

CULTURAL RESOURCES REPORT COVER SHEET

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Replace a draft? No

Satisfy a DAHP Archaeological Excavation Permit requirement? No

DAHP Archaeological Site #:
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Karr's Hill Phase 3

April 28, 2023

Reconnaissance Level Survey



PREPARED BY
Northwest Vernacular

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Acronyms

CLG	Certified Local Government
DAHP	State Department of Archaeology and Historic Preservation
DNE	Determination of Not Eligible
ED	Enumeration District Card
NRHP	National Register of Historic Places
NWV	Northwest Vernacular, Inc.
WHR	Washington Heritage Register
WISAARD	Washington Information System for Architectural and Archaeological Records Data
HRHP	Hoquiam Register of Historic Places

Photograph Citations

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Abstract

This is the third phase in the reconnaissance level survey (RLS) of Karr’s Hill. The survey addressed buildings and one structure. Certified Local Government (CLG) grants funded each phase. This report addresses overall recommendations (such as historic district eligibility), with individual resource 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 this report.

- **Phase 1:** DAHP no. 2018-11-08713. RLS of 112 historic resources in the survey area bounded by Lincoln Street (east), Emerson Avenue (south), Garfield Street (west), and Hyde Park Drive and View Court (north). Historic context development for the above described survey area.
- **Phase 2:** DAHP no. 2020-11-07280. RLS of 140 historic resources west of the phase 1 survey area and bounded by Garfield Street (east), Emerson Avenue (south), Fillmore Street (west), and the north side of Chenault Avenue (north).
- **Phase 3:** DAHP no. 2022-12-08039. RLS of 141 historic resources west of the phase 2 survey and bounded by Fillmore Street (east), Adams Street (west), the north side of Eklund Avenue (south), and the south side of Wheeler Avenue (north).

The three survey phases were initiated by the City of Hoquiam Historic Preservation Commission to identify potential individually eligible historic resources and evaluate the area for potential historic district eligibility.

Northwest Vernacular, Inc. (NWV) staff Katie Pratt and Spencer Howard conducted the research, field work, data entry, report findings and recommendations. NWV’s recommendations are based on a RLS of resources within all three survey areas. No archaeological assessment was conducted as part of this work. Table 1 below summarizes the survey data.

Volunteers conducted research on past building occupants and maritime associations using 1910, 1920, 1930, 1940, and 1950 Census enumeration district card data, which helped to identify significant past occupants and maritime associations. Data collected through this research was included in the individual historic property inventory forms in WISAARD with findings included in this report’s **“Survey Results” on page 17.**

Upon review based on the level of alterations recorded in the field work as part of the phases 1, 2, and 3 survey work NWV determined that the survey areas, both individually and collectively, do not contain a minimum 60% contributing historic resources to meet the criteria for a NRHP historic district. Diminished levels of architectural integrity, most notably the replacement of original cladding materials and windows were primarily responsible for the profusion of noncontributing buildings within the phase 1 and phase 2 survey areas, as well as the phase 3 survey area. Therefore, NWV does not recommend the City of Hoquiam move forward with a NRHP nomination at this time.

Table 1. Data Summary

STATUS	RESOURCE COUNT			
	PHASE 1	PHASE 2	PHASE 3	TOTAL
Surveyed resources	112	140	141	406
Individual National Register of Historic Places (NRHP) and Washington Heritage Register (WHR) eligible	5	10	3	18
Individual City of Hoquiam Register of Historic Places (HRHP) eligible	27	35	14	76

Research Design

This report is phase 3 of a three-part historic context and RLS of Karr's Hill.

Objectives

The survey objectives listed below support the continued growth of the City of Hoquiam's Certified Local Government (CLG) program and the identification and protection of historic buildings within the city.

- Objective 1: Identify potential historic properties within the survey area.
- Objective 2: Evaluate identified properties for potential eligibility to the NRHP, HRHP, and WHR to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.
- Objective 3: Evaluate the phase 1, 2, and 3 survey areas for potential NRHP and HRHP historic district eligibility.

Survey Methodology

The project consisted of a survey of 141 resources at the reconnaissance level, recording basic information collected from the public right-of-way. The City of Hoquiam selected historic preservation consulting firm NWV to conduct the survey. Local volunteer efforts supplemented NWV's efforts, conducting individual property research utilizing census records. Survey methodology included the following tasks:

- Field work
- Writing and data entry
- Public outreach

NWV developed a digital form for field use based on the Washington Information System for Architectural & Archaeological Records Data (WISAARD) data fields and prepared field maps showing the resources to survey. Historic property inventory forms for previously surveyed resources were downloaded and reviewed.

As part of the survey work, staff assessed building integrity level (plan, windows, cladding, and other) to identify which resources retain integrity to convey significance under any evaluation criteria. For resources retaining integrity, staff then made recommendations for NRHP and HRHP individual listing eligibility, as well as evaluated whether the property is in a potential NRHP historic district—and if so, whether it potentially contributes. Criterion C eligibility recommendations are based on architectural character and were assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way. Staff also identified character-defining features for each resource, which were then used in writing up the physical descriptions. Staff took at least two photographs of each resource. All images were renamed using the following convention: Street Name_House #_two digit series #.

Historic district evaluation utilized the following factors in determining whether a resource would either be contributing or noncontributing in a potential NRHP historic district.

Contributing:

- Built within the potential period of significance (1900 to 1973), and,
- Retain architectural integrity and able to convey their original design. This means that alterations relative to plan, cladding, windows, and other were intact to moderate. Up to one extensive level alteration was allowed as long as there were no moderate cladding or window changes.

Noncontributing:

- Built outside the potential period of significance; 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 (cladding or window; or two moderate alterations) and extensive alterations.

Writing, editing, WISAARD data entry, and production followed. NWV staff wrote physical descriptions for each resource, uploaded, and captioned photographs, and completed form data entry for each resource. Layout for the survey report was done in Adobe InDesign to integrate text and graphics. All analysis maps were produced using QGIS by NWV.

Public participation included a public meeting on December 21, 2022, via Zoom before the City of Hoquiam Historic Preservation Commission to discuss what a survey is, the survey area, and how this survey will utilize the historic context and eligibility recommendations in the previous survey phases to evaluate the combined survey areas for historic district eligibility. A final public meeting on DATE, 2023 addressed findings and recommendations from the survey work.

Historical Demographics Research

Volunteers conducted research on past building occupants and maritime associations. Data collected through this research was included in the individual historic property inventory forms in WISAARD with findings included in this report's **"Survey Results" on page 19**.

Historic Preservation Commission member Mickey Thurman entered the 1910, 1920, 1930, 1940, and 1950 Census enumeration district (ED) card data for the survey area into an Excel spreadsheet that NWV preloaded with existing building addresses from the survey area.¹ This allowed the information to be geocoded, so historical occupants of existing buildings could be compared across the five decades to identify long-term occupants, and other changes such as occupations and household size. Thurman also included addresses for demolished buildings. Including demolished properties helps to better understand what used to be in the survey area. The table below and accompanying criterion for processing the data illustrate the information recorded by Thurman into the Excel spreadsheet. Not all columns were available in each census year.

