single-family dwelling, though the building is not known to be connected to the work of a master (criterion C).</p> <p>The plan, cladding, and windows remain intact. Distinctive characteristics related to its style and period of construction include: cladding; roof; windows; and porch.</p> <p>Research relative to ownership and past occupants may yield information supporting eligibility under criterion A.</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGES
504-506 E WALNUT STREET	ca. 1910	<p>This resource is recommended as eligible for individual listing in the NRHP under criterion C.</p> <p>Based on its massing and high level of architectural integrity, the resource is potentially eligible for listing in the NRHP as it possesses the distinctive characteristics of a Classical Revival style duplex within a period of transitional architecture, though the building is not known to be connected to the work of a master (criterion C).</p> <p>The plan, cladding, and windows remain intact. Distinctive characteristics related to its style and period of construction include: duplex function; roof; cladding; windows; chimneys; and entrances.</p> <p>Research relative to ownership and past occupants may yield information supporting eligibility under criterion A and association with the development of multiple-family dwellings along Naches Avenue.</p>	

Historic District National Register Eligibility

NWV staff combined data from the phase 1 and 2 survey areas to evaluate the full study area for potential historic district eligibility for listing to the NRHP. Future research may yield information that could make a resource contributing to a potential district under other criteria.

The following recommendations are based on NWV’s findings. Refer to the survey report for DAHP log no. 2020-02-01472 for the criteria for evaluation, and level and period of significance (ca. 1886-1949) previously considered. Upon review of potential contributing status based on the level of alterations recorded in the field work, and looking at eligibility of resources along the full length of Naches Avenue, we determined that there are only 56% historic contributing resources. Refer to **“Map 7. Contributing vs. Non-contributing Historic Resources” on page 55.**

Extending the period of significance up to 1960 would bring the historic contributing up to 57%, and using this extended period of significance and removing the resources north of East H Street only brings the number of historic contributing resources up to 59%. This is just below the 60% needed for a potential NRHP historic district nomination.

Based on the level of integrity, we do not recommend a potential NRHP historic district (Naches Avenue historic district).

Integrity

The study area (N and S Naches Avenue) retains a low to moderate level of integrity, with each aspect discussed below.

Location: the location of Naches Avenue and alleys to the east and west of the avenue remain. The size and shape of the blocks, rights-of-way, and the landscaped median within Naches Avenue remain intact. Planting strips along Naches Avenue remain substantially intact with some added curb cuts and size reductions.

Design: the arrangement and hierarchy of the avenue, landscaped 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: while original curbs and trees remain, building materials have been significantly altered, particularly along S Naches Avenue. The addition of new cladding and window materials on resources along S Naches Avenue diminish the overall cohesive historic character of the avenue.

Workmanship: is diminished primarily due to the addition of new cladding and window features that often entirely replace or obscure the original materials.

Feeling: a distinct experience of entering into a unique space remains along Naches Avenue. The visual massing and continuity of the trees and buildings remains. This feeling relative to buildings fronting the avenue is diminished along S Naches Avenue due building alterations.

Association: the roadway, median, and buildings along Naches Avenue continue in functions stemming from development during the city's 1885-1899, 1900-1917, and 1918-1939 development periods.

Classifying Contributing and Non-contributing Resources

The following section outlines the methodology utilized in assessing surveyed resources 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 the full potential historic district.

Table 9. Potential Property Status

STATUS, BASED ON A CA. 1886-1949 PERIOD OF SIGNIFICANCE	COUNT PHASE 1	COUNT PHASE 2	COUNT STUDY AREA	PERCENT
Historic contributing	55	49	104	56%
Historic non-contributing	23	49	72	39%
Non-historic non-contributing	6	4	10	5%

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

Historic: 50 years or older as of 2021.

Non-historic: Less than 50 years of age as of 2021.

Contributing:

- Built within the recommended period of significance (ca. 1886 to 1949), and,
- Retain historic integrity and able to convey their original design. 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 (ca. 1886 to 1949); or are,
- Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive or a combination of moderate and extensive alterations.

YRHP Individual Eligibility

NWV staff evaluated surveyed resources for potential individual eligibility for listing to the YRHP. Staff utilized categories 1 and 2 based on the reconnaissance level of the survey. A slightly higher level of alterations were allowed for YRHP eligibility recommendations versus individual NRHP eligibility recommendations. Resources still needed to retain integrity to convey their historic and architectural associations, but did not need to be intact or near intact.

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 YRHP 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 resources surveyed, those listed in the following table appear to have sufficient integrity and to meet at least one of the criteria for inclusion on the YRHP. In addition, all resources recommended as individually NRHP eligible are also recommended as individually YRHP eligible, refer to “**Table 8. Recommended Individually Eligible NRHP Resources**” on page 29 for these.

Several resources are recommended for inclusion on the YRHP but do not also meet criteria for potential inclusion on the NRHP. The primary reason for this is due to slight alterations that diminish the building’s historic integrity. Most notably, is the replacement of original windows with modern vinyl windows. Refer to “**Map 6. Individual Eligibility**” on page 54.

Table 10. Recommended YRHP Eligible Resources

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
NACHES AVENUE	ca. 1886	<p>The avenue is significant for its association with the early 20th century development of Yakima (category 1);</p> <p>The avenue embodies the distinctive architectural characteristics of a type, and period of design and construction (category 2); and,</p> <p>The avenue exemplifies a special element of Yakima’s aesthetic and architectural history (category 4).</p>	
S NACHES AND E YAKIMA AVENUE	1902	<p>The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).³⁷</p>	
421 E CHESTNUT AVENUE	ca. 1951	<p>The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).</p>	

³⁷ Refer to “**Table 8. Recommended Individually Eligible NRHP Resources**” on page 29.

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
503 E CHEST-NUT STREET	ca. 1925	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
5 S NACHES AVENUE	1889	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
9 S NACHES AVENUE	ca. 1930	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
11 S NACHES AVENUE	ca. 1909	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
13 S NACHES AVENUE	ca. 1960	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
102 S NACHES AVENUE	ca. 1930	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ³⁸	
110 S NACHES AVENUE	ca. 1959	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
111 S NACHES AVENUE	ca. 1948	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
113 S NACHES AVENUE	ca. 1949	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ³⁹	
204 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	

38 Ibid.

39 Ibid.

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
211 S NACHES AVENUE	ca. 1930	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ⁴⁰	
215 S NACHES AVENUE	ca. 1951	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
306 S NACHES AVENUE	ca. 1915	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
308 S NACHES AVENUE	ca. 1901	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
401 S NACHES AVENUE	ca. 1935	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ⁴¹	

⁴⁰ Ibid.

⁴¹ Ibid.

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
403 S NACHES AVENUE	ca. 1937	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
404 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
406 S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
409 S NACHES AVENUE	ca. 1915	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
410 S NACHES AVENUE	ca. 1915	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
411 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
413 S NACHES AVENUE	ca. 1915	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ⁴²	
415 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
416 S NACHES AVENUE	ca. 1929	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
501 S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	

⁴² Ibid.




ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
505 S NACHES AVENUE	ca. 1925	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
507 S NACHES AVENUE	ca. 1925	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
508 S NACHES AVENUE	ca. 1905	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
509 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
510 S NACHES AVENUE	ca. 1915	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ⁴³	

⁴³ Ibid.

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
511 S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
512 S NACHES AVENUE	ca. 1915	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
513 S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
604 S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
610 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ⁴⁴	

⁴⁴ Ibid.

