

**Ellensburg  
First Railroad Addition Historic District  
Survey Report**



*"Residence Section, Ellensburg, Washington" 1923, (EPL)*

*Prepared for*  
City of Ellensburg  
Community Development Department  
Ellensburg Landmarks and Design Commission  
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Table of Contents

1. Introduction
  - Background and Project Goals
  - Evaluator Qualifications
  - Survey Area
  - Research Design and Survey Methodology
  - Acknowledgements
2. Ellensburg Context
  - Early and Mid-20<sup>th</sup> Century Development
3. First Railroad Addition
  - Architectural styles
  - Architects
  - Survey Results
4. Conclusions and Recommendations
5. Bibliography & Sources
6. Appendix
  - Maps
  - HPI Forms (see WISAARD)

## ABSTRACT

This survey yielded 107 new HPI forms input into WISAARD and a survey report. The following survey report provides supporting contextual information and recommended next steps regarding possible district nomination updates. Of the 107 properties surveyed, a total of 79 are recommended contributing to a revised National and/or local register historic district, 21 are recommended non-contributing, and seven have been demolished. Of the properties considered non-contributing in the 1986 National Register nomination, five are now recommended contributing either because they have achieved significance over time, or their associative significance has been reevaluated.

Based on survey results, the original National Register boundaries continue to retain sufficient integrity, and an amended National Register boundary could encompass the area of the current Local Landmark District. Considering the number of properties built between 1935 and 1952, and the two infill homes built as late as 1968, it would be appropriate to expand the period of significance to 1895-1968. The houses retain sufficient historic integrity and architectural style, so the expanded and updated National Register and Local Landmark district nomination would qualify under Criterion C for the National Register, and under Criterion 3 with the local Ellensburg Landmarks register.

## INTRODUCTION

### **Background and Project Goals**

The City of Ellensburg received a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) in late-2021 to fund the survey of an area encompassing the current local and national First Railroad Addition historic districts. The local historic district encompasses a slightly larger area than the National Register historic district and is codified in the Ellensburg City Code by way of a map but does not have a nomination document with survey forms for each individual property. The survey forms and nomination document for the First Railroad Addition National Register Historic District were written in 1986 and while the district has maintained a high degree of overall integrity, the forms need to be updated and the context statement expanded.

The period of significance for the National Register district is 1895-1935. In order for a property to be listed in the National Register, it must be at least fifty years of age unless it is of exceptional importance. At the time of the last survey in 1985, properties built after 1935 could not be included in the nomination. As a result, many of these properties have not been evaluated.

The goal of the survey is to evaluate the district's integrity, update the district's historic context, and inform a possible expansion of the National Register district boundaries to match the existing Ellensburg Local Landmarks Historic District boundaries.

## Evaluator Qualifications

Sarah Desimone conducted the field survey and archival research and prepared this report. Mrs. Desimone has a Master's Degree in Historic Preservation from Savannah College of Art and Design and is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61.

Sarah Desimone was selected as the consultant for the project as she already has a contract with the City of Ellensburg to perform on-call historic preservation planning services.

## Survey Area

The survey area encompasses Blocks 25-29, 15-19, and the north half of Blocks 5-9 of the First Railroad Addition to Ellensburg (1888). This translates roughly to the area bound by North Main Street to the west and North Wildcat Way to the east, and from the south side of 11<sup>th</sup> Street to the north side of University Way (see map 23). The total number of properties included in the survey is 107.

## Research Design and Survey Methodology

Background research began in January of 2022 and in-person field survey of properties in the First Railroad Addition historic districts was conducted from February 23 - February 26, 2022. At this time, all properties were photographed and evaluated in accordance with the Washington State Guidelines for Cultural Resource Reporting and recorded in WISAARD. Survey site numbers correspond loosely with the numbering used in the 1986 National Register nomination form with the addition of the local register parcels. Properties were evaluated at a reconnaissance level for integrity and significance under Criterion C. Some properties were also evaluated under Criterion A, B and/or Criteria Consideration G. Archival research began in February and continued through June and this report was written from April – July, 2022.

Research sources included:

- Historic property records and current property information from the Kittitas County Assessor's Office and the Central Regional Branch of the Washington State Archives.
- Historic *Sanborn* and plat maps, historic *Polk Directories*, property information, local history documents and historic newspapers from the Kittitas County Historical Museum.
- Previous register nominations and surveys including the First Railroad Addition Historic District National Register Nomination (1986), the Downtown Ellensburg Historic District National Register nomination (2019) and CWU Campus Buildings Determination of Eligibility document (2015).
- WISAARD, the Washington Information System for Archaeological and Architectural Records.

- Publications on historic architectural styles, urban and suburban development in the United States and various period resources including advertisements.

**Acknowledgements**

The report author wishes to recognize the assistance provided by the City and county and their various repositories and public library collections as well as several property owners who contributed their personal research materials.

City of Ellensburg	Kirsten Sackett, Community Development Director Stacey Henderson, Senior Historic Preservation Planner GIS Specialist City of Ellensburg, Stephen Ramella
Ellensburg Public Library	Regina Tipton-Llamas, Library Reference Supervisor & Local Historian
Ellensburg Landmarks And Design Commission	Dorothy Stanley Maurice Blackson Zane Kanyer Fred Redmon Amy McCoy Darren Reid
Kittitas County Historical Museum	Sadie Thayer, Museum Director
Property Owners	David Cross John Shaw Anthony Clayton Karen and Larry Gookin John and Linda Graf

**2. ELLENSBURG CONTEXT**

**Early Development**

The City of Ellensburg is located in the Kittitas Valley in Central Washington at nearly the geographic center of the state. Surrounded by three mountain ranges, the city is located in the Shrubsteppe Region of the state whose landscape is characterized by rolling grassy plains, canyons and streams. The historical center of the city sits to the east of the Yakima River and Interstate-90 and is traversed by Wilson and Mercer Creeks. Prior to white settlement, the area was known to be a gathering place for the Kittitas band of the Yakama Nation and other tribes of the Columbia plateau region.<sup>1</sup> By 1859, after the Yakama Nation was forced to cede their lands

<sup>1</sup> Andrew Jackson Splawn, Ka-mi-akin, the Last Hero of the Yakimas, Caldwell, ID: The Caxton Printers Ltd. 1958.

August 2022

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to the U.S. by way of the Treaty of 1855, cattlemen began driving herds through the Kittitas Valley and the first permanent white settlers began to arrive.<sup>2</sup>

William Bud Wilson filed the first claim in Ellensburg where he built a log cabin on what would become known as Wilson Creek. In 1870, cattlemen Andrew Jackson Splawn and Ben Burch purchased Wilson's cabin and moved it to a site on what is now East 3<sup>rd</sup> Ave. between N. Main and N. Water streets.<sup>3</sup> Intending to capitalize on the Indian fur trade and cattle drives through the valley, the two opened the first trading post and called it "Robber's Roost."<sup>4</sup>

In 1871, John and Mary Ellen Shoudy came to Ellensburg from Seattle while John was on a scouting mission to build a wagon road from Seattle to the Kittitas Valley. Shoudy purchased all of the Robber's Roost inventory from A. J. Splawn who was by that time the sole owner. According to Splawn, he later gifted Jon and Mary Ellen his squatter's right to the 160 acres of land now comprising the city of Ellensburg. John built a new two-story wood frame building to house the new store and Mary Ellen would later open a millinery shop in what is now the Shoudy-Caldwell block.<sup>5</sup> In 1875, John Shoudy platted 80 of his 160 acres into the town of Ellensburgh, so named in honor of his wife Mary Ellen (renamed "Ellensburg" in 1894).<sup>7</sup>

The town grew slowly over the next decade but when Kittitas County was established in 1884 and Ellensburg was named the county seat, growth began to pick up. In 1885, the population was approximately 600 and by 1887 it had doubled to 1200, largely in part to the Northern Pacific Railroad which had arrived in Ellensburgh from Yakima in 1886 and completed its track all the way to Puget Sound.<sup>8</sup> As an enticement for choosing Ellensburgh as a depot location, the Shoudy's and other settler's gave land to the Northern Pacific Railroad and in 1888, the Northern Pacific Railroad platted the First Railroad Addition. Soon after, Ellensburgh was featured in an 1889 edition of *Northwest Illustrated Monthly Magazine*, a magazine distributed largely on the east coast and devoted to "western progress." Investors from the east coast and the Seattle area began purchasing lots on spec and the city saw a huge real estate boom.<sup>9</sup> By 1891, 29 additional plats had been filed and the population surpassed 2,500.