Table 2. Census Data Utilized

ED CARD COLUMN NAME	DESCRIPTION OF DATA RECORDED
Name	Name of head of household only.
Count	Count total for number of occupants listed in the house, including servants, boarders, and renters. This helps to inform relative population density in the neighborhood.

¹ Enumeration district cards were used by Census takers in the field to record information from each household visit and are handwritten with data in the sheets organized by building address.

ED CARD COLUMN NAME	DESCRIPTION OF DATA RECORDED
Tenure	Indicates if rents (R) or owns (O), which helps to understand property ownership patterns.
Immigration	Indicates the year immigrated to the US for the head of household. Immigration patterns can be tied to major events in home countries that precipitated their immigration.
Birth	Indicates place of birth for head of household only.
Trade	Under occupation, this is the first column on the census sheet, recorded only for the head of household.
Industry	Under occupation, this is the second column on the census sheet, recorded only for the head of household.

The following are the criterion used to process the ED card data:

- If no house number was listed, the line was omitted. Occupants could have been renters, but without the certainty of an address we chose not to speculate.
- Partial house numbers were treated as a full number. For example, in a series when 602 is the first house number and then the census recorder only wrote 6 for the next entry, we treated the 6 as 606.
- Buildings not listed on the census but estimated to have been built based on county assessor records prior to the census, were possibly vacant at the time of the census or not included if construction was not complete and they were not yet occupied. We chose to delete these from the spreadsheet. Assessor built dates were not modified.
- In cases where there are multiple listings for an address, several points were geocoded, one for each listing. Typically, these listings represented renters or multiple families living in one building.

Point locations on the census analysis maps, starting with “**Map 22. 1910 Census Head of Household Trade**” on page 59:

- Points represent a head of household listing—each extant building has at least a single point placed on it, and multiple points in a line if there are multiple listings for a building.
- For buildings that are no longer extant, points were placed at the property’s street curb, on a 1916 Sanborn Fire Insurance map, so as not to overlap with existing buildings.

Using the above described data we assembled the following “**Table 3. Maritime History Associated Resources**” on page 10 that identifies known maritime associations with resources surveyed. Based on Hoquiam’s role in the Maritime Washington National Heritage Area these associations hold potential interpretive and educational value relative to the heritage area. Refer to **Map 12 on page 49** for the locations of the resources identified in the following table.

Table 3. Maritime History Associated Resources

ADDRESS	1920	1930	1940	1950
135 Chenault Avenue	Yes	Yes		Yes
128 Chenault Avenue	Yes			
201 Chenault Avenue	Yes			
217 Chenault Avenue	Yes			
301 Chenault Avenue	Yes			

ADDRESS	1920	1930	1940	1950
145 Eklund Avenue	Yes			
347 Eklund Avenue	Yes	Yes		
207 Eklund Avenue		Yes		
233 Eklund Avenue		Yes		
343 Eklund Avenue		Yes		
307 Fillmore Street		Yes		
411 Fillmore Street		Yes		
135 Eklund Avenue			Yes	
303 Fillmore Street				Yes

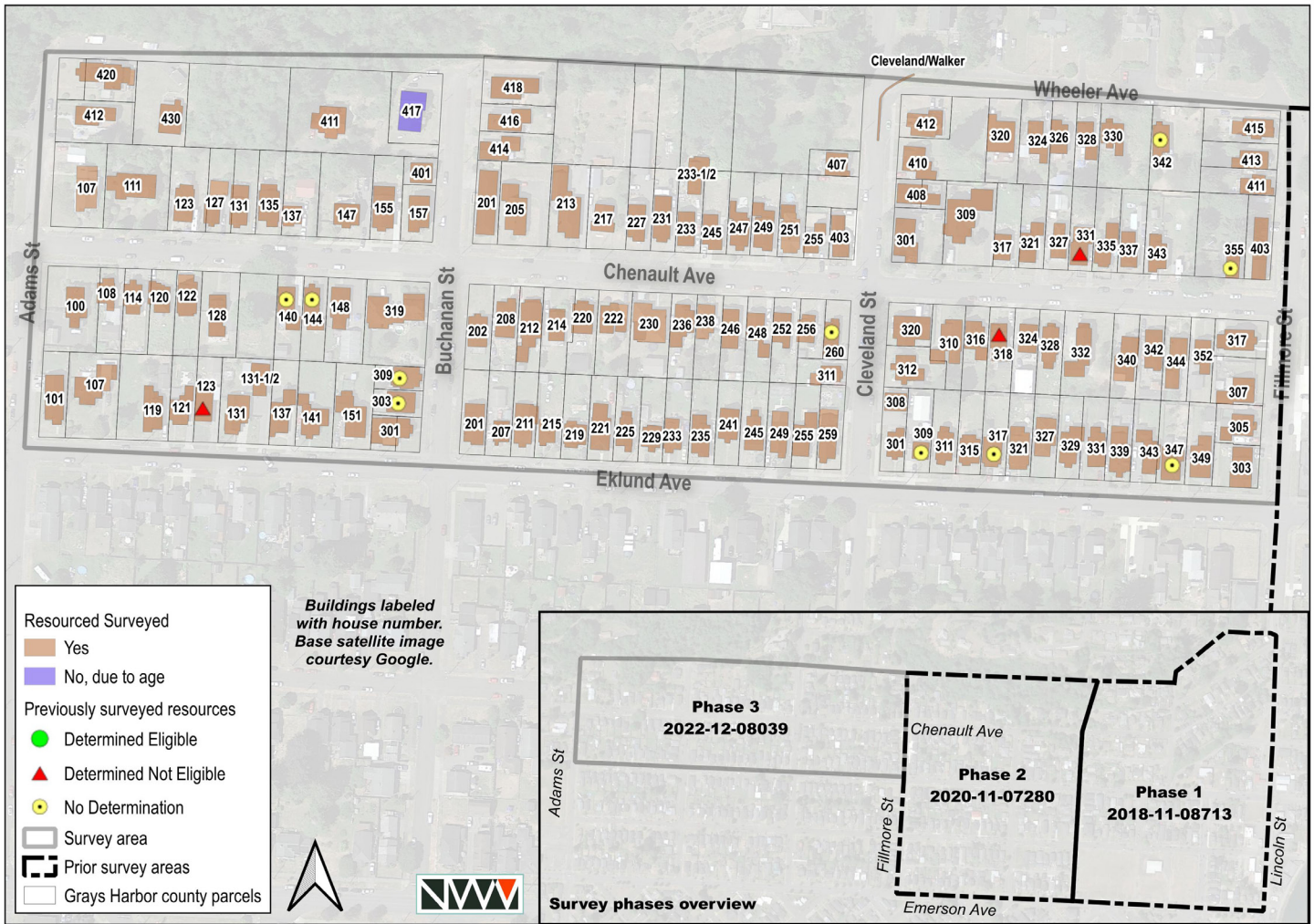
Expectations

NWV expected predominately single-family residences within the area. We expected a moderate to high level of alterations to existing buildings due to deterioration from salt water and high moisture exposure being close to the Pacific Coast. We also expected similar architectural styles, features, and materials recorded in the previous survey phases, such as a prevalence of post and pier foundations and distinctive wood shingles.

Area Surveyed

The survey area is bounded by the east side of Adams Street to the west, the south side of Wheeler Avenue to the north, the west side of Fillmore Street to the east, and the north side of Eklund Avenue to the south. Refer to the “**Map 1. Survey Area and Resources Surveyed**” on page 12 for the overall extent and the resources surveyed.