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
612 S NACHES AVENUE	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
613 S NACHES AVENUE	ca. 1950	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
214-216 S NACHES AVENUE	ca. 1930	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
411-1/2 S NACHES AVENUE	ca. 1921	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
511A S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
513A S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
513B S NACHES AVENUE	ca. 1920	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2).	
504-406 E WALNUT STREET	ca. 1910	The building is significant as it possesses the distinctive characteristics of its type, period and method of construction (category 2). ⁴⁵	

Overlay Zone

An overlay zone is a tool for creating a special zoning district that overlays the existing base zones. Based on the historic single and multiple-family development patterns along Naches Avenue relative to the historic development of downtown Yakima, an overlay zone covering the blocks along Naches Avenue is recommended to provide development guidance. Refer to **“Map 9. Recommended Historic Overlay Zone” on page 57.**

Historic preservation can have an important role in establishing community value to support city investment. It can guide compatible infill that is targeted to multiple-family and affordable housing per historic development patterns rather than new commercial development. And it can also provide a stabilizing influence relative to both the adjacent residential and commercial areas.

While Naches Avenue does not appear to retain enough integrity to be designated as a historic district—either NRHP or YRHP—it remains a distinguishable entity within Yakima. Naches Avenue and the blocks along either side are directly connected to the early 20th century community planning, landscape architecture, and residential growth of Yakima. The corridor is significant feature within the city with the buildings flanking the avenue illustrating changing architectural trends as well as early approaches to increasing residential density in proximity to the downtown core through a mix of housing sizes and types.

⁴⁵ Ibid.

Purpose

An overlay zone will help manage change along this important corridor in the city, preventing further erosion of its character.

The purpose of the recommended overlay zone is to:

- Support the integrity of design, materials, setting, feeling, and association for Naches Avenue (excluding adjacent blocks) as a recommended Yakima Register of Historic Places eligible resource,
- Encourage investment in existing buildings and compatible multiple-family development within the blocks adjacent Naches Avenue, and
- Strengthen the historic role of the avenue and adjacent blocks as a hinge between the downtown core and residential neighborhoods to the east.

This purpose is consistent with the following goals identified in the *Yakima Comprehensive Plan 2040*, including the *Historic Preservation Element*.

- Goal 2.3. Residential Uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.
- Goal 2.6 Community Design. Promote compatible high quality development that enhances the character and identity of Yakima.
- Goal 12.2 Integrate historic preservation into Yakima's planning and development strategies.
- Goal 12. 4 Encourage building rehabilitation and heritage projects in downtown Yakima.
- Goal 12.5 Encouraging the protection of the historic character of Yakima's older neighborhoods.
- Goal 5.1 Encourage diverse and affordable housing choices.
- Goal 5.2 Preserve and improve existing residential neighborhoods.
- Goal 5.4 Encourage design, construction, and maintenance of high quality housing.

District Area

The recommended overlay district area encompasses the blocks abutting (east and west of) Naches Avenue excluding the public right of ways and extending from E Race Street north to E I Street.

This area encompasses the blocks fronting the length of the Naches Avenue as established in the 1885 plat for the town of North Yakima.

Naches Avenue is significant as a unique roadway and landscape feature within the city. Inclusion of the avenue in the 1885 North Yakima Plat and its subsequent vision for development as a grand residential thoroughfare for Yakima convey the philosophic values of the nation-wide City Beautiful Movement influencing design and development during the 1890s to 1900s. The avenue's design both beautifies a basic transportation feature through the landscaped median and planting strips, and introduces monumental grandeur through the trees and aspirational grand single family development along the avenue.

Development patterns along the avenue are unique within Yakima as they illustrate the shift grand houses to middle class single and multiple-family dwellings. Both domestic functions benefited from the role and design of Naches Avenue as shared open space that ultimately achieved the City Beautiful Movement's philosophic values of increasing the quality of life for residents along the avenue through access to open space and the quality of design along the avenue.

The residential buildings (single and multiple-family), churches, and civic buildings along Naches Avenue all demonstrate the arterial function of this street, its proximity and connection to the downtown core, and the importance of dense housing in proximity to the downtown core.

Rules Specific to the District

The following are recommended as a framework for developing specific overlay zone language:

- Utilize a period of significance from ca. 1889 to ca. 1949, marked by the oldest building along Naches Avenue (5 S Naches Avenue) and the construction of 113 S Naches Avenue in ca. 1949. This encompasses the period of single-family construction followed by duplex and single to multiple-family conversions. This encompasses the city's 1885-1899, 1900-1917, 1918-1939, and 1940-1949 development periods during which the 85% of the resources were built. Buildings built during the 1940-1949 generally continued the use of traditional architectural features and functioned as a transition between the pre 1939 periods and the later 1950-1970 development period.
- Prioritize historic contributing buildings built during the above period of significance for preservation. These buildings provide the architectural character anchor for the corridor and include a range of single, duplex, and multifamily apartment buildings, as well as religious facilities.
- Prioritize historic non-contributing buildings built during the above period of significance for rehabilitation. Priority should be given to bringing these buildings back to a contributing status through the reversal of non-compatible exterior alterations to strengthen the visual architectural character along the corridor. If the buildings cannot be rehabilitated, then replacement with compatible affordable multifamily residential development should be prioritized.
- Non-historic, non-contributing buildings should be prioritized for replacement with affordable, multiple family residential development that is compatible with the architectural character (design, massing, scale, height, materials, and forms) established within the above period of significance.

Threats to Integrity

The following section identifies key concerns negatively influencing the historic integrity of resources.

- 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, T1-11, and plywood replicating drop siding 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.
- Building loss due to fire, demolition, and substantial redevelopment. Several buildings have been demolished along S Naches Avenue, along with the substantial redevelopment of several buildings leaving only their foundations as an indication of the original building. The new work is not compatible with the architectural character of the corridor.

4. 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 resources recommended for individual NRHP and YRHP eligibility and encourage them to pursue NRHP and or YRHP designation/listing. Make property owners aware of the technical support and potential financial incentives that could be available to them. This should be prioritized with for apartments and buildings currently in multiple-family use (duplexes and multiple-family conversions) in order to support the retention of affordable housing through financial incentives. Potential financial incentives include Special Valuation, Federal Historic Tax Credits, Low-Income Housing Tax Credits, and Energy Efficiency incentives to support repairs and building upgrades. These incentives can be particularly beneficial for apartment building owners where substantial wiring, plumbing, and elevator upgrades may be necessary.
- Conduct public outreach relative to establishing an overlay zone and pursue establishing an overlay zone.
- Add resources on Naches Avenue to the Yakima Register of Historic Places.
- Designate Naches Avenue a Yakima Local Historic District so that the YHPC may have purview over design review to help prevent further loss of historic integrity.
- Conduct public outreach and provide guidance to property owners on how to upgrade properties (siding, windows, additions, and porch enclosures) in a compatible manner that both enables the use of financial incentives and supports the long-term retention and regaining of architectural integrity along Naches Avenue.
- Continue to apply for Certified Local Government Historic Preservation Fund Grants through DAHP, which can be used to fund many of these activities including training and educational opportunities for building owners.