On July 4, 1889, a fire wiped out as many as 200 houses and ten brick blocks and kicked off a new decade full of hardship. Looking to rebuild and establish new industries in the city, the Ellensburgh Improvement Company was incorporated and began working to establish the city

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<sup>2</sup> Paula Becker, HistoryLink, "Ellensburg- Thumbnail History," 2005. Electronic document <https://www.historylink.org/File/7554>, accessed April 23, 2022.

<sup>3</sup> Andrew Jackson Splawn, *Ka-mi-akin, the Last Hero of the Yakimas*, Caldwell, ID: The Caxton Printers Ltd. 1958.

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

<sup>6</sup> Paula Becker, HistoryLink, "Ellensburg- Thumbnail History," 2005. Electronic document

<sup>7</sup> Donald W. Meyers, "It Happened Here: Mary Ellen Shoudy becomes 'Mother of Ellensburg'" *Yakima Herald-Republic*. March 3, 2019. Electronic Document [https://www.yakimaherald.com/news/local/it-happened-here-mary-ellen-shoudy-becomes-mother-of-ellensburg/article\\_2e13d7fe-3d42-11e9-8317-27e70fef1103.html](https://www.yakimaherald.com/news/local/it-happened-here-mary-ellen-shoudy-becomes-mother-of-ellensburg/article_2e13d7fe-3d42-11e9-8317-27e70fef1103.html), Accessed April 23, 2022.

<sup>8</sup> Kittitas County Historical Museum, Timeline. Electronic document, <https://kchm.org/timeline/> Accessed April 23, 2022.

<sup>9</sup> Samuel R. Mohler, "Boom Days in Ellensburg, 1888-1891" *The Pacific Northwest Quarterly*, Vol. 36, No.4, October 1945.

as an iron and brick manufacturing center.<sup>10</sup> The idea did not pan out, however, and by 1891 real estate values had collapsed and banks and businesses failed.<sup>11</sup>

In the midst of the economic downturn, the Washington State Normal School, which would later become Central Washington University, was established in Ellensburg. The school began holding classes in a local public school but by 1894, Barge Hall had been constructed at the corner of what are today named E. University and N. Wildcat Way, in the southeastern corner of the First Railroad Addition. By 1937, the name of the school changed to Central Washington College of Education and then to Central Washington State College in 1961. In 1977, the name was changed a third time to Central Washington University.<sup>12</sup> Two buildings were built in 1907 and 1908, a heating plant and Edison Hall, respectively, and the Chicago, Milwaukee, St. Paul, and Pacific electric railroad opened in 1908 in what is presently the northern portion of campus.<sup>13</sup>

### **Early and Mid-20<sup>th</sup> Century Development**

During the early 20<sup>th</sup> century, the First Railroad Addition neighborhood saw another large period of growth. In 1904, the State Legislature approved funding to expand the CWU campus. Growing northward, the campus doubled its original size by 1904.

Between 1911 and 1920, the High Line Canal, an irrigation project by the Kittitas Reclamation District, was constructed in the Kittitas Valley. This helped to fuel the economy and Ellensburg's population increased. During this era, the state also developed a plan to expand advanced educational opportunities for everyone which meant there was a greater demand for teachers from CWU and the other state Normal Schools.<sup>14</sup> The school once again expanded in 1911 and found itself scrambling to find housing for students. A temporary plan was implemented to allow private citizens to lease out rooms to students and the First Railroad Addition was the natural choice due to its proximity to the school.<sup>15</sup> In 1925, the State Legislature funded the construction of a new library (Smyser Hall) and passed a bill that enabled Normal Schools to expand further by adding dormitories and student activity buildings and by 1928, CWU had all three.

As the campus grew, so did the population of Ellensburg and the population of the First Railroad Addition district. Population growth during this period is apparent in the neighborhood as approximately 30 homes were constructed between 1911 and 1930. Both campus expansion and construction in the district mostly halted during the Great Depression but picked up again after World War II. After 1944, the remaining seven lots were improved, probably due to the implementation of the Servicemen's Readjustment Act of 1944, or GI Bill.<sup>16</sup>

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<sup>10</sup> Ibid.

<sup>11</sup> Ellensburg Dawn, property valuation notices, September 1, 1899. Pg.7

<sup>12</sup> Mohler, 1967

<sup>13</sup> Walton,

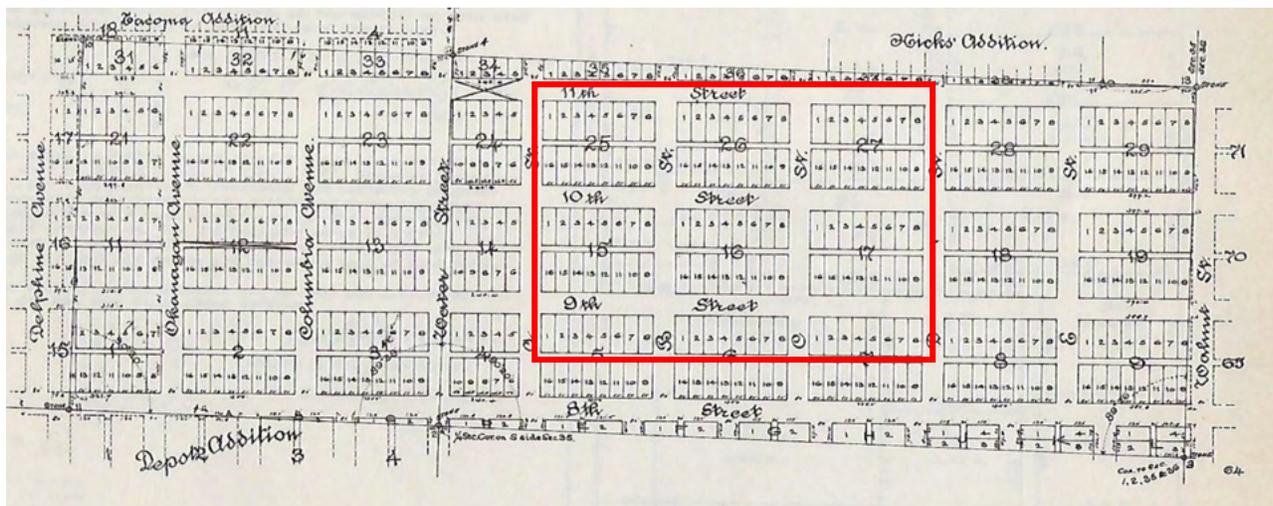
<sup>14</sup> Ibid.

<sup>15</sup> Walton, 23

<sup>16</sup> Sanborn Map Co.