The survey project focused on single family residential buildings constructed between 1900 (oldest building) and the 1973 (the 50-year cutoff date is as of 2023) along with one stone retaining wall identified during the field work. No previous cultural resource or archaeological surveys were recorded in WISAARD as of April 17, 2023, within the study area. This survey builds on the previous RLS work conducted under the Karr’s Hill RLS phases 1 and 2. Other previous survey reports immediately adjacent to the survey area focused largely on regulatory compliance. Refer to the following table for a list of previous survey work based on data available from WISAARD.



Map 1. Survey Area and Resources Surveyed

Table 4. Survey Reports Adjacent to the Study Area

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Northwest Vernacular, Inc.	Karr's Hill RLS phase 1 (2018-11-08713)	1692825	7/23/2019	Survey Report
Northwest Vernacular, Inc.	Karr's Hill RLS phase 2 (2020-11-07280)	1695315	9/16/2021	Survey Report
Rooke, Lara C.	Letter Report: Procedures and results of a cultural resources survey of Cingular Wireless project site WA-733 (Emerson Manor) in Grays Harbor County, Washington	1341290	7/17/2002 12:00:00 AM	Survey Report
Laybolt, A. Dawn	Letter to Tom Whitney Regarding the FINAL REPORT: Historic Properties Survey and Assessment of the Simpson Avenue Bridge, Work Order XL 1640	1346484	8/11/2005 12:00:00 AM	Survey Report
Baldwin, Garth L.	Hoquiam Power Substation, Executive Order 05-05 Consultation	1348014	7/23/2006 12:00:00 AM	Survey Report

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Schneyder, Stacy	SR 520 Pontoon Construction Project- Draft EIS Cultural Resources Discipline Report	1681151	8/1/2010 12:00:00 AM	Survey Report
Blukis Onat, Astrida R.	Cultural Resource Study Report of the Port of Grays Harbor Industrial Development District Parcel No. 1, Hoquiam	1683333	8/1/2007 12:00:00 AM	Survey Report
Pinyerd, Dave	Cobain #SE73XC081 217 Seventh St., Hoquiam	1683382	3/6/2013 12:00:00 AM	Historic Structures Survey Report
Chambers, Jennifer	Cultural Resources Assessment for the Grays Harbor Rail Terminal, LLC Proposed Liquid Bulk Facility, Hoquiam	1685947	2/3/2015 12:00:00 AM	Survey Report

There are no NRHP-listed properties within the study area.

NRHP-listed properties directly adjacent to the study area (east across Fillmore Street) are listed in the following table. Most NRHP-listed properties within Hoquiam are south and southeast of the study area within Hoquiam’s commercial core and along the Hoquiam River.

Table 5. NRHP Properties Adjacent Study Area

YEAR BUILT	LISTED DATE	LISTING NUMBER	ADDRESS	REGISTER NAME	REGISTER STATUS
1907	2005-04-27	05000365	717 Bluff Street	Hodgdon, Judge Charles W., House	NRHP; WHR
1905	1990-07-12	90001073	509 Chenault Avenue	Hoquiam’s Castle	NRHP; WHR
1897	1973-04-11	73001868	515 Chenault Avenue	Lytle, Joseph, Home	NRHP; WHR

Previously surveyed resources within the study area are listed in the following table. The majority were surveyed in 1988. Those resources surveyed since 2009 have a determination of not eligible (DNE) for individual eligibility on the NRHP.

Table 6. Previously Surveyed Resources Within Study Area

PROPERTY ID	ADDRESS	SURVEYED AND STATUS
15955	303 Buchanan Street	1/19/1988 Not Determined
15956	309 Buchanan Street	1/19/1988 Not Determined
15960	140 Chenault Avenue	1/18/1988, 8/11/2020 Not Determined
15961	144 Chenault Avenue	1/19/1988 Not Determined
15963	260 Chenault Avenue	1/19/1988, 8/11/2020 Not Determined
15964	355 Chenault Avenue	1/19/1988, 8/11/2020 Not Determined
16003	309 Eklund Avenue	1/18/1988, 8/11/2020 Not Determined
16004	317 Eklund Avenue	1/18/1988, 8/11/2020 Not Determined
16008	347 Eklund Avenue	1/18/1988, 8/11/2020 Not Determined
16234	342 Wheeler Avenue	1/19/1988, 8/11/2020 Not Determined
107937	123 Eklund Avenue	8/5/2010 Determined Not Eligible 080910-04-HUD

PROPERTY ID	ADDRESS	SURVEYED AND STATUS
112276	318 Chenault Avenue	10/25/2010 Determined Not Eligible 110210-64-HUD
720367	331 Chenault Avenue	10/31/2019, 12/06/2022 Determined Not Eligible

Integration with Planning

The survey supports local comprehensive planning and the purpose of the City’s Historic Preservation Ordinance, adopted in 2007. As stated in Chapter 10.06, Section 10, Purpose, and as provided in Chapter 84.26 RCW (Ord. 07-17 §1, 2007):

- To provide for the identification, evaluation, designation, protection and rehabilitation of designated historic resources within the city of Hoquiam through special valuation, and a property tax incentive.

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.

Historical Overview

Natural Setting

The City of Hoquiam is located at the northeast end of Grays Harbor where the Hoquiam River enters the bay. Five rivers—the Chehalis, Wishkah, Hoquiam, Humptulips, and Wynoochee—go through Grays Harbor to reach the Pacific Ocean. The City of Hoquiam stands along the west bank of the Hoquiam River, which is roughly thirty feet deep where it passes the city and navigable by boat.² A bascule (movable bridge with a counterweight) and a swing bridge span the lower portion of the river before it empties into Grays Harbor. The Little Hoquiam River defines the north edge of the city, with a narrow ridge extending east–west just north of Chenault Avenue and ending at Lincoln Street. Karr’s Hill stands at the southeast end of this ridge and rises to more than 200 feet in height. The rest of the city, to the south and east of the ridge, is generally level. Tide flats extend out south of the city, transitioning to the north channel of Grays Harbor. The channel, where it runs parallel to the City of Hoquiam, ranges in depth from 138 to 210 feet.

Historical Development

This summary of development periods for the city of Hoquiam is drawn from the Karr’s Hill RLS (2018-11-08713). These periods are intended as a general organizational structure to contextualize events relevant to the city’s development up through 1971.

- **Pre-contact**
- **1850s through early 1881**, encompasses the first Euro-American land claims;

² Robert A. Weinstein. *Grays Harbor, 1885-1913* (New York: The Viking Press and Penguin Books, 1978), 18.