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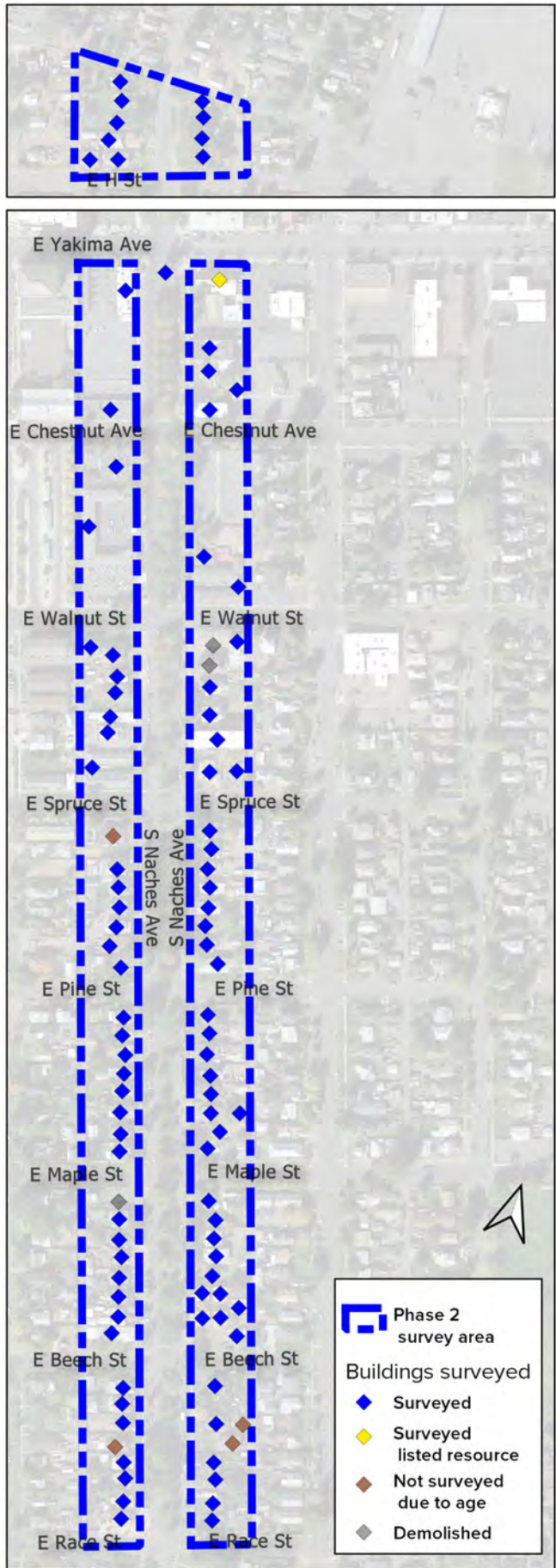
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Maps

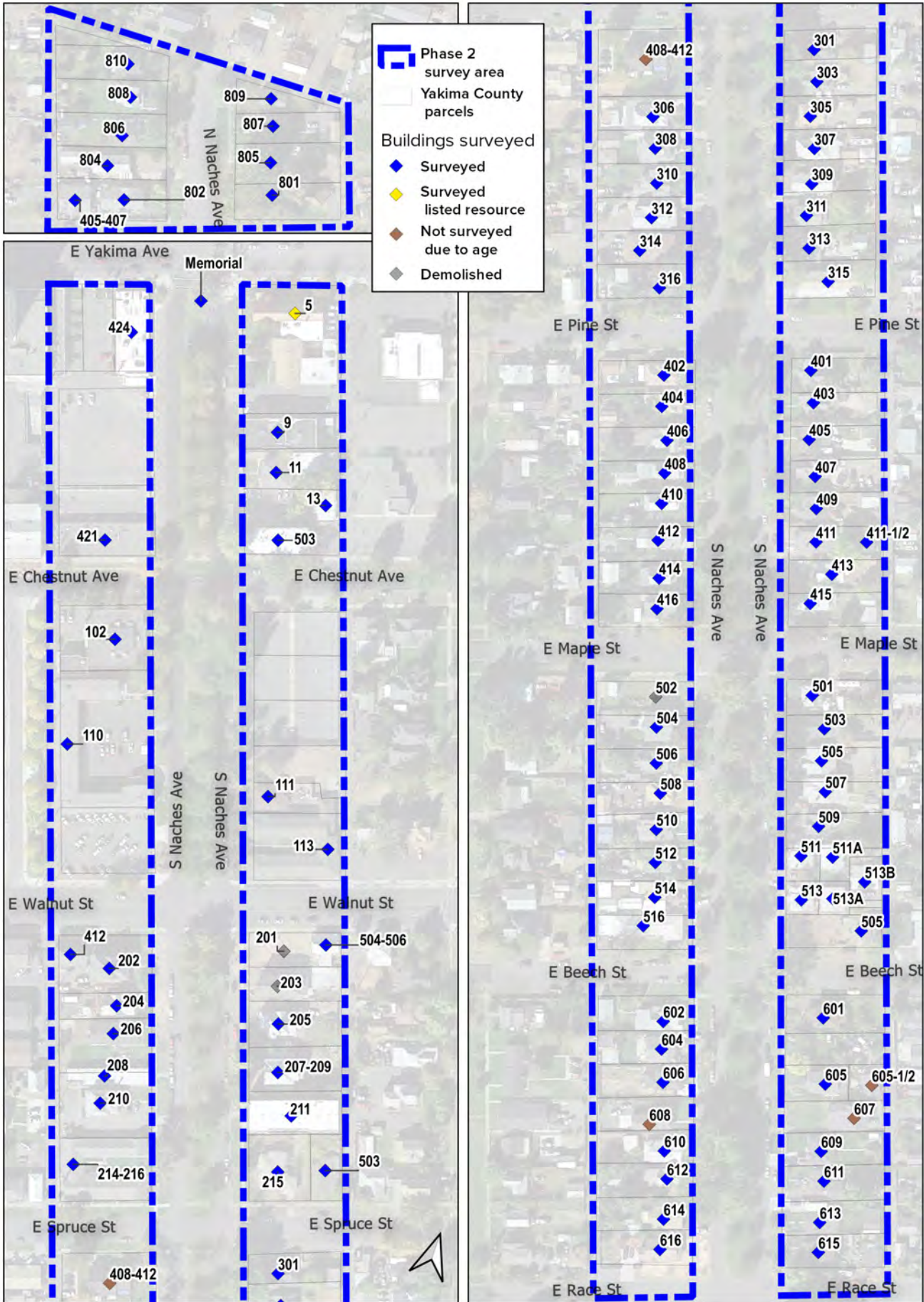
The following maps were developed as part of this survey.