### 3. FIRST RAILROAD ADDITION NATIONAL AND LOCAL HISTORIC DISTRICTS

Together, the First Railroad Addition national and local register districts make up a nine city block portion of the First Railroad Addition which actually encompasses the area between E. University Way and E. 11<sup>th</sup> Ave from about N. Delphine St. on the west end over to the eastern edge of CWU campus, including Barge Hall, Shaw-Smyer Hall, McConnell Hall, Mitchell Hall, Hebler Hall, and part of Hertz Hall. The vast majority of the properties in the district are residential with the exception of properties along the E. University Way commercial corridor and the CWU campus. South of E. University Way lies the city's historic downtown and the Ellensburg Downtown local and national register historic districts. When the addition was platted in 1888, the town was in the midst of an economic "boom." Land values were increasing so steadily that property was being bought and sold as whole blocks or parts of blocks for profit and many properties changed hands multiple times during this period without seeing any improvements.<sup>17</sup>



**First Railroad Addition Plat Map- Kittitas County Historical Museum. Survey Area outlined in red.**

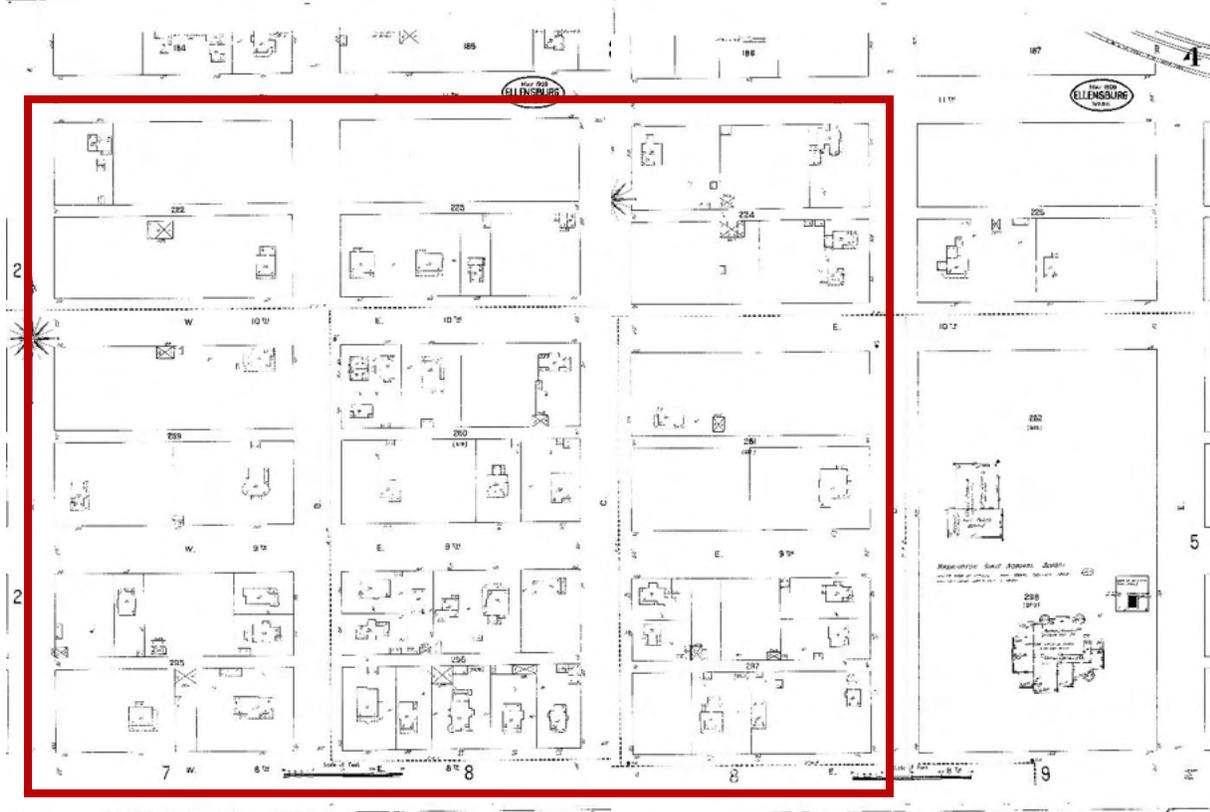
After the fire and the overzealous rebuilding efforts, construction in the district and the city was stagnant. However, upwards of about fifty homes were built between 1890 and 1909. The unique Ramsay Residence at 103 West 9<sup>th</sup> Ave. was built in 1895 and may be the earliest house in the district. The 1897 Sanborn map depicts only the blocks surrounding the Normal School and shows that four homes had been constructed in the vicinity: two at the southeast corner of East 9<sup>th</sup> Ave. and North C Street are extant (804 and 805 North B) and two along East 8<sup>th</sup> Ave. (E. University Way) have been demolished. Several additional homes built at the turn of the twentieth century are simpler Late-Victorian homes with Queen Anne elements such as cross-gabled wings, chamfered corners, corner porches and minimal ornament including 200 East 9<sup>th</sup> Ave. (formerly 806 North C Street), 115 West 9<sup>th</sup> Ave., and smaller examples like 804 and 805 North B Street. Others provide good representations of the Free Classic style with heavier massing, wrap around porches and turned posts such as 108 and 111 East 9<sup>th</sup> Ave. A

<sup>17</sup> Shirley Courtois, First Railroad Addition Historic District National Register Nomination. Electronic document, on file at the City of Ellensburg Community Development Department, accessed March 10, 2022.

number of Bungalows with Craftsman styling like 115 East 9<sup>th</sup> Ave. and Foursquare homes with a combination of Craftsman and Free Classic elements such as 105 East and 101 West 10<sup>th</sup> Ave. were also built during this time period. It also includes a Prairie influenced home at 103 East 9<sup>th</sup> Ave. The 1909 Sanborn also shows a number of lots with very small dwellings or auxiliary buildings that could indicate someone was preparing to build on those sites.

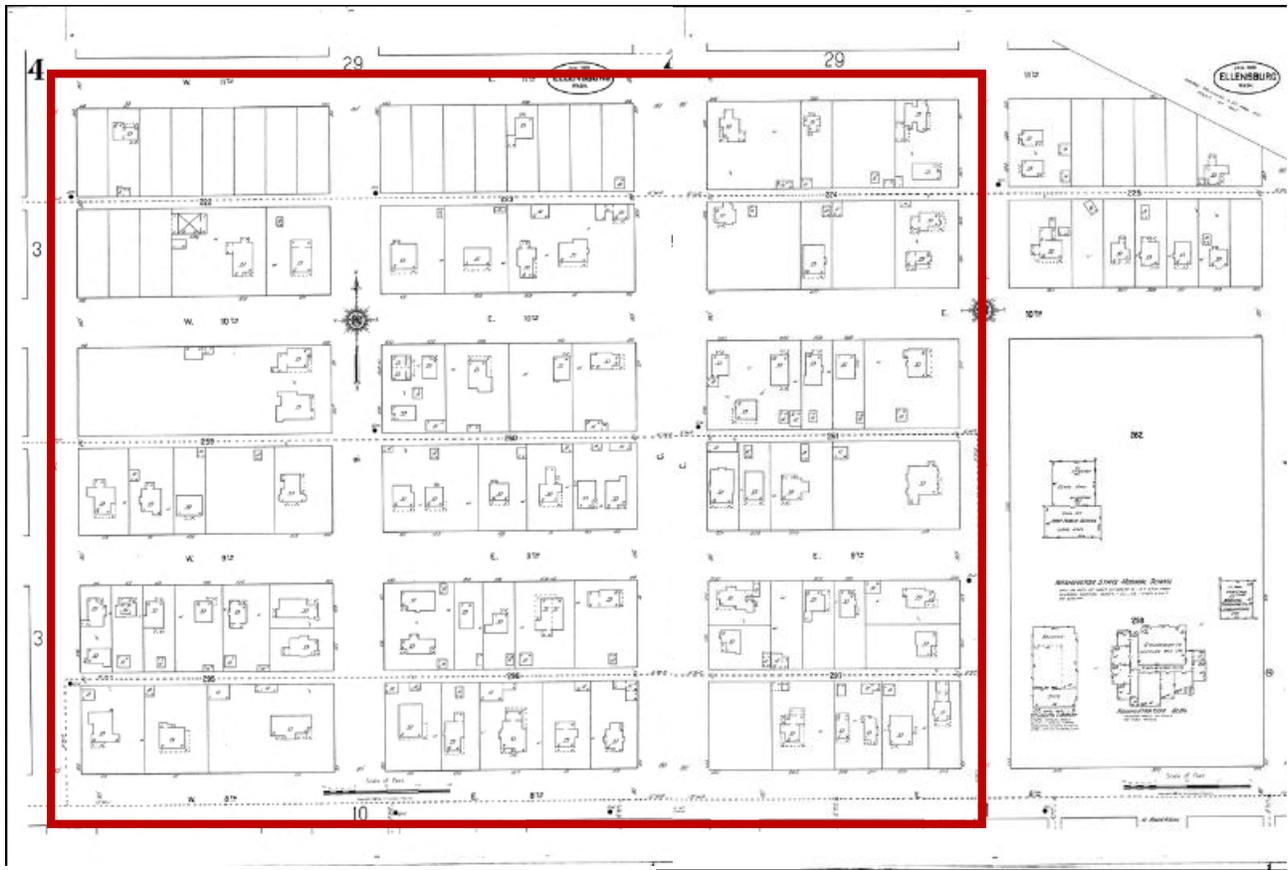


As of 1909, the blocks on the south end of the district, along 8<sup>th</sup> Ave. (E. University Way) and the south side of 9<sup>th</sup> Ave. had homes on almost every parcel and homes were sporadically placed throughout the remainder of the district yet somewhat concentrated in the center block.