- **1882 through 1899**, early growth through a period of national economic growth and expansion;
- **1900 through 1928**, is characterized by dramatic increases in productivity through exploitation of the area’s natural resources, the rise of organized labor, and eventual industrial diversification. The city, along with Aberdeen and Grays Harbor, became the processing point and shipping outlet for the vast quantities of timber extracted from the Olympic Peninsula. The wealth and workers required to support both the processing and shipping sides of this industry support the construction of housing and development of a multitude of support businesses and civic infrastructure that shaped the character of the city. The city’s population grew rapidly during this period, more than doubling from 1900 to 1910, and several thousand more added in the next two decades, to nearly reach the city’s peak population. The city’s downtown and residential neighborhoods expanded during this period, absorbing the population increase. Most of the city’s current building stock was constructed during this period.
- **1929 through 1940**, the Great Depression severely affected the city and is characterized by a lack of employment opportunities and renewed interest in organized labor. The lumber industry dropped off quickly as demand for lumber disappeared, with sawmills reducing production. Statewide, the lumber industry dropped to 35 percent capacity by 1931 and then 19 percent by 1932.³
- **1941 through 1971**, World War II and post war years are characterized by the growth in wartime production of wood products and post war decline in production. The city’s population rose briefly during the 1940s, due in part to worker increases during the war, then had a small drop and relative stability through the 1950s and 1960s. After the 1960s the city began and continued a gradual population attrition through more recent decades. Refer to “**Table 7. City of Hoquiam Decennial Census Counts of Population**” on page 16 for population data.

Pre-contact

The City of Hoquiam resides within the current tribal areas of interest for the Squaxin Island Tribe and the Samish Indian Nation.⁴ The city is located within the ancestral lands of the Quinault Indian Nation, which consists of the “Quinault and Queets tribes and descendants of five other coastal tribes: Quileute, Hoh, Chehalis, Chinook, and Cowlitz,”⁵ and The Confederated Tribes of the Chehalis. Pathogens brought by Euro-American explorers by the late 1700s and settler-colonists by the early 1800s, coupled with the ongoing encroachment of settlers and logging operations onto their ancestral lands, had a profoundly damaging impact on area tribes. Council meetings between Isaac I. Stevens, governor and superintendent of Indian affairs of the Territory of Washington and the chiefs, headmen, and delegates of the different tribes and bands of the Qui-nai-elt and Quil-leh-ute Indians were held in Cosmopolis and led to treaty councils in Olympia and on the Quinault River and the signing of the Quinault

3 Robert E. Ficken, *The Forested Land: A History of Lumbering in Western Washington* (Seattle: University of Washington, 1987), 183.

4 Samish Indian Nation, *Samish Indian Nation* (2017), <https://www.samishtribe.nsn.us/>, (accessed November 20, 2018); Squaxin Island Tribe, *Squaxin Island Tribe* (2017), <http://squaxinland.org/>, (accessed November 20, 2018); The Confederated Tribes of the Chehalis Reservation, *The Confederated Tribes of the Chehalis Reservation* (2018), <https://www.chehalisreservation.org/>, (accessed November 19, 2018); Washington State Department of Archaeology and Historic Preservation, *Washington Information System for Architectural and Archaeological Records Data*, <https://fortress.wa.gov/dahp/wisaardp3/>, (accessed November 20, 2018), “Consultation – Tribal Areas of Interest” layer.

5 Quinault Indian Nation, *Quinault Indian Nation* (2003), <http://www.quinaultindiannation.com/>, (accessed November 19, 2018).

Treaty in 1856.⁶ The Confederated Tribes of the Chehalis rejected the unfavorable terms of the treaties the U.S. government offered them and so were considered a “non-treaty” tribe.⁷

City Development

The City of Hoquiam is the second largest city within Grays Harbor County (which was first formed in 1854 as Chehalis County and renamed in 1915) and is located just over twelve miles from the Pacific Ocean. James A. and Abigail B. Karr, established the Euro-American settlement at Hoquiam. The city’s development history is closely related to natural resource extraction from Grays Harbor, the Pacific Ocean, inland forests, navigation along the Hoquiam River, and the other major cities around the bay, including Aberdeen, Cosmopolis, and Westport. The area’s main industries (shipping, fishing, logging, and lumber processing) focused their operations around Grays Harbor. Census records documented high numbers of people working in these key industries living within the survey area and coming from around the world and across the nation to work in Hoquiam. Refer to **“Table 3. Maritime History Associated Resources” on page 10**. The Northern Pacific Railway (Burlington Northern Santa Fe Railway since 1996) runs along the south edge of the city and a former Northern Pacific Railway spur track (currently the Puget Sound and Pacific Railroad) runs along the Hoquiam River’s west bank; it formerly continued north along Polk Street immediately east of the study area.

Table 7. City of Hoquiam Decennial Census Counts of Population⁸

1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
1,302	2,608	8,171	10,058	12,766	10,835	11,123	10,762	10,466	9,719	8,972	9,097	8,726

Study Area Development

The city of Hoquiam’s development transitioned through six broad periods; the history and development of the study area spans between the years 1882 and 1973.

The area spans one early land claim for the city. Based on the 1910, 1920, 1930, 1940, and 1950 census enumeration district cards, houses within the survey area provided homes for workers and their families who were employed in downtown Hoquiam and in industries along the Hoquiam River, connecting to key themes in the city’s development. Refer to **“1910 - Head of Household Work” on page 42**, **“1920 - Head of Household Work” on page 44**, **“1930 - Head of Household Work” on page 46**, **“1940 - Head of Household Work” on page 48**, and **“1950 - Head of Household Work” on page 50** for head of household occupation data.

Between 1902 and 1907 one street within the survey area was renamed, refer to **“Table 8. Street Name Changes”** below.

⁶ Governor’s Office of Indian Affairs, *Quinault Treaty, 1856* (2019), <https://goia.wa.gov/resources/treaties/quinault-treaty-1856>, (accessed March 5, 2019).

⁷ The Confederated Tribes of the Chehalis Reservation, *The Confederated Tribes of the Chehalis Reservation* (2018), <https://www.chehalis-tribe.org/>, (accessed November 19, 2018).

⁸ Washington State Office of Financial Management, *Washington State Historical Decennial Populations for State, County, and City/Town: 1890 to 2000*, <https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities>, (accessed April 23, 2018).