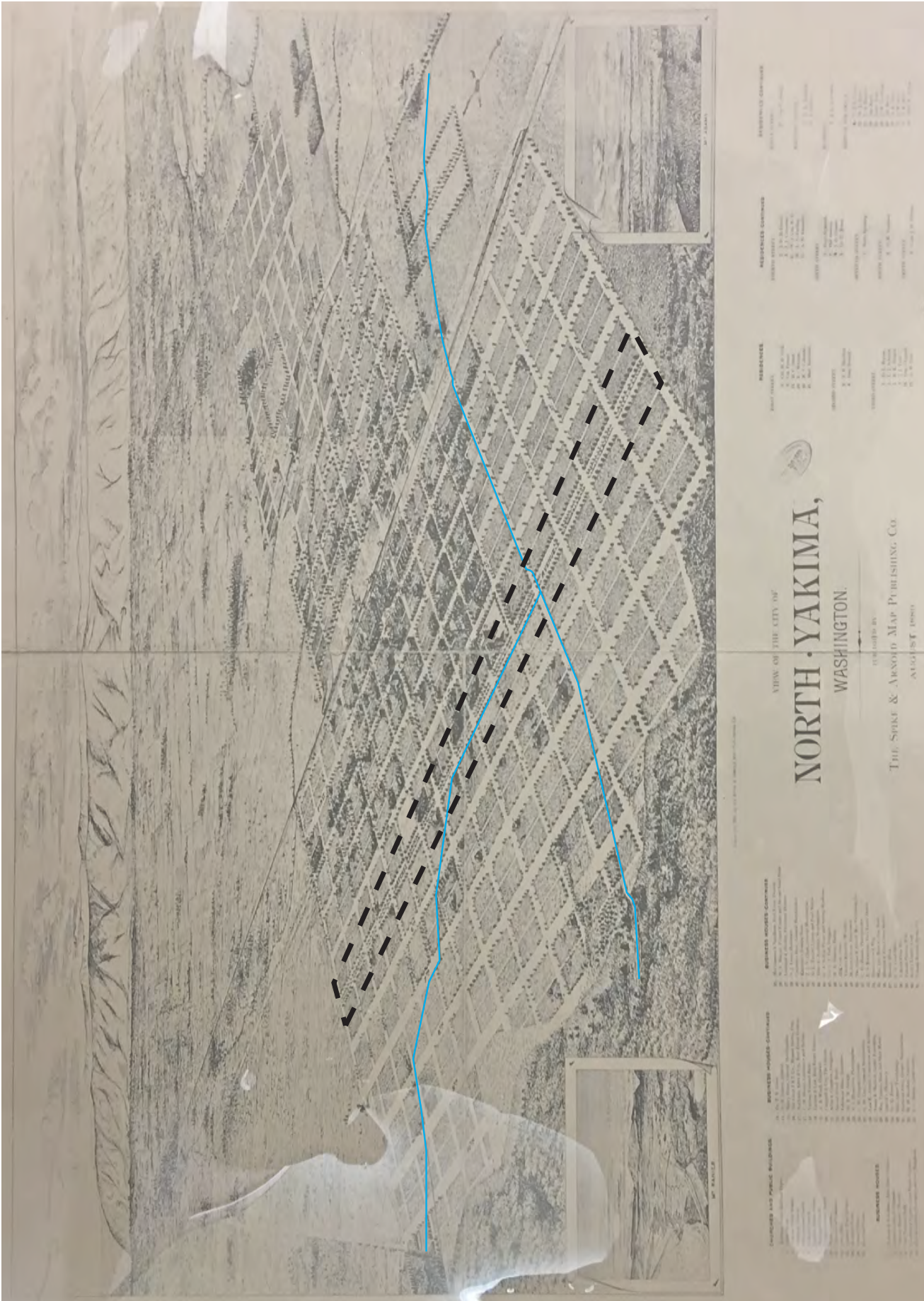


Map 2. Survey Areas



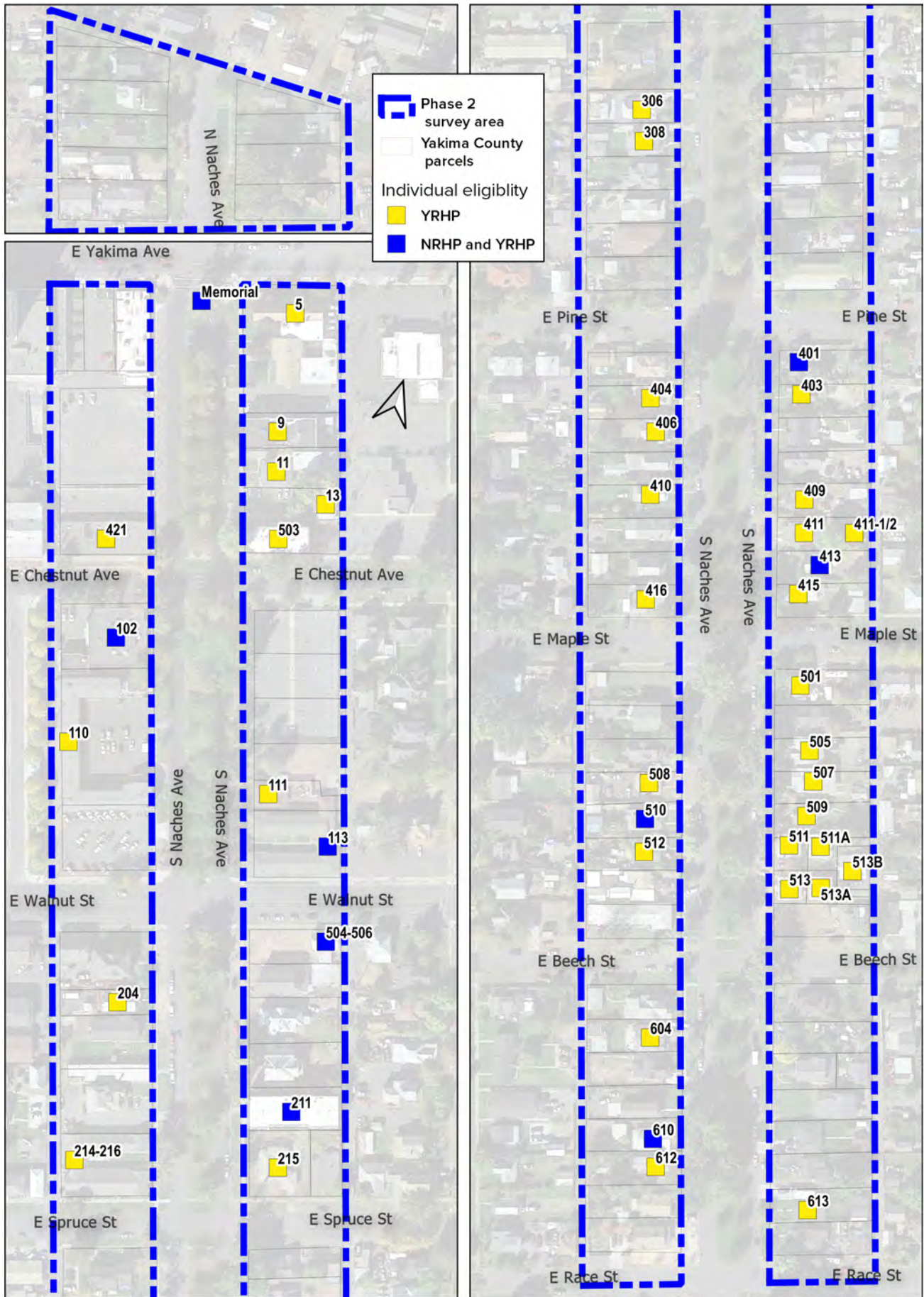
Map 3. Phase 2 Survey Area

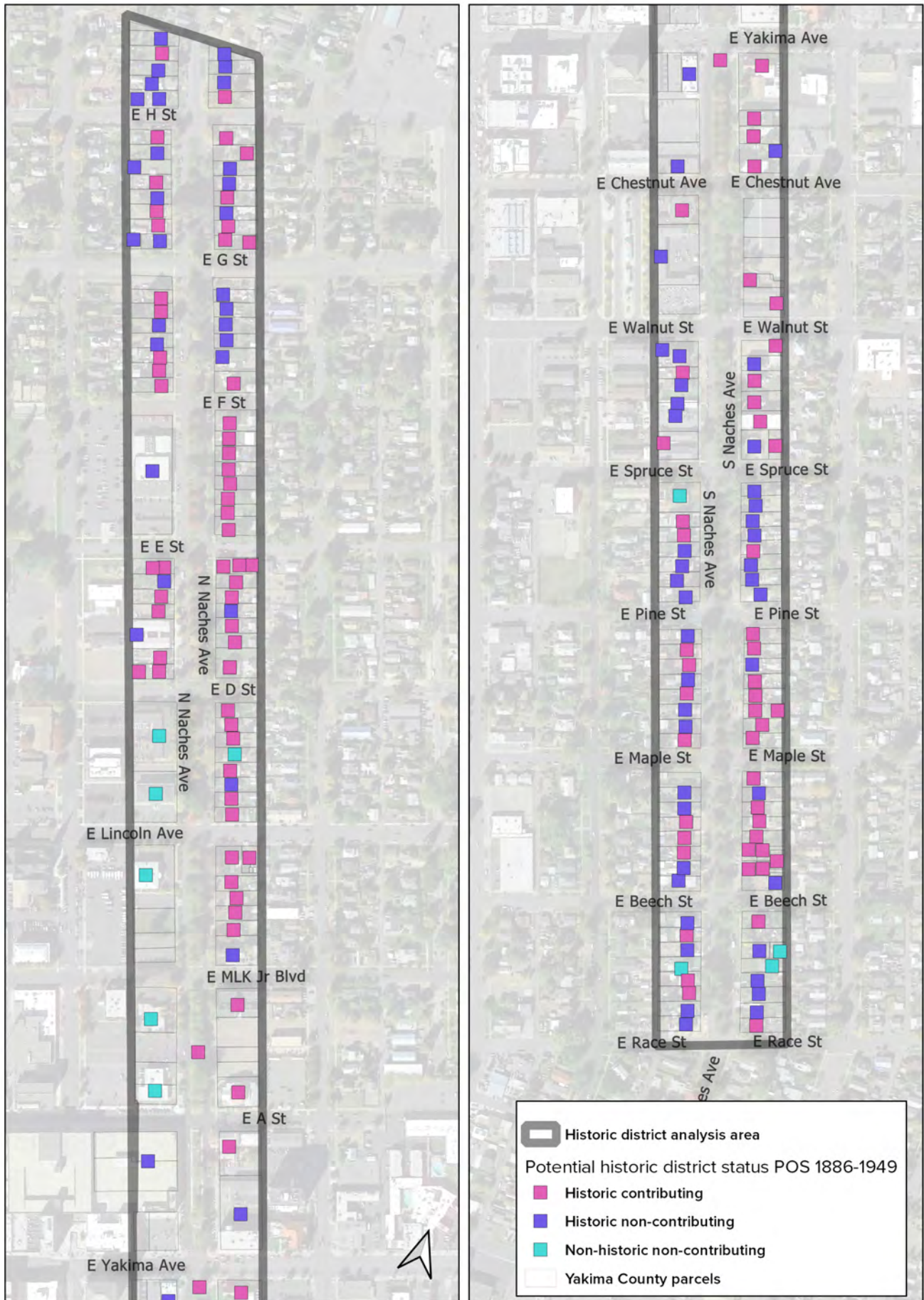




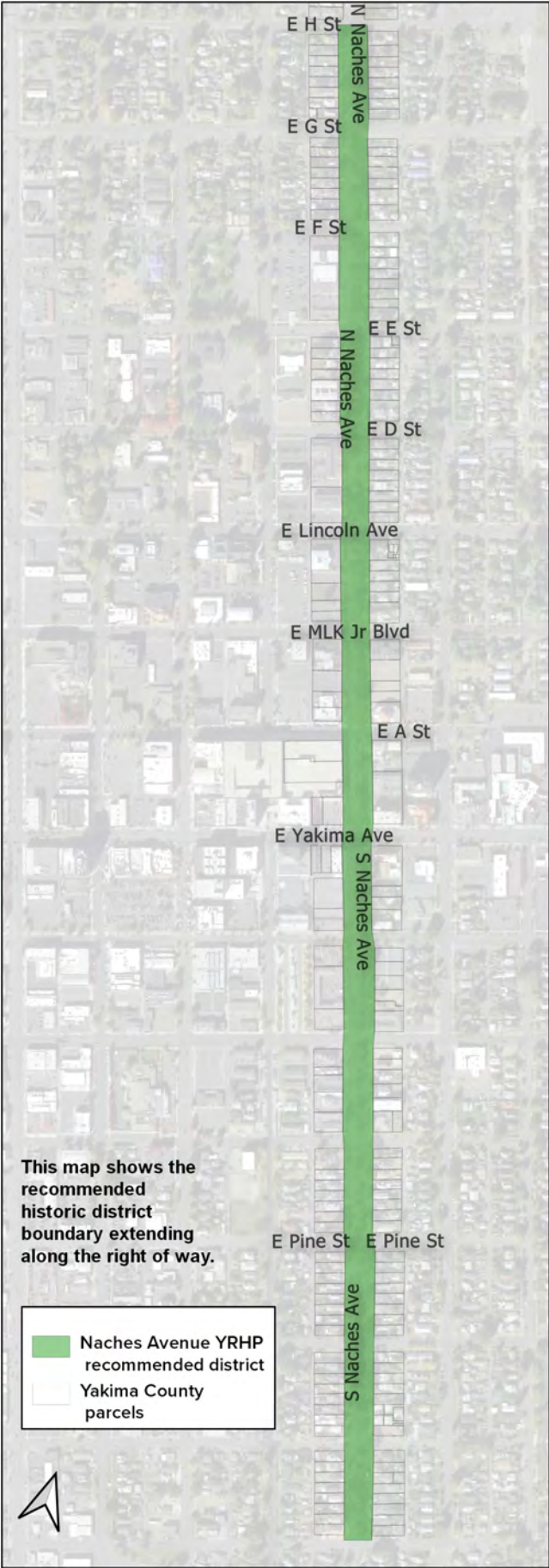
Map 5. 1889 View of North Yakima

The dashed black line outlines the study area (inclusive phases 1 and 2). Light blue lines mark former ditches. Map published by The Spike & Arnold Map Publishing Co. Survey area outlined in red. Source: Yakima Valley Museum, Map Drawer.