*Sanborn Fire Insurance Map, 1909. Survey area highlighted in red.*

During the teens and 1920s, more than 25 homes were constructed in the district. By 1928, the bulk of the blocks between C and University, along the western edge of the Normal School campus, had been developed as well as the north side of 9<sup>th</sup> and 10<sup>th</sup> avenues.



***Sanborn Fire Insurance Map, 1928. Survey area highlighted in red.***

Houses of this period included the Prairie style Mary and Orrin Sinclair House built circa 1920 and numerous Craftsman and other styled bungalows.



*Kelleher, John and Selina, House, 201 E. 9<sup>th</sup> Ave. (c. 1922). Photo by author.*

The northwest corner of the district and the south side of 11<sup>th</sup> Ave. were the last to be developed as the district slowly grew northward. Most of the homes on 11<sup>th</sup> Ave. were built between 1930 and 1940. In particular, a large concentration of mid-1930s homes is located on the western end of 11<sup>th</sup> Ave. All five of these were designed in a version of the Tudor Cottage style and encompass the entire block with the exception of the house at the far west end which was built circa 1900. The middle block of 11<sup>th</sup> Ave. has three homes with very little ornament and one more that was not constructed until 1952. The east end of 11<sup>th</sup> Ave. has a mixture of two circa 1900 homes, a 1930s Tudor Cottage and two later Minimal Traditional houses. Only two homes along 11<sup>th</sup> Ave., 112 W. 11<sup>th</sup> Ave. and 1006 N. C St, were shown on the 1909 Sanborn map and one more, on the 1928.<sup>18</sup>

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<sup>18</sup> Sanborn Map Co., 1909; 1928; 1948.



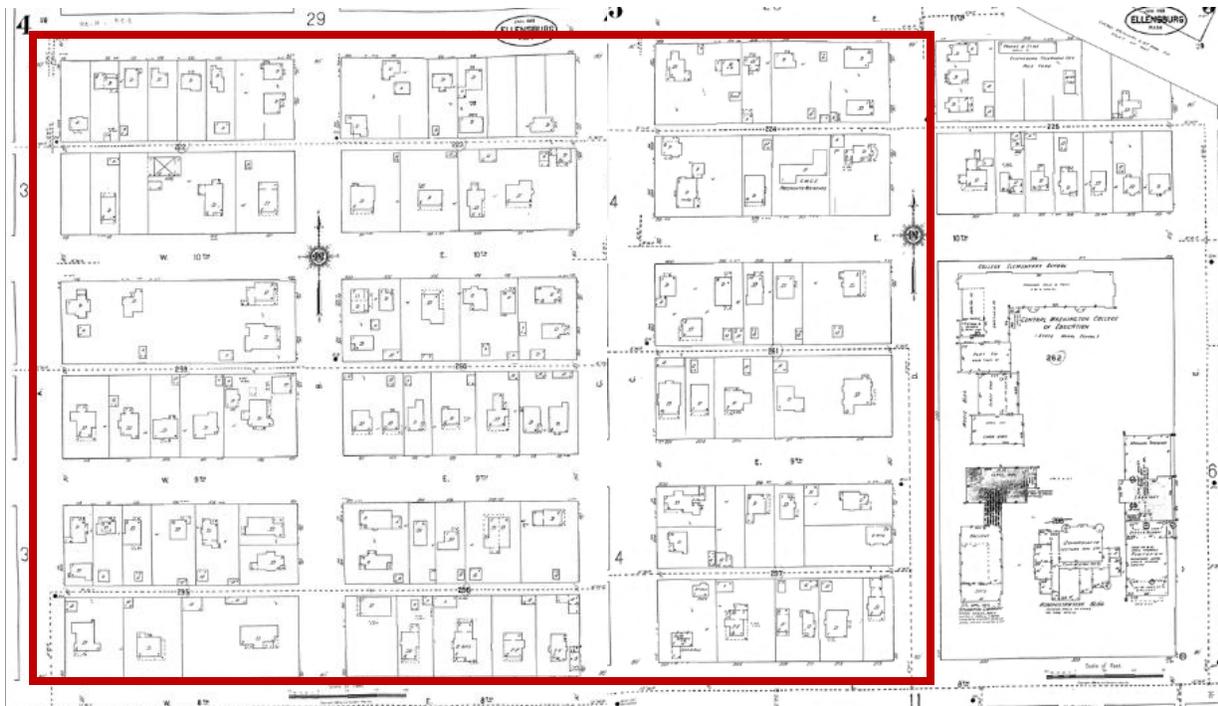
*House, 108 W. 11<sup>th</sup> Ave. (c. 1930). Photo by author.*

By the 1930s, house styles started to shift toward period revival styles which is evidenced by the construction of houses such as Georgian Revival Dr. William Taylor Residence at 1000 North C Street which was built circa 1930, the French Norman style residence at 1004 North B Street, circa 1934, and the cluster of Tudor Cottages on the west end of 11<sup>th</sup> Ave. circa 1930s.



***Taylor, Dr. William, House, 1000 N. C St. (1930). Photo by author.***

When the 1948 overlay of the 1928 Sanborn was issued, almost every parcel in the district had been developed except for a grouping of parcels in the southwest corner of E. 11<sup>th</sup> Ave. and North C St. which would be developed in 1952 and a large parcel in the center of the block on the south side of W. 10<sup>th</sup> Ave. that wouldn't be fully developed until the mid-1980s. In 1949, an older house was razed along E. 9<sup>th</sup> Ave. and the Modern Amanda Hebler House built in its place. Also at this time, the CWU President's House, originally designed by John W. Maloney, was built at the east end of E. 10<sup>th</sup> Ave.

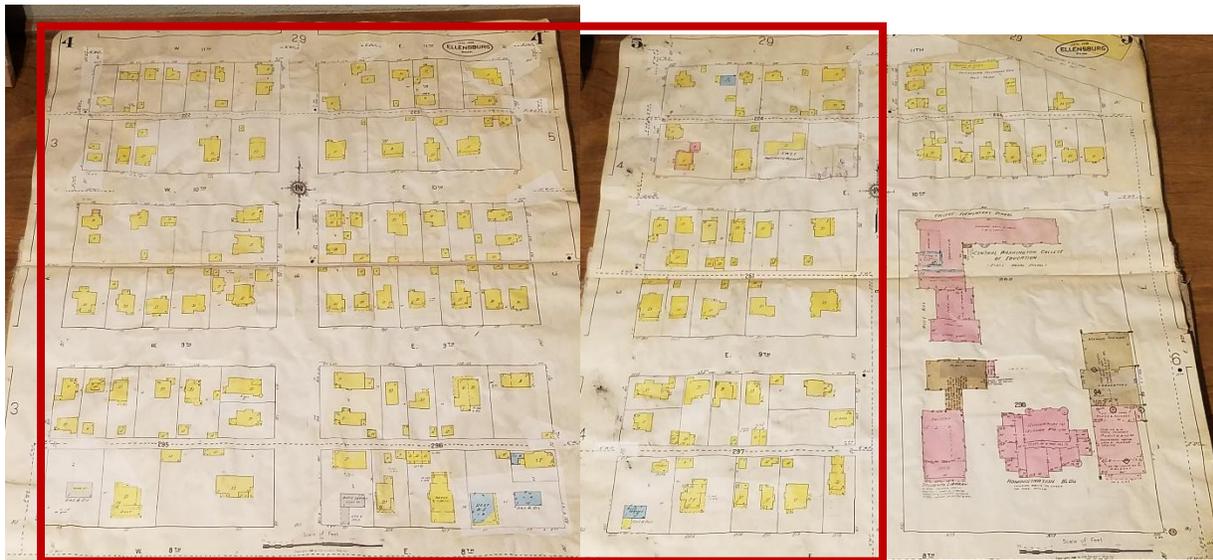


**Sanborn Fire Insurance Map, 1928 with 1948 overlay. Survey area highlighted in red.**

In 1952, a Modern house designed by John W. Maloney, was built at the southwest corner of N. C St. and E. 11<sup>th</sup> Ave., completing the infill on that street. Between 1952 and 1972, one home and one apartment building were built in the district, circa 1967-68, each replacing an older structure. In 1967, the CWU President's House was drastically altered and expanded and the houses to its east were razed. Finally, in the early 1980s, a Shed style home was built at 104 W 10<sup>th</sup> Ave. Since that time, two new homes have been built in place of homes that were destroyed or demolished.