Table 8. Street Name Changes

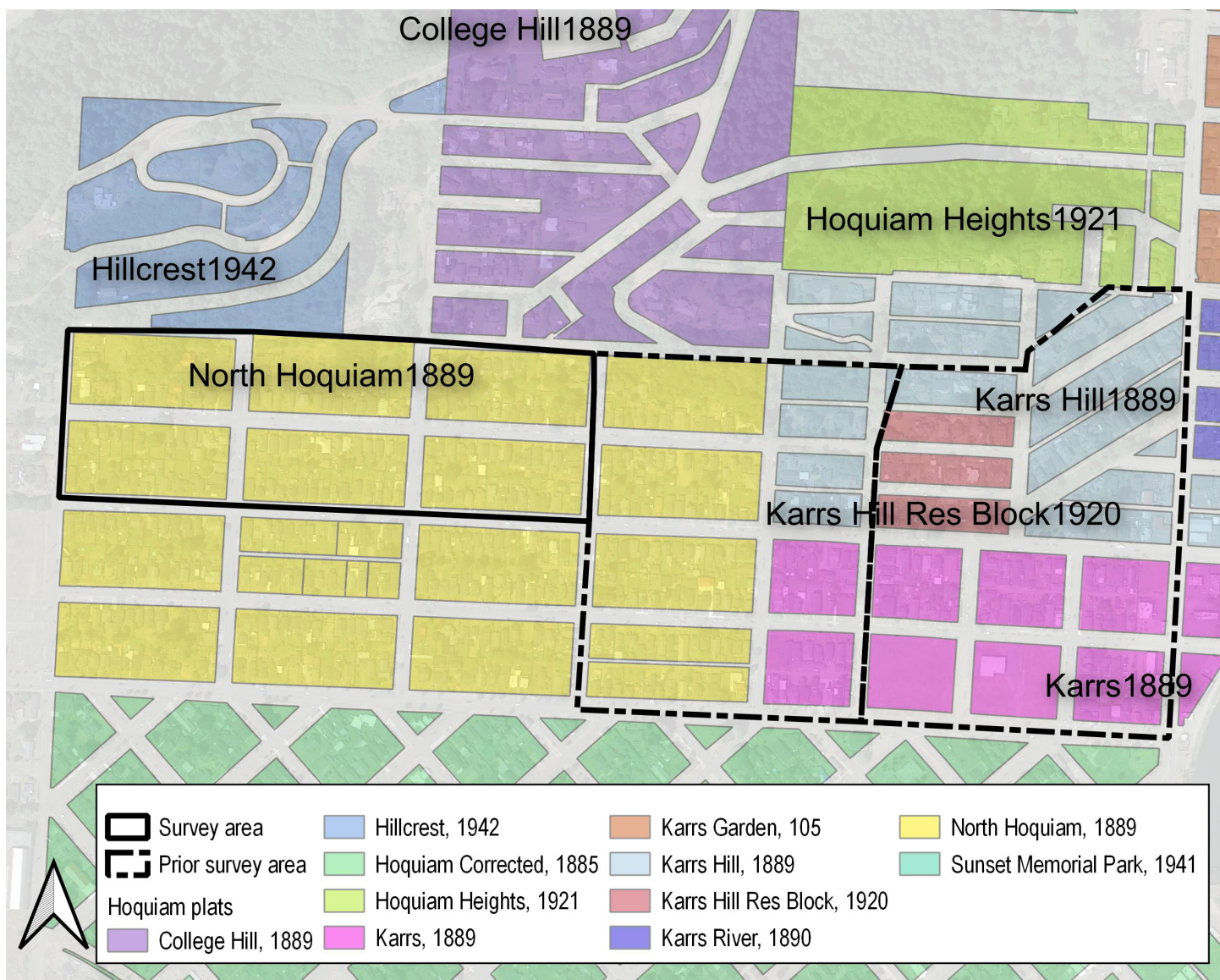
CURRENT NAME BY 1907	ORIGINAL NAME
Fillmore Street	N 4th Street

Geography and Physical Conditions

The study area lies north of the downtown core and consists of flat land at the base of the steep south-west slope of Karr’s Hill. The flat land residential development is characteristic of this portion of the city and continues from the Hoquiam River west between Chenault and Emerson avenues and southwest to Pierce Street.

Platting and Basis for Development

The survey area spans one plat, Hoquiam North, platted in 1889. The Karrs and Karrs Hill plats reside within part of the former land holdings of James A. and Abigail B. Karr, who established Euro-American settlement at Hoquiam. The Karrs owned most of the land north of Emerson Avenue, stretching



Map 2. Neighborhood Plats

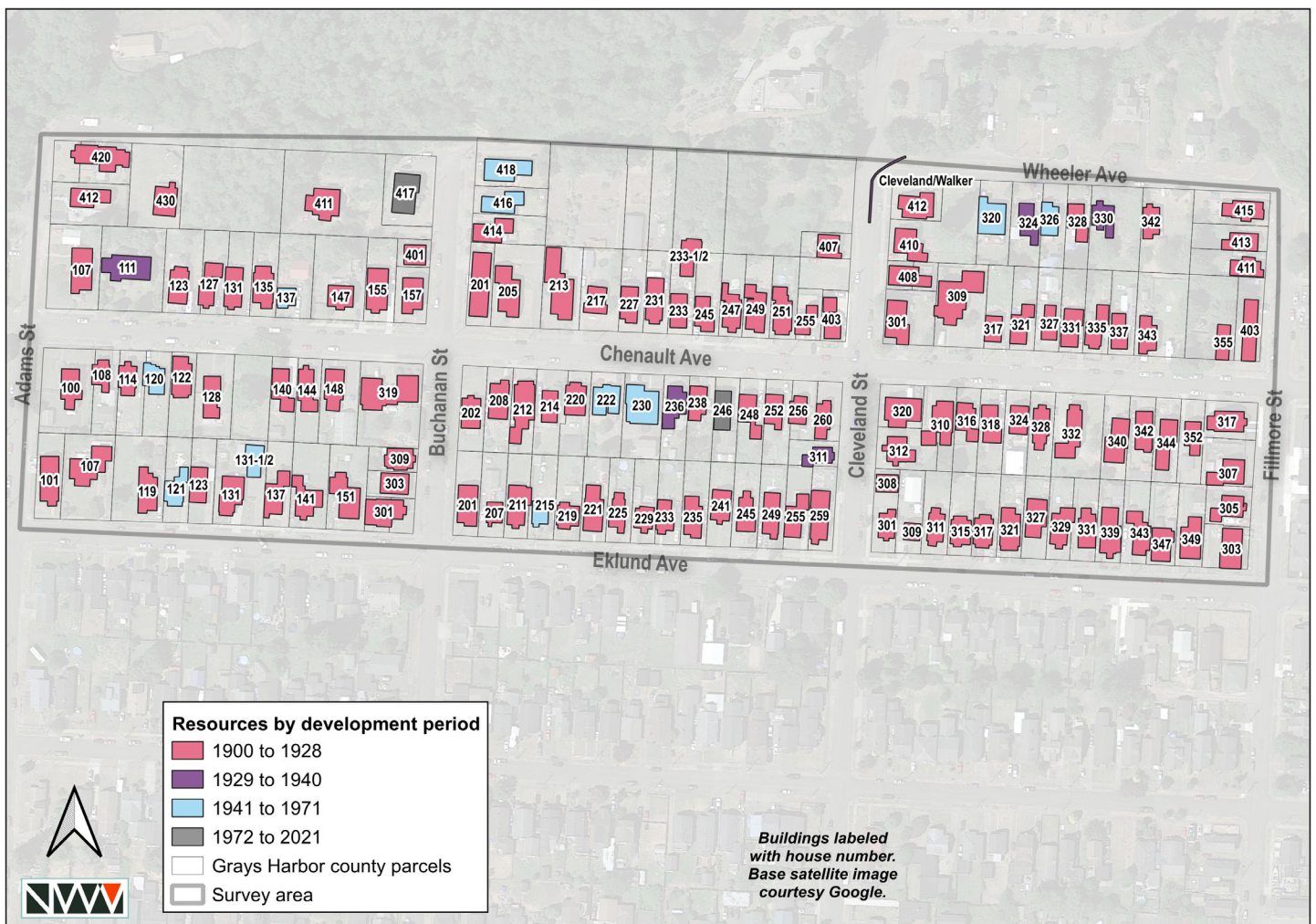
from Adams Street on the west to the Hoquiam River on the east. They acquired these properties in stages, starting with the land at the base of Karr's Hill and along the Hoquiam River in 1869, a second tract in 1870 further north along the river, and then two tracts in 1883 that included most of Karr's Hill and a large land area west of Grant Street.