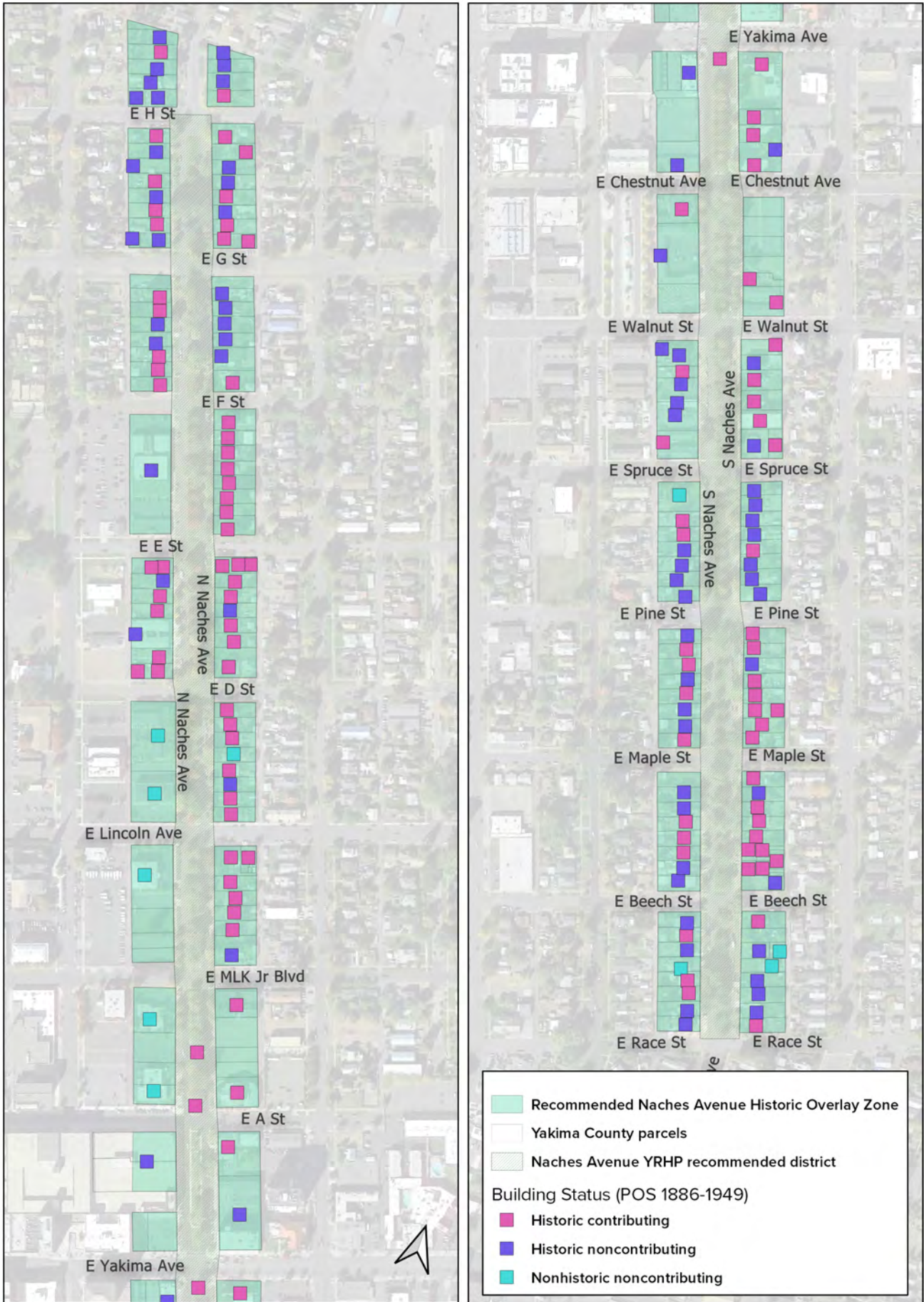




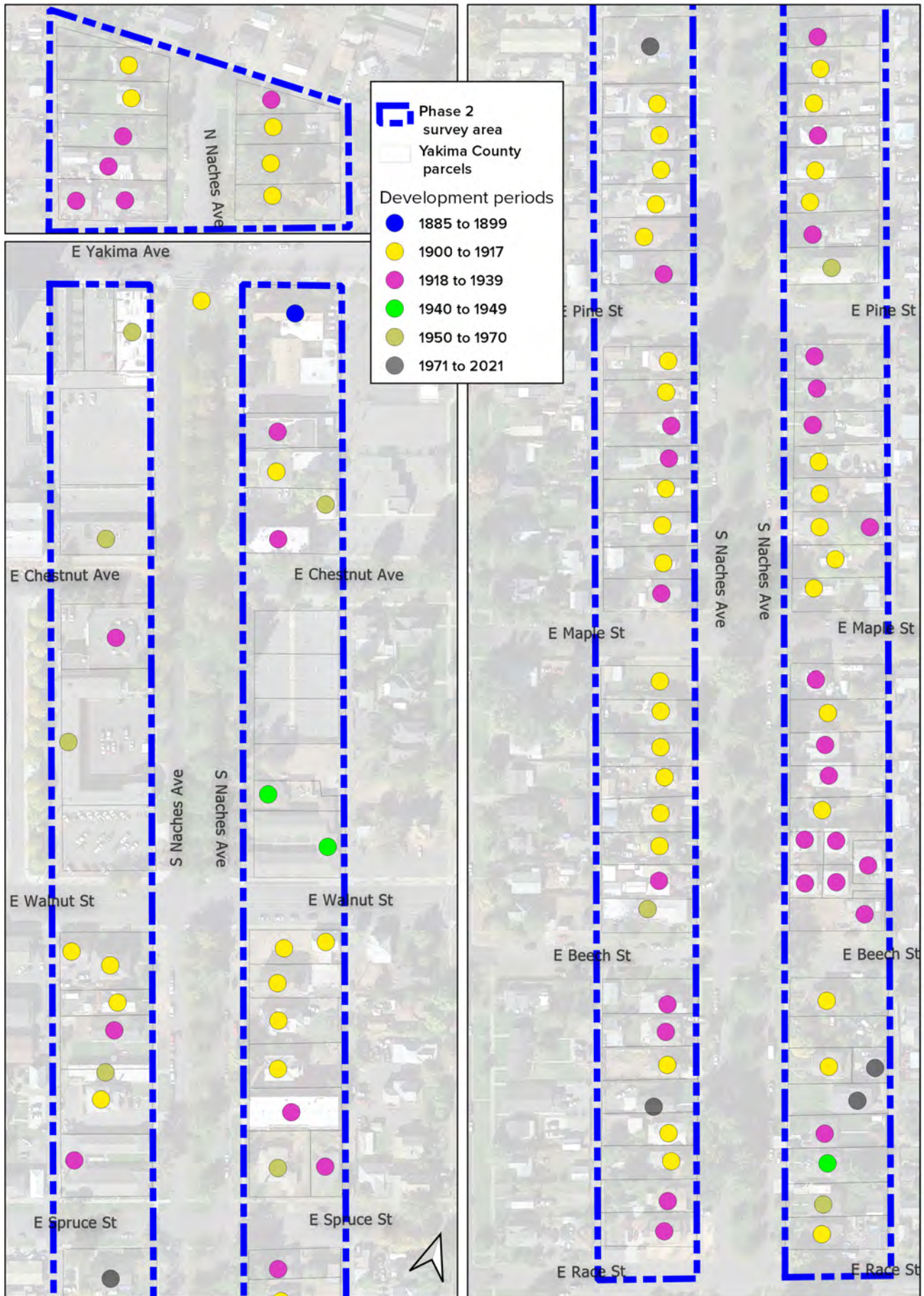
Map 7. Contributing vs. Non-contributing Historic Resources