*Whitney, Henry J., House, 1009 N. C St. (1952). Photo by author.*



*Sanborn Fire Insurance Map, 1928 with 1959 overlay. Survey area highlighted in red.*

## Architectural Styles

Architectural styles in the district are typical of those found on the west coast throughout the last years of the 19th century and into the mid-twentieth century. The Craftsman style is extremely prevalent in the district with twenty-one homes possessing attributes of that style. Also popular are late-Victorian styles and to a lesser extent, period revivals. Bungalows are numerous and while most exhibit Craftsman styling, some have characteristics of other styles. Styles from the mid-20<sup>th</sup> century are not common as most houses were built prior to 1948.

The following chart tables shows how many examples of each style are contained in the district.

Craftsman	21
Classical Revival	6
Contemporary/Modern/Asian-Inspired	6
Tudor Revival	6
Free Classic	5
Minimal Traditional	5
Colonial Revival	4
Queen Anne	2
Dutch Colonial	2
Prairie	2
PWA Modern/Art Moderne	2
Shingle	2
Workingman's Foursquare	1
Arts and Crafts	1
Second Empire	1
Georgian Revival	1
French Norman	1
Gable Front and Wing	1
No Style	23

### Queen Anne – Free Classic (1880-1905)

In the United States, the Queen Anne style evolved out of the English Arts and Crafts movement of the mid-19<sup>th</sup> century when England showed two half-timbered buildings at the Philadelphia Centennial Exposition in 1876. H.H. Richardson built the William Watts Sherman House which is generally considered to be the first Queen Anne house built in America. The style is characterized by asymmetrical massing, wrap-around porches or verandas, towers and multi-story bays, chamfered corners, flared or battered courses and decorative elements like scroll brackets, spindlework, dentils and turned posts. Wall surfaces often featured decorative shingle courses and ornamental cladding and many were painted with multiple colors. The Free Classic variant of the style, common after 1890, features classical columns rather than turned

porch posts and lacks delicate spindlework. Dentils on the cornice-line, Palladian windows and other classical details are prevalent on Free Classic houses.<sup>19</sup>

### Shingle (1885-1910)

The Shingle style was so named by the architectural historian Vincent Scully in his 1955 book, *The Shingle Style*.<sup>20</sup> It is a transitional style that originated on the east coast between the Queen Anne and Georgian Revival periods and was first used in the construction of summer homes for the wealthy.<sup>21</sup> Borrowing its massing and asymmetry from the Queen Anne style and other embellishments from Colonial Revival such as classical columns, Palladian windows, balustrades and decorative windows.<sup>22</sup> Other common features are rounded corners, verandas towers, turrets, or multi-story bay windows. Buildings are fully clad in shingles but may have stone or brick foundations or accents. Pacific Northwest versions of the style tended to be less elaborate but still feature many of the key elements.<sup>23</sup>

### Prairie (1905-1930)

Developed by Frank Lloyd Wright, the Prairie style was less common on the west coast as it was intended to be a “natural style,” sympathetic to the regional midwestern prairie landscape.<sup>24</sup> The style has a horizontal emphasis with string courses and bands of windows, low-pitched roofs, often flat, and deep overhanging eaves. Typically clad in light-colored stucco, variants in the Pacific Northwest are often clad in wood clapboard or a combination of stucco and wood.<sup>25</sup>

### Craftsman (1905-1930)

Charles and Henry Greene, brothers who practiced architecture together in Pasadena, California are credited as the inspiration for the Craftsman style. Often conflated with the Bungalow type, Craftsman homes have low-pitched roofs with deep overhanging eaves, wide bargeboard, exposed rafter tails and roof brackets. They are most commonly clad in wood clapboard or shingles but often have accent materials such as stone, brick, stucco or false half-timbering. Porches are prominent on Craftsman style homes and are often supported by battered piers or heavy supports and railings. Brick and stone are commonly found on porch foundations and piers. Craftsman windows and doors have multiple light sashes, are wrapped with wood molding, and are often placed in pairs or groups of three or more.<sup>26</sup>

### Bungalow (1880-1930)

The Bungalow house type is often conflated with the Craftsman style but is not an actual architectural style but a building form. Its origins are the subject of debate but they became most prominent during the first decade of the 20<sup>th</sup> century during a population boom and continued its dominance in small towns throughout the 1920s and even the early 1930s in some

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<sup>19</sup> McAlester, pp.345-346.

<sup>20</sup> John Milnes Baker, *American House Styles*, Norton: 2002, pp.110-111

<sup>21</sup> DAHP, “Shingle Style,” *Architectural Style Guide*. Electronic Document <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/shingle-style> accessed April 23, 2022.

<sup>22</sup> Ibid

<sup>23</sup> Ibid

<sup>24</sup> John Milnes Baker, *American House Styles*, Norton: 2002, pp.112-114

<sup>25</sup> Ibid.

<sup>26</sup> McAlester, pp. 567-568

cases. Most often constructed in the Craftsman style, bungalows were offered as “kit houses” by national companies such as Sears & Roebuck and Montgomery Wards, and both national and local plan books were developed such as those promoted by Seattle’s Victor W. Voorhees. Geared toward one-story living and simplified construction requirements, Bungalows offered a relatively inexpensive and easy path toward home ownership and west coast living. There are six predominant bungalow subtypes: side gable, hipped, front facing gable, double front-gable, triple front-gable, and cross gable. Each is unique but most feature compact footprints, low-pitched roofs with overhanging eaves and porches.<sup>27</sup>

#### American Foursquare (1900-1925)

Similar to the Bungalow, the American Foursquare is a house form that can have been built in many different styles and was popular during the early 20<sup>th</sup> century. Sold in kits and plan books, the American Foursquare offered a larger home that could be built relatively easily and inexpensively. Foursquare houses typically have low-pitched pyramidal roofs and simple square plans with four rooms per floor. Smaller versions of the foursquare have three rooms per floor with an entryway and stairway where the fourth room would be. Full-width porches are common and typically project away from the house. A popular variant in the Pacific Northwest has its porch recessed underneath the second floor, usually just in one corner rather than across the full-width.<sup>28</sup>

#### Colonial Revival - Georgian Revival - Dutch Colonial Revival (1880-1955)

The Colonial Revival style takes many forms and was perhaps the most dominant style for housing in this country during the 20<sup>th</sup> century.<sup>29</sup> Coming about in the 1880s, the style draws from the earlier Georgian, Dutch, Federal and other Colonial styles that were prevalent on the east coast throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries. Georgian Revival homes follow a fairly strict pattern in that they have symmetrical facades, are most often clad in brick and are emphasized at the entrance, openings and cornices. They typically have dormers across the front roof slope and pedimented porticos. Similarly, the centered gable variant is symmetrical with a side-gable roof but has a slightly projecting wing with a front facing gable centered on the façade. Dutch Colonials are symmetrical with side-gabled gambrel roofs, a nearly full-width shed dormer on the front, a pedimented portico and often a sunroom on one gable end. The asymmetrical variant is massed more like homes of the Queen Anne style and often has a two-story bay window and a small porch rather than a portico.<sup>30</sup>

#### French Norman (1918-1940)

Inspired by the vernacular architecture of the French countryside, the style developed after World War I while the country was enthralled with French culture and architecture having fought for France. News coverage of the destruction in France was common and a number of pictorial studies on French architecture were published.<sup>31</sup> A number of architects who had served in France came home and began to incorporate French architectural designs into their work, particularly with regard to single-family housing. Borrowed from dwellings seen in the

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<sup>27</sup> DAHP, “Bungalow,” Architectural Style Guide. Electronic Document <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/bungalow> Accessed April 23, 2022.