During the city's early growth period (1882–1899), the Karrs sold the tract of land west of Grant Street to the Eklunds, who platted it in 1889 as Hoquiam North Addition.

Buildings within the survey area are not connected directly to the Karrs. Houses within the survey area were the first built on the lots from these plats as part of housing growth within the city. Census information on past occupants indicate a working-class neighborhood closely tied through head of household occupation to the lumber (logging and processing) and maritime industry (ship captains, shipwrights, longshoreman builders), as well as the commercial (sales people, clerks) and civic (police officers, postal workers) development of the city.

Growth Patterns and Build Out

Residential development within the survey area occurred primarily during the 1900 to 1928 development period, with 86% of the houses built during this period. Refer to **Map 8 on page 45**. The population density within the survey area, based on 1910 and 1920 census data, increased significantly.



Map 3. Development Periods

Development decreased significantly during the 1929 to 1940 development period, with only two of the extant buildings built within this period. The WWII and post war period from 1941 to 1978 saw an increase in infill development with 12 of the existing buildings built during this period.

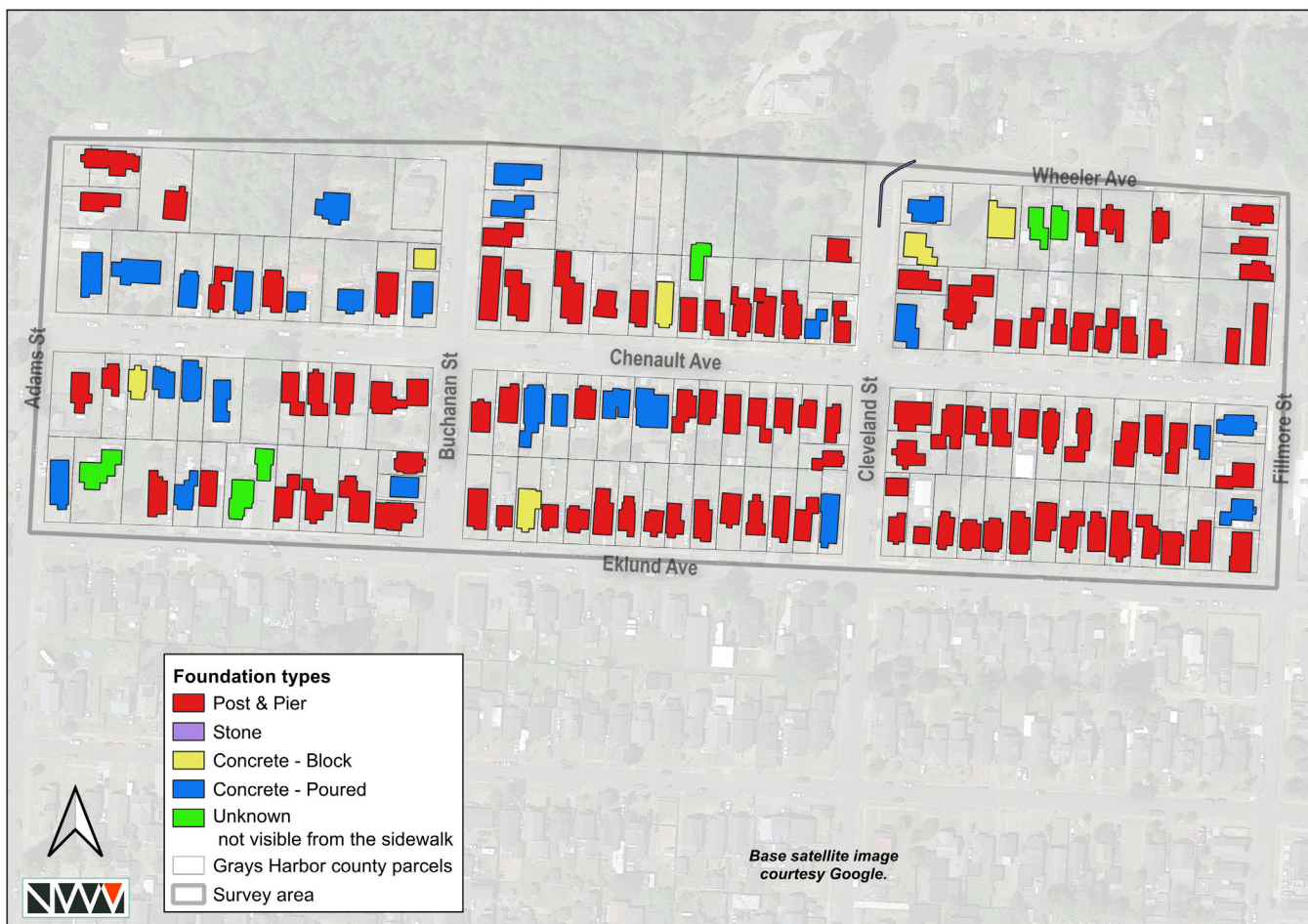
Survey Results

Overall, buildings in the survey area retain a moderate level of architectural integrity. The structure retains a high level of architectural integrity.

Survey results differed than expected with regards to a higher frequency of alterations than in the previous two survey phases. Exterior building alterations tended to affect windows (conversion to vinyl or metal) and siding (conversion to vinyl or cement fiber board siding).

Retention of original features were most notable in the following:

- **Post and pier foundations** were used frequently within the survey area, and typically with vertical board skirting (often flared outward at the base and replaced with plywood) around the foundation. Refer to “**Map 4. Foundation Types**” below for foundation types. It is not known if the use of post and pier foundations is as common in other residential plats. However, this was also a common feature in the previous two phases of survey work. The use and frequency of post and pier foundations are notable and relate to the city’s historical development and key industries. The use of post



Map 4. Foundation Types

and pier foundations with this level of frequency reflects a special element of Hoquiam’s architectural history. Frequent flooding may be the reason for the consistent use of this foundation type.

- **Enclosed front porches** were frequent features on many of the houses within the survey area. Some porches were only partially enclosed to provide additional sheltering from inclement weather, while others were fully enclosed. Some of these enclosures were later alterations to add additional living space or to simply provide a fully enclosed porch, but others featured historic window sashes to provide the enclosure.
- **Attached single-car garages**, set back from the main elevation, were a common feature on many of the buildings within the survey area. The building footprints in the Sanborn maps indicate that many of these were likely original and not later additions.

Changes to original features were most notable in the following. Refer to “**Table 9. Table Cladding, Window, and Plan Changes**” below for building count by level of level of alteration.

- **Cladding changes** include the use of asbestos shingles (6 buildings), T1-11 (7 buildings), fiber cement board (14 buildings), and vinyl siding (8 buildings) within the survey area. Refer to “**Extent of Cladding Changes**” on page 40 for cladding alterations. Collectively the extent and volume of cladding alterations diminished the collective integrity relative to a potential historic district.
- **Window changes** were generally moderate to extensive with only a few buildings with intact windows. Refer to “**Extent of Window Changes**” on page 41 for window alterations. For the most part, changes involved switching from wood to vinyl, and from single/double hung operations to horizontal sliders and fixed sash. There were some single hung vinyl windows as well as aluminum windows. The extent of the extensive changes coupled with cladding alterations diminished the collective integrity relative to a potential historic district.
- **Plan changes** were relatively minor, with most buildings remaining intact or with slight changes. Plan changes were typically small additions or porch enclosures. Refer to “**Extent of Plan Changes**” on page 40 for plan alterations.