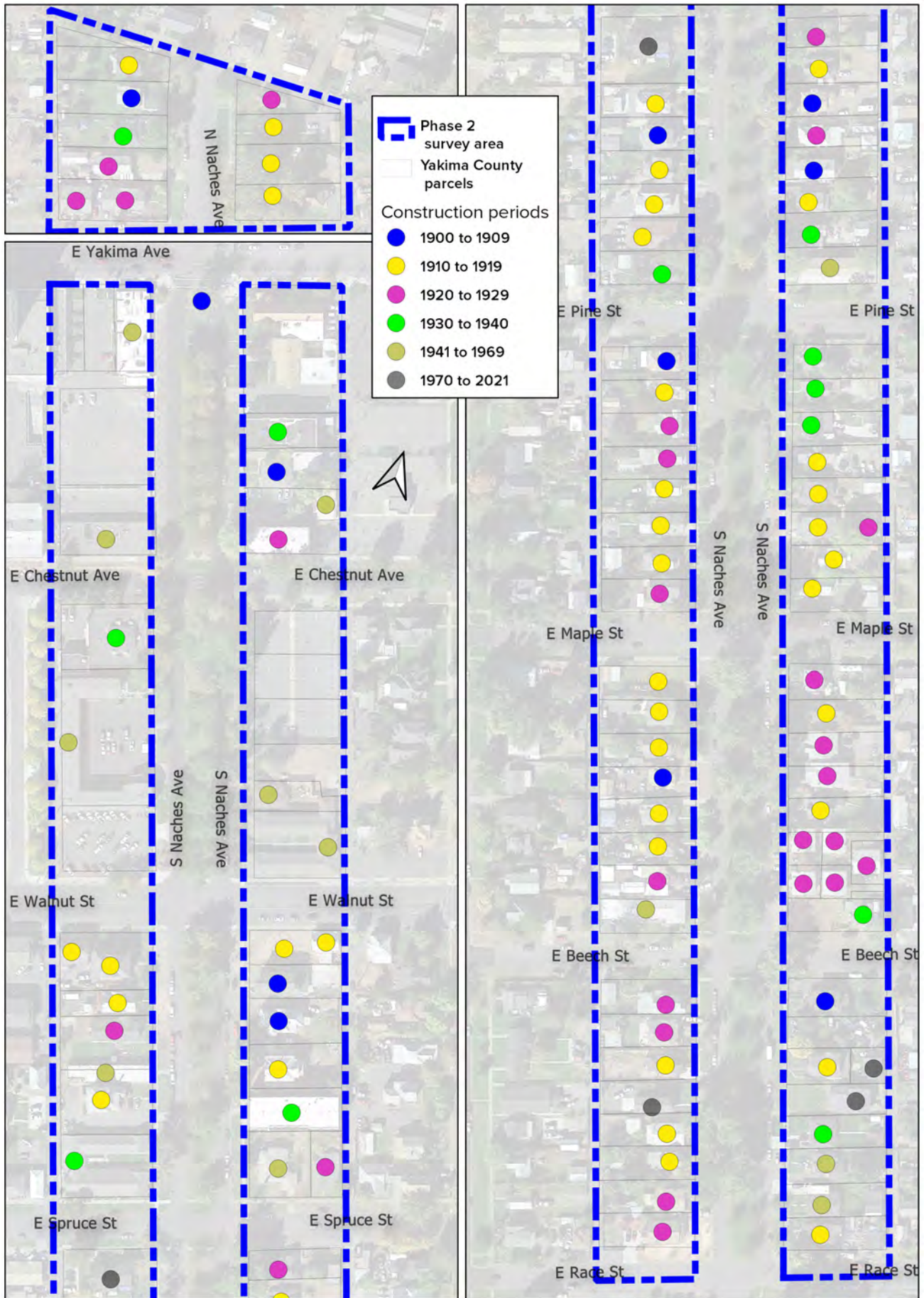
Map 8. Naches Avenue Eligibility



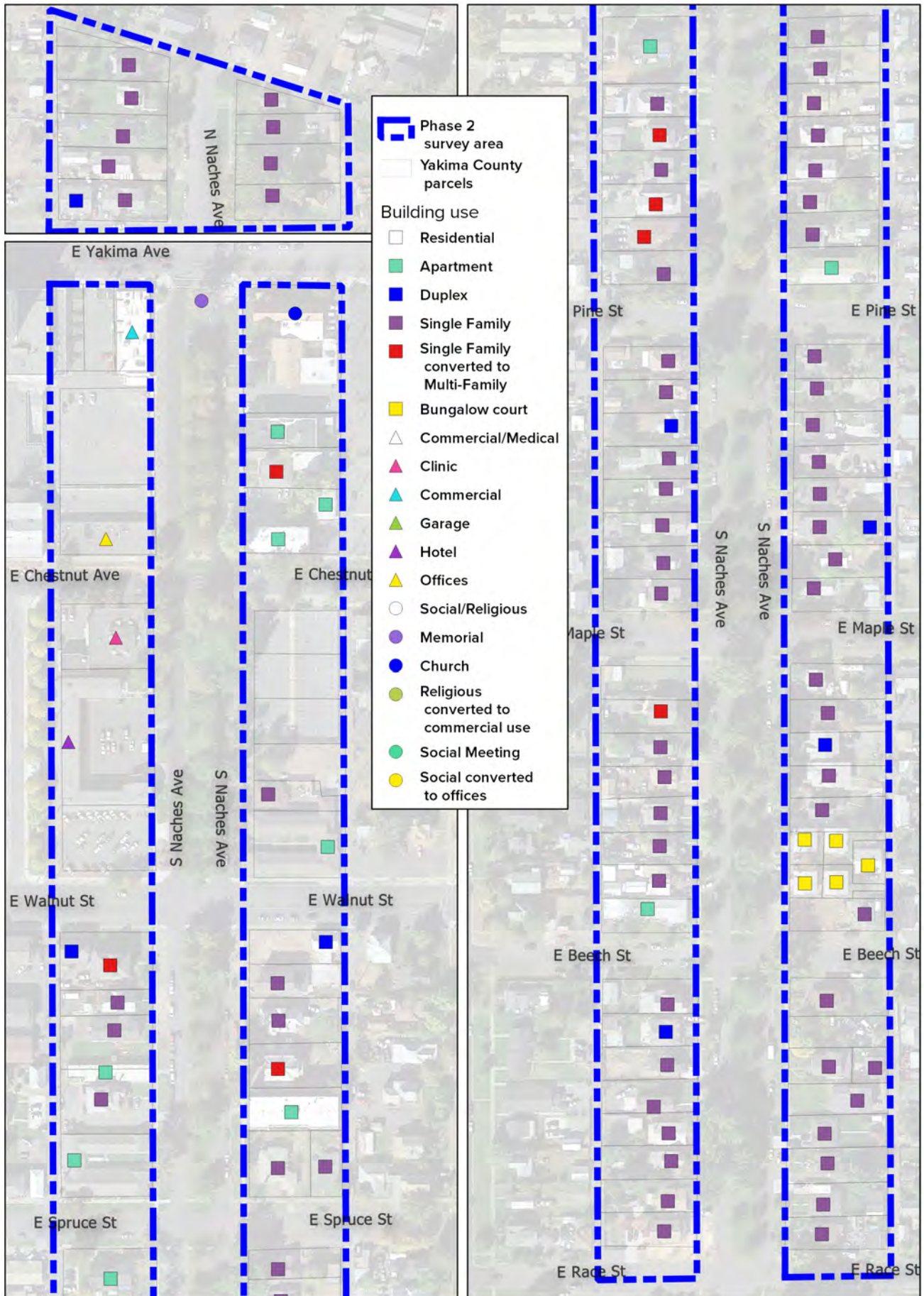
Map 9. Recommended Historic Overlay Zone