<sup>28</sup> Caroline T. Swope, *Classic Houses of Seattle*. Timber Press: Portland, OR 2005.

<sup>29</sup> McAlester, pp.408-432.

<sup>30</sup> Ibid.

<sup>31</sup> McAlester, pp.493-494

Normandy region of France, the signature aspect of the style is a central tower that often holds the interior staircase. Buildings of this style tend to be clad in brick, stucco, stone or shingle and often incorporate several types of cladding or decorative half-timbering. Dormers, multipane casement windows and rustic, planked entry doors are common.<sup>32</sup>

#### Tudor Revival/Tudor Composite (1925-1940)

Based on English cottage styles, the Tudor Revival or Tudor Composite homes were popular from the early twentieth century up to roughly 1940.<sup>33</sup> These homes, found in both urban and suburban neighborhoods, often feature one or more front-facing gables, Tudor arches, and half-timbering on the upper story in larger two-story examples. In the northwest, they are generally clad in wood or brick, often with ribbons of three or more wood-framed, multi-light casement or double-hung windows on the façade. A common variation consists of a projecting asymmetrical gable with a sweeping curve over the entry.<sup>34</sup>

#### Contemporary (1930-1970)

Based on Frank Lloyd Wright's plans for the Usonian house, Contemporary style, popular in the Northwest, opened residential houses to a more intense relationship with the surrounding landscape. In residential design, it appeared in the post-war era but rose to popularity in the 1950s and beyond. It is characterized by dramatic roof forms, either very low pitched or flat roofs with deep overhanging eaves, sometime with boxed gutters, or, in some cases, dramatic gables. Other variations include inverted roofs known as butterfly roofs. The style employs expanses of glass, courtyards, viewing gardens, and other details that brought the experience of the outdoors into the contemporary home's living spaces. In the northwest, trapezoidal windows angled up into the eaves, which often included exposed roof beams, are evidence of Japanese influence.<sup>35</sup>

#### Minimal Traditional (1935-1950)

The Minimal Traditional home is generally simple in plan and design, often rectangular or L-shaped, a single story tall, cross-gabled, with minimal ornament, minimal eaves, and minimal breaks in wall and roof surfaces. Minimal Traditional homes were constructed with modest plans and materials, were generally plain and straightforward by design, and wood framed with wood siding, and double-hung, wood-framed windows. Designed during the Great Depression to qualify for Federal Housing Administration loans, the Minimal Traditional was easy to construct and economical for young families to buy, particularly after World War II, when houses of this style were popularly used to house workers flowing toward World War II-era manufacturing centers, including those in Washington state.<sup>36</sup> Typical examples are common, although the popular design was soon surpassed by less compact housing forms, like the Ranch house, after roughly 1950.<sup>37</sup>

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<sup>32</sup> DAHP, "French Norman" Architectural Style Guide. Electronic document <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/french-norman> accessed April 23, 2022.

<sup>33</sup> Gottfreid and Jennings; McAlester

<sup>34</sup> McAlester, pp.450.

<sup>35</sup> McAlester, pp.628-630.

<sup>36</sup> Federal Housing Administration, Principles of Planning Small Houses, Technical Bulletin No. 4, Revised June 1948.

<sup>37</sup> McAlester, pp.587-589.

## Architects

Homes within the district that are known to be architect designed are limited and the scope of this survey does not include such research. However, at least two houses are known to be designed by local and/or nationally significant architects including Samuel Maclure (1860-1929) who was a prolific Canadian architect best known for his work in Vancouver and Victoria, B.C. and the duo of John W. Maloney (1896-1978) and John H. Whitney (1913-1954). The Dutch Colonial Agnes Gray House at 802 N B St. is noted in a magazine from the period as having been designed by Edwin A. Williams of Seattle but no information was located as to his life or body of work.

### Samuel Maclure (1860-1929)

Samuel Maclure was a prominent Canadian architect best known for his work in British Columbia, Canada and, in particular, Victoria, B.C. There, he developed a uniquely Pacific Northwest version of the English Arts and Crafts styles, known for his use of half-timbering, and designed over 350 buildings.<sup>38</sup>

### John W. Maloney (1896-1978)

John Maloney is a renowned architect and best known in Kittitas County for his design of the Larson Building in Yakima. Maloney also designed high profile buildings such as schools and hospitals as well as many buildings for college campuses in Washington including thirteen (13) buildings for Central Washington University. Some of his Ellensburg buildings include the Ellensburg National Bank Building and alterations to Washington National Bank, Ellensburg Telephone Company, Ellensburg High School, Morgan Jr. High, Dr. Robert McConnell House, Henry Schnebly House, Dr. R.M. Hill House, H.J. Whitney House, and Wilbur T. Anderson House.

### John H. Whitney

John Whitney was a local architect who worked for John W. Maloney in Yakima and also designed the Kittitas County Courthouse at W. 5<sup>th</sup> Ave. and N. Main St. in 1955.<sup>39</sup> He was the son of Henry J. Whitney, a highly regarded Professor and Administrator at CWU from 1908-1943, and for whom Whitney Hall at CWU and Whitney Park at Ellensburg High School are named. Whitney designed his parent's house at 1009 N. C St. in conjunction with Maloney.

### Lafayette "Fay" Robinson Spangler (1885-1970)

Noted as "F.R. Spangler" on the plans, is known to have designed the Classical Revival James Clark House at 101 E. 10<sup>th</sup> Ave. Spangler lived in Ellensburg from about 1908 to 1912 and designed the Flemish Revival style YMCA building (1911) and submitted a proposal for the Ellensburg Carnegie library but was not awarded the commission.<sup>40</sup>

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<sup>38</sup> Dictionary of Canadian Biography, Maclure, Samuel,

[http://www.biographi.ca/en/bio/maclure\\_samuel\\_15E.html](http://www.biographi.ca/en/bio/maclure_samuel_15E.html), accessed July 25, 2022.

<sup>39</sup> PCAD, John H. Whitney, <https://pcad.lib.washington.edu/firm/4603/>, accessed July 25, 2022.

<sup>40</sup> DAHP, Architect Biographies: Fay R. Spangler. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-fay-r-spangler>, accessed July 25, 2022.

August 2022

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### Joseph Coté (1874-1957)

Coté lived and worked primarily in Seattle where he designed a number of large buildings such as the Machinery Hall at the Alaska-Yukon-Pacific Exposition in 1909, the Perry Apartments (1910), the Seattle Fire Department Station #25, the Sunset Club on First Hill (1914-15) and many large Georgian style residences in Seattle. The Georgian Revival house at 1000 N. C St. is his only known building in Ellensburg.<sup>41</sup>

## 4. SURVEY RESULTS

The survey area included the properties included in the National Register district as well as those within the boundaries of the local register district which extends approximately one-half block further to the north, east and west. Eight of the properties in the National Register district have been demolished. Those include a grouping of four homes at the southeast corner of the district, west of Shaw-Smyser Hall on the CWU campus, that were razed circa 2005 for a student parking lot. These were located at 209, 211, 213 and 213 N. Wildcat Way (formerly E. 8<sup>th</sup> Ave.). Also demolished were individual properties at 807 N C. St., 114 W. 9<sup>th</sup> Ave., and 104 W 10<sup>th</sup> Ave.

Of the 107 properties surveyed, a total of 79 are recommended contributing to a revised National and/or local register historic district, 21 are recommended non-contributing and seven have been demolished. Of the properties considered non-contributing in the 1986 National Register nomination, five are now recommended contributing either because they have achieved significance over time or their associative significance has been reevaluated.