Table 9. Table Cladding, Window, and Plan Changes

FEATURE	BUILDING COUNT BY LEVEL OF ALTERATION			
	Intact	Slight	Moderate	Extensive
Cladding	59	24	8	46
Window	7	12	52	66
Plan	47	59	14	18

Functions

Historic function pertains to the how the resource was originally used. In the case of buildings surveyed, all historic functions related to their original design. Buildings within the survey area were built primarily for domestic single-family use.

Domestic use:

- Single-family dwelling (139 buildings). This function is consistent with citywide residential growth and the proximity of dwellings close to industrial areas of employment (along the Hoquiam River and downtown) and commerce centers (downtown and small neighborhood businesses). As the community grew, additional areas were platted, extending out from the 1885 Hoquiam Correct

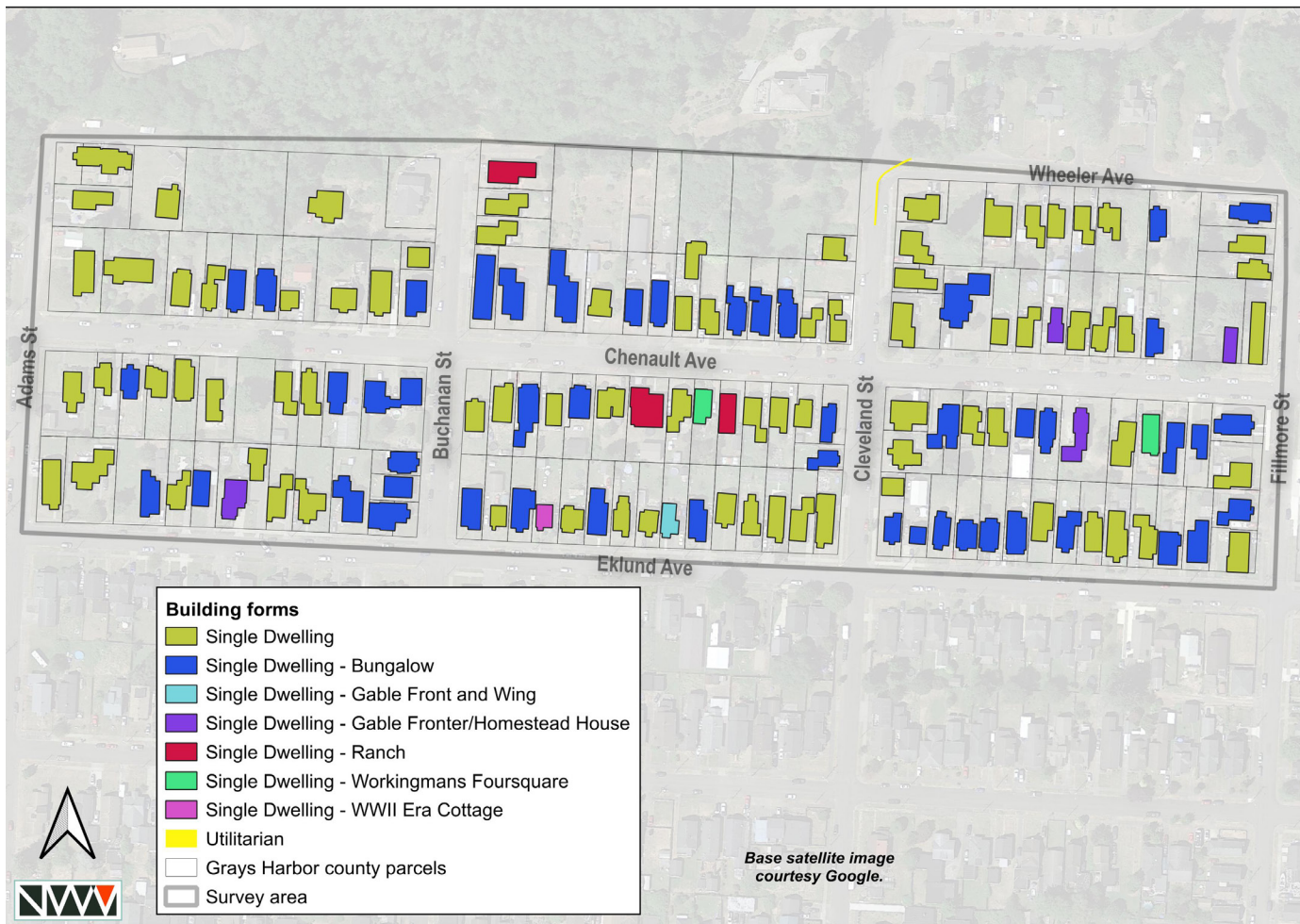
plat. According to the 1910 Census data, every house was occupied by its owner. By 1920, owner occupancy was still high in the survey area, but at least 18 households were renters. The number of renter households increased to just under 24% of the households in the survey area by 1930 and up to 30% of the households by 1940.

Building Forms

Building forms evident convey a range of architectural influences and development periods. The bungalow (48 buildings) was the most widely used within the survey area. Refer to “**Table 10. Building Forms**” and “**Map 5. Building Forms**” below for building forms.

Table 10. Building Forms

FORM	SURVEY AREA
Bungalow	48
Gable Front and Wing	1
Gable Fronter/Homestead	4
Ranch	3
Workingman’s Foursquare	2
WWII Era Cottage	1



Map 5. Building Forms

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 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. Examples include 317 Fillmore (1928), 342 Wheeler (1917), and 309 Buchanan (1910).

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. The sole example is 233 Eklund (1905), although it has been modified.

Gable Fronter/Homestead

The gable fronter or Homestead House is a one-and-a-half story house with a front facing gable. They may have a small or full-width front porch. They are typically devoid of ornament and are modest houses. Gable fronter examples within the survey area include 327 Chenault (1912) and 332 Chenault (1902).

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.⁹ An example is 418 Buchanan (1965).

Workingman's Foursquare

A smaller, one-story version of the Foursquare is known as the Workingman's Foursquare. These houses have a hipped, usual-



317 Fillmore.



233 Eklund.



332 Chenault.



317 Fillmore.



238 Chenault.

⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 479.

ly pyramidal, roof. They are boxy and compact and usually have a symmetrical primary facade. They often have a front porch, which may be full-width or partial-width. They rarely have additional stylistic elements, reflecting their economical cost and their name. A good example is 238 Chenault (1912) in the Classical Revival style.

WWII Era Cottage

WWII-era Cottage as a building form entered use during the mid-1930s and served as a transitional form between the bungalows of the 1920s and the sprawling Ranch houses of the 1950s and 1960s. The WWII-era Cottage was compact like a bungalow, but with minimal ornamentation. They typically have square or rectangular plans, but some examples may have projections with hip or gable roofs. They are typically Minimal Traditional in style but may have stylistic elements inspired by Art Deco or Streamline Moderne, such as glass block or rounded porch stoops. The only example is 215 Eklund (1947) in the Minimal Traditional style.



215 Eklund.

Architectural Styles

Architectural styles evident in the buildings surveyed convey a range of architectural influences and stylistic trends. Classical Revival and Craftsman were the two most widely used styles within the survey area based on extant buildings. The following “**Table 11. Architectural Styles**” identifies the number of buildings for each style. Refer to “**Map 6. Architectural Styles**” on page 24 for architectural styles distribution.