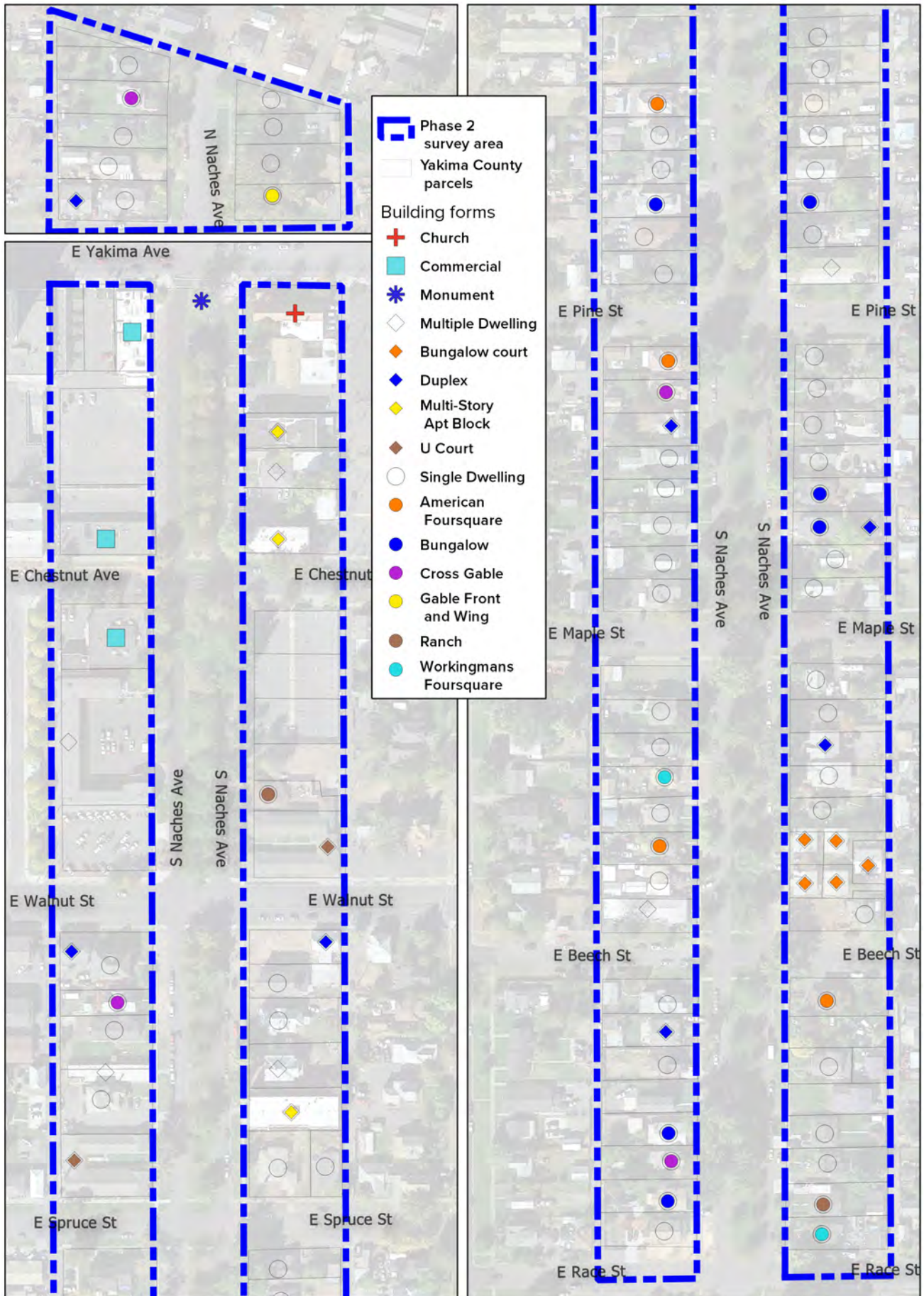
Map 10. Development Periods



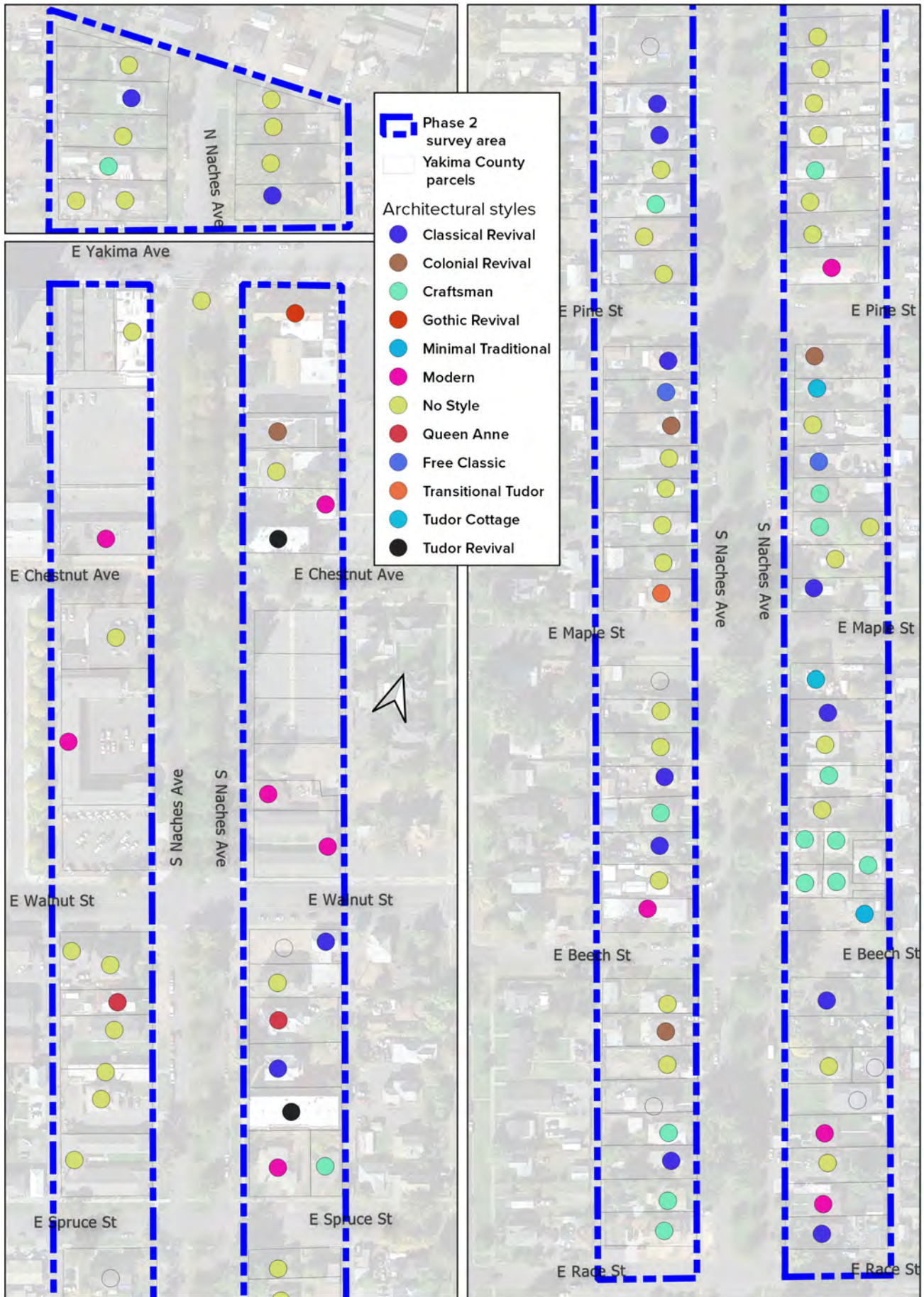
Map 11. Decade of Construction



Map 12. Building Use



Map 13. Building Forms



Map 14. Architectural Styles