These include the following:

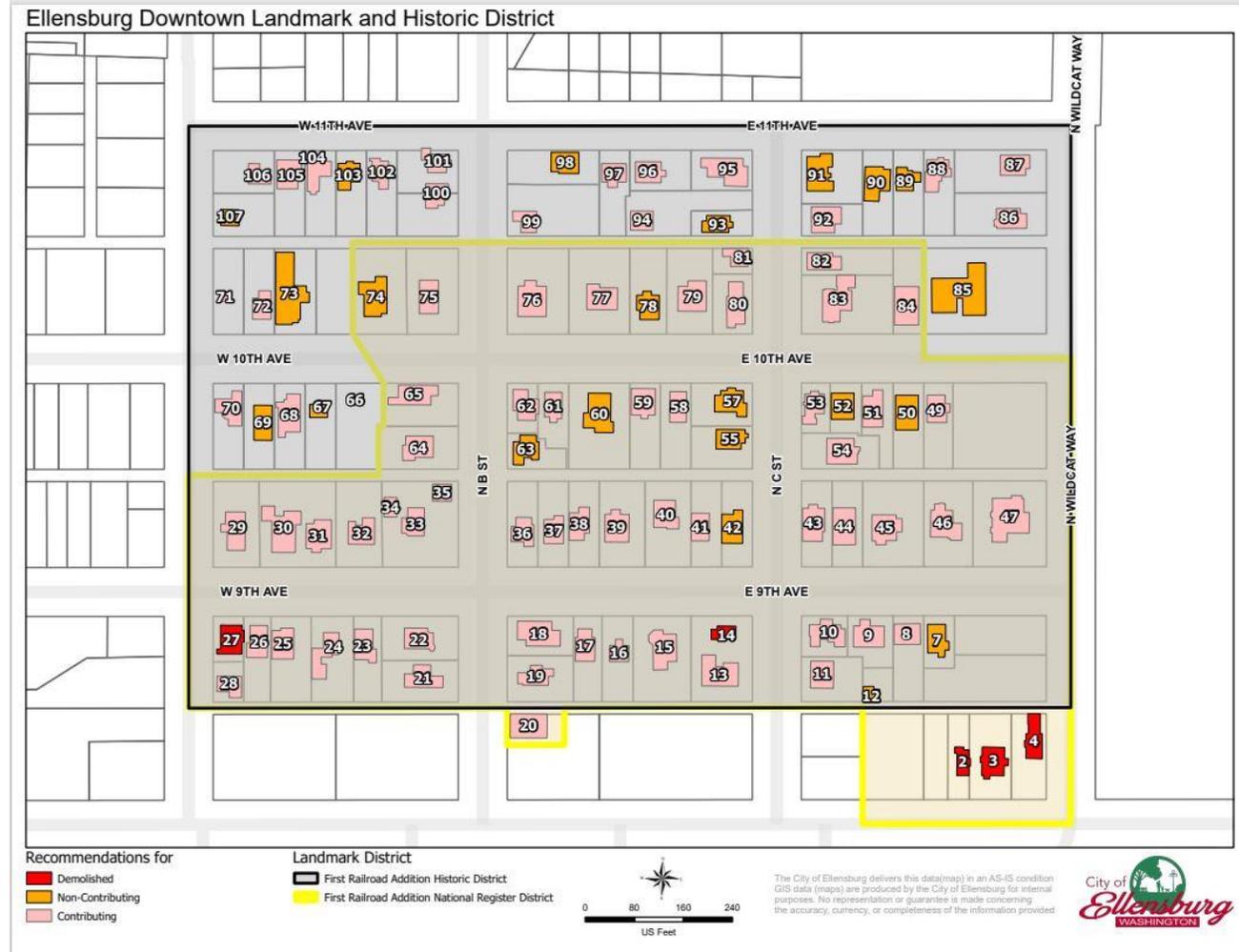
- 9. Amanda Hebler House, 204 E. 9<sup>th</sup> Ave.(1949) Modern
- 13. Apartment Building, 805 N. C St., (1968) Contemporary/Modern
- 21. William E. Wilson House, 805 N. B St., (c.1910) Queen Anne
- 34. Bentley Kern House, 901 N. B St., (c.1940) no style
- 46. Carl Ostrander House, 211 E. 9<sup>th</sup> Ave. (c.1948) Minimal Traditional

From the 75 that were considered contributing properties in the 1986 National Register nomination, five are now recommended non-contributing due to loss of integrity. These include numbers 12, 42, 50, 60 and 74.

When looking at the survey area, it is clear that many of the non-contributing properties are grouped into a couple of areas. The southeast corner has four contiguous parcels along E. University Way that have been developed into parking lots which are somewhat isolated from the remainder of the district with the exception of Button Hall (No.5) which lies between a fifth parking lot and E. 9<sup>th</sup> Ave. Similarly, three adjacent properties at the southeast corner of the intersection of E. 11<sup>th</sup> Ave. and N C St. are non-contributing. Several of the other non-contributing properties are also located along 11<sup>th</sup> Ave.

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<sup>41</sup> PCAD, Joseph Coté, <https://pcad.lib.washington.edu/person/2665/>, accessed July 25, 2022.



**Inventory Map of Changes to Historic District**  
**Data Gathered by Author- Map Created by Stephen Ramella.**

The table below lists each property surveyed by its 2022 survey number, DAHP property number and current address. Survey numbers for properties included in the 1986 National Register historic district nomination have not retained the same survey number in all cases. Properties that have been demolished are noted with “DEM,” contributing properties with “C”, non-contributing properties with “NC”, and individually eligible properties with “IND”. Date of construction is also listed for each property. Property number six (6) had been demolished before the 1986 survey took place and was therefore already listed as a parking lot.

Survey No.	DAHP No.	Current Address	NR C/NC	Local R C/NC	Date (circa)
1	3983	209 East University Way	DEM	DEM	-
2	633683	211 East University Way	DEM	DEM	-
3	634110	213 East University Way	DEM	DEM	-
4	634109	215 East University Way	DEM	DEM	-

August 2022

5	676939	833 N. Wildcat Way	C	C	1928
6	-	corner of East 9 <sup>th</sup> & D St.	NC	NC	-
7	4008	210 East 9th	NC	C	1910
8	4007	208 East 9th Ave	C	C	1902
9	4005	204 East 9th Ave	C	C	1949
10	3612	806 North C Street	C	C	1895
11	3609	804 North C Street	C	C	1910
12	3610	804 1/2 North C Street	NC	NC	1900
13	3611	805 North C Street	C	C	1968
14	-	807 North C Street	DEM	DEM	-
15	3998	108 East 9th Ave	C	C	1889
16	3997	106 East 9th Ave	C	C	1900
17	3995	104 east 9th Ave	C	C	1900
18	3601	806 North B Street	C	C	1900
19	3599	804 North B Street	C	C	1895
20	3598	802 North B Street	C	C	1905
21	3600	805 North B Street	C	C	1910
22	3602	807 North B Street	C	C	1910
23	4012	104 West 9th Ave	C	C	1916
24	4013	106 West 9th Ave	C	C	1920
25	4016	110 West 9th Ave	C	C	1908
26	4018	112 West 9th Ave	C	C	1910
27	4019	114 West 9th Ave	DEM	DEM	-
28	3597	804 North A Street	C	C	1920
29	4020	115 West 9th Ave	C	C	1900
30	4017	111 West 9th Ave	C	C	1915
31	4015	109 West 9th Ave	C	C	1920
32	4014	107 West 9th Ave	C	C	1934
33	4011	103 West 9th Ave	C	C	1895
34	3603	901 North B Street	C	C	1940
35	3604	903 North B Street	C	C	1935
36	3993	101 East 9th Ave	C	C	1910
37	3994	103 East 9th Ave	C	C	1900
38	3996	105 East 9th Ave	C	C	1928
39	3999	109 East 9th Ave	C	C	1910
40	4000	111 East 9th Ave	C	C	1895
41	4001	113 East 9th Ave	C	C	1920
42	4002	115 East 9th Ave	NC	NC	1905
43	4003	201 East 9th Ave	C	C	1922
44	4004	203 East 9th Ave	C	C	1919
45	4006	209 East 9th Ave	C	C	1910

August 2022

46	4009	211 East 9th Ave	C	C	1948
47	4010	215 East 9th Ave	C	C	1904
48	3622	907 North D Street	C	C	1911
49	4033	208 East 10th Ave	C	C	1930
50	4032	206 East 10th Ave	NC	NC	1916
51	4031	204 East 10th Ave	C	C	1910
52	4030	202 East 10th Ave	NC	NC	1939
53	4029	200 East 10th Ave	C	C	1929
54	3615	904 North C Street	C	C	1908
55	3614	903 North C Street	C	C	1907
56	3616	905 North C Street	C	C	1910
57	3617	907 North C Street	NC	NC	1935
58	4027	110 East 10th Ave	C	C	1917
59	4025	108 East 10th Ave	C	C	1936
60	4024	106 East 10th Ave	C	C	1905
61	4022	102 East 10th Ave	C	C	1905
62	3607	906/908 North B Street	C	C	1905
63	3605	904 North B Street	NC	NC	1905
64	3606	905 North B Street	C	C	1924
65	3608	907 North B Street	C	C	1903
66	726943	104 West 10th Ave	DEM	DEM	-
67	632825	108 West 10th Ave	NC	NC	1948
68	634018	110 West 10th Ave	C	C	1946
69	633139	112 West 10th Ave	NC	NC	1967
70	632899	114 West 10th Ave.	C	C	1936
71	634180	115 West 10th Ave	C	C	1947
72	631537	113 West 10th Ave	C	C	1900
73	632802	111 West 10th Ave	NC	NC	1900
74	4036	105 West 10th Ave	C	C	1920
75	4035	101 West 10th Ave	C	C	1910
76	4021	101 East 10th Ave	C	C	1909
77	4023	105 East 10th Ave	C	C	1909
78	4026	109 East 10th Ave	NC	C	1899
79	4028	111 East 10th Ave.	C	C	1910
80	726944	1001 North C Street	NC	C-IND	1905
81	3620	1003 North C Street	C	C	1900
82	3619	1002 North C Street	C	C	1917
83	3618	1000 North C Street	C	C	1930
84	4034	209 East 10th Ave	C	C	1920
85	677640	211 E 10th St.	NC	C	1947
86	726945	1005 North Wildcat Way	C	C	1930

87	726946	1009 North Wildcat Way	C	C	1930
88	631977	208 East 11th Ave	C	C	1950
89	726947	206 East 11th Ave	NC	NC	1946
90	726948	204 East 11th Ave	NC	NC	1946
91	726962	1006 North C Street	NC	NC	1905
92	726963	1004 North C Street	C	C	1963
93	726964	1005 North C Street	NC	NC	1930
94	726964	1007 North C Street	C	C	1945
95	726966	1009 North C Street	C	C	1952
96	631836	108 E 11th Ave	C	C	1925
97	634009	106 East 11th Ave	C	C	1930
98	634365	104 East 11th Ave	NC	NC	1945
99	726967	1004 North B Street	C	C	1934
100	632772	1007 North B Street	C	C	1945
101	726968	1009 North B Street	C	C	1930
102	634408	104 West 11th Ave	C	C	1935
103	633882	106 West 11th Ave	NC	NC	1930
104	632374	108 West 11th Ave	C	C	1930
105	632878	110 West 11th Ave	C	C	1931
106	634244	112 West 11th Ave	C	C	1900
107	631713	1004 Main Street	NC	NC	1930

Looking at the survey area from a wider perspective, the character of the district has remained that of a single-family residential neighborhood. Out of 107 total homes within the 2022 survey area; 7 homes have been demolished, 21 homes should be considered non-contributing structures, and 79 homes qualify as contributing structures. The historic integrity of the houses located within the local landmark district boundaries remain well intact overall, with 74% considered contributing structures, 20% considered non-contributing, and 6% were demolished since the 1986 survey.

Commercial development pressure has come largely from the south along E. University Way, one of the city's main thoroughfares which provides access to Central Washington University. Several homes at the corner of N. Main and W. University had been lost prior to the 1986 survey and the north half of block along University Way is entirely commercial with the exception of the Agnes Gray House (No.20) which was moved to the north half of the parcel to make way for a service station in the late-1940s<sup>42</sup>.

Some of the single family homes along the north half of 11<sup>th</sup> Ave. have been replaced with multifamily buildings, office buildings and institutional buildings as the CWU campus has expanded to the northwest of Wildcat N. Way. About one-third of the properties along the south

<sup>42</sup> KCHS, Research compiled for 802 N B., 2018

side of 11<sup>th</sup> Ave. are non-contributing due to alterations but they have remained single family homes. Overall, the residential character of the district has remained intact.

### **Current Period of Significance**

The current period of significance for the 1986 National Register district is 1895-1935. The majority of the properties (17) that were surveyed in 2022 that were not included in the 1986 survey fall within that period. However, ten were built between 1935 and 1952 and two were built in the 1960s. Generally, the properties along 11<sup>th</sup> Ave. and in the northwest corner of the survey area were built later than the southern parts of the survey area, during the 1930s and 1940s, as the University expanded and more housing was needed.

## **5. CONCLUSIONS AND RECOMMENDATIONS**

### **Period of Significance Recommendations**

The period of significance for the 1986 National Register district was 1895-1935. The majority of the properties surveyed in 2022 that were not included in the 1986 survey fall within that period. However, ten were built between 1935 and 1952 and two were built in the 1960s. These properties were not originally surveyed because the National Register threshold for being considered “historic” is 50 years, and some houses did not meet this qualification at that time. Generally, the properties along 11<sup>th</sup> Ave. and in the northwest corner of the survey area were built later than the southern parts of the survey area, during the 1930s and 1940s, as both the University and the city expanded. These properties are all single family homes, built in variations of the Tudor Cottage, French Norman and Minimal Traditional styles.

Two infill properties were developed during the 1960s. An apartment building was constructed circa 1962 at 805 N. C St. and a Modern/Contemporary single-family home was built at 1004 N. C St. circa 1968. Also, the CWU President’s House, originally designed by John W. Maloney circa 1947, was heavily altered in 1967 with Contemporary/Asian-Inspired additions.

Considering the number of properties built between 1935 and 1952, the two infill homes built as late as 1968, it would be appropriate to expand the period of significance to 1895-1968.

### **District Boundary Recommendations**

The original National Register district encompassed the area between N. Main St. and N. Wildcat Way and included both sides of 9<sup>th</sup> Ave., most of the south side of 10<sup>th</sup> Ave. and about two-thirds of the north side of 10<sup>th</sup> Ave., creating an irregular shaped district. The local register district boundaries and 2022 survey area is square, and includes the area from the south side of 11<sup>th</sup> Ave. to the south side of 9<sup>th</sup> Ave. and between N. Main and N. Wildcat Way.

Given the placement of new contributing properties along 11<sup>th</sup> Ave. and the east and west ends of 10<sup>th</sup> Ave., the local district boundaries would be appropriate for a revised National Register historic district.

Based on the data from the survey, the original National Register boundaries continue to retain sufficient integrity, and an amended National Register boundary could encompass the local register historic district as shown below. The revised boundary should include properties from the south side of 11<sup>th</sup> Ave to the north side of 9<sup>th</sup> Ave. between N. Main St. and N. Wildcat Way.



**Map of First Railroad Addition from Kittitas County Assessor, 2022. Survey area highlighted in red.**

### Register Criteria Recommendations

The proposed expanded district boundaries and period of significance, as recommended, would qualify for the National Register of Historic Places under Criterion C, and local Ellensburg Landmarks register under ECC 15.280.080(A) Criterion(3), for embodying the distinctive visual characteristics of an architectural type, period, style, or method of construction. Through this survey the style, characteristics, and historical integrity of the homes was well documented. It is evident that many homes within the National Register district boundaries have retained their historic integrity, as well as many homes outside the National Register boundary that are in the local boundary, and they would contribute the same quality of character and representation of architectural style.

## Additional Recommendations

Additional research is needed to determine if these later properties are significant for more than just their architectural qualities under Criterion C. It seems possible, given their similar appearance and date of construction, that several of the properties along 11<sup>th</sup> Ave. could have been owned or built by the same person. However, this research is beyond the scope of this project and would require additional examination.

Utilizing the new information from this survey, it is recommended that the City of Ellensburg seek additional CLG funding in a future funding cycle to update the First Railroad Addition National Register Historic District nomination.

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## 5. APPENDIX