Table 11. Architectural Styles

STYLE	SURVEY AREA
Classical Revival	4
Colonial Revival	22
Contemporary	2
Craftsman	62
Free Classic	3
Minimal Traditional	5
Modern	5
No style	26
Tudor - Composite	10

The following section identifies architectural styles and some key forms that are common throughout the survey area.

Map 6. Architectural Styles



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.¹⁰ 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. The style was constructed in the survey area between 1905 and 1912. Examples include 140 Chenault (1910) and 238 Chenault (1912).



140 Chenault.

Colonial Revival

An enduring style within the United States, Colonial Revival houses recall the Federal and Georgian style buildings constructed during the nation's early years. Colonial Revival houses are not direct copies of these styles; instead, they utilize key design elements, including 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.¹¹ Colonial Revival houses may be two to two-and-a-half stories or may be single-story bungalows. In the survey area they are predominately bungalows. Examples include 331 Chenault (1924), 301 Eklund (1921), and 317 Fillmore (1928).



215 Eklund.



301 Eklund.

¹⁰ Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: The MIT Press, 1986), 177-179.

¹¹ McAlester, *A Field Guide to American Houses*, 321-326.

Contemporary

This style was popular nationally from the 1950s through the 1960s. The flat roofed subtype of this style was influenced by the International Style but lack the stark wall facade treatments. Cladding often includes a mix of contrasting materials, including wood, stone or simulated stone, or brick veneer. Roofs feature broad enclosed overhangs with exposed supporting beams and structural supports. The lone Contemporary example in the survey area is 320 Wheeler (1964).



320 Wheeler.

Craftsman

This architectural style stemmed from southern California drawing on the influences of the Arts and Crafts movement which originated in Britain and the work of Charles and Henry Greene in Pasadena. This style was popular with American working-class families during the early 1900s in that they were well-sized for a family, but could be inexpensively built using kits or through adaptations of pattern book plans by local builders. Craftsman-style houses are typically one to one-and-a-half stories and often feature asymmetrical facades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members.¹² Wood is the predominant exterior cladding material for Craftsman houses in the survey area, with brick appearing at chimneys. This is a common style within the survey area, and all were built during the city's second development period (1900–1928) corresponding with the style's popularity and peak residential growth within the city. Examples of Craftsman houses include 107 Chenault (1912), 315 Eklund (1922), 349 Eklund (1919), and 319 Buchanan (1909),



315 Eklund.



349 Eklund.

Free Classic

This is a sub type of the Queen Anne style which is differentiated for its classical architectural details. Nationally, this subtype gained popularity during the 1890s, overlapping with the growth in popularity of the Colonial Revival style. This style sub type is distinguished from the Queen Anne specifically, by the use of classic columns as porch supports, often with cornice line dentils, Palladian and bay windows, and 1:1 windows in which the upper sash is narrower than the lower. The three Free Classic houses in the survey area are 355 Chenault (1907), 327 Chenault (1912), and 332 Chenault (1902).



355 Chenault.

¹² Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950*, (Portland, OR: Timber Press, Inc., 2005), 102.

Minimal Traditional

Houses designed in this architectural style bridge the gap between the period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional houses, with their simplified traditional architectural features and compact form, became popular during the Great Depression. These houses are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney.¹³ Larger, two story examples of this style are less common. Examples include 120 Chenault (1928) and 222 Chenault (1946).



222 Chenault.

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 230 Chenault (1955) and 418 Buchanan (1965).



418 Buchanan.

No Style

This indicates the building was not designed per a specific style but may exhibit influences from one or more styles or be vernacular in its development to support a specific function rather than a specific style. Houses identified as having no style may also have been so significantly altered that cladding, window, and/or plan changes have obscured or removed original stylistic elements.



111 Chenault.

Tudor Composite

The Tudor Composite style blends elements of Tudor Revival and Colonial Revival. Features include steeply pitched gable roofs (often cross gable), eave and cornice returns, columns, arched windows and doors. Eave overhangs are typically flush or minimal. A large example is 111 Chenault (1929), while a smaller example is 410 Cleveland (1928).

Individual NRHP Eligibility

NWV staff evaluated surveyed properties for potential eligibility for listing to the NRHP. Future research may yield information that would make a property eligible under other criteria.

Architecture is the principal area of significance based on the RLS and review of the architectural character of buildings within the survey area. National Park Service's *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations:

¹³ Swope, 478.

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.

Survey Area Analysis

Of the properties surveyed, the following three in “**Table 12. Potential NRHP Eligible Resources**” on page 29 appear to have enough integrity and distinctive type or method of construction, work of a master, and/or high artistic values (criterion C) to be considered for NRHP listing. No eligibility recommendations were identified under criteria A or B. No potential historic district was identified. All properties recommended for NRHP eligibility are also recommended for WHR eligibility and HRHP eligibility. Refer to “**Map 7. Individual NRHP Eligibility**” on page 28 for a map of the following resources.




Staff utilized criteria A, B, and C. As this was an RLS, the evaluation under criteria A and B was limited as research into the history of the building’s past occupants and builder(s) is not part of the scope. RLS work focuses on what is observable from the public right of way, which is basically architectural character. Intensive level surveys delve into the more detailed research.

- **Criterion A** (association with events) is based on a review of early land ownership and plat maps for the survey and adjacent areas as well as city-wide pattern comparisons using Grays Harbor County assessor estimated year-built data. The relationship between development within the survey area and broader city-wide patterns is addressed under the development periods previously described. There were no localized patterns identified at the reconnaissance level that would have elevated any properties to potential individual eligibility. No individual property research was completed as part of this study that would have informed evaluation under other criteria; however, background research by volunteers identified some properties that could have criterion A eligibility potential. Recommendations for future research is addressed in the recommendations section. No eligibility recommendations were made based on criterion A.
- **Criterion B** (association with a significant person) is based on the census data research identifying building occupants and their occupations. While occupants and occupations were identified, no additional research was conducted to determine their significance within Hoquiam’s history.
- **Criterion C** is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way. Several properties were identified as potentially individually eligible for NRHP listing under criterion C for their type or method of construction and/or high artistic value.



Map 7. Individual NRHP Eligibility

Table 12. Potential NRHP Eligible Resources

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
319 Buchanan Street	1909	<p>An example of the Craftsman style applied to an airplane bungalow form, the only one in the survey area. The hipped roof dormer (creating the airplane bungalow form), the decoratively cut rafter ends, and windows (wood, casings) exemplify the style, demonstrate high artistic value, and represent a highly intact example. Alterations are minimal and do not detract from the building's uniqueness within the survey area.</p> <p>Further research on the building's architect and/or builder could expand on the connection with their career.</p> <p>Further research on the building's occupants could identify a significant association.</p>	
107 Chenault Avenue	1912	<p>An intact example of the Craftsman style. The shingle cladding, roof (bargeboards and exposed roof beams), and windows (sash and casings) exemplify the style, demonstrate artistic values, and represent a highly intact example.</p> <p>Further research on the building's architect and/or builder could identify a connection with the career and work of a master.</p> <p>Further research on the building's occupants could identify a significant association.</p>	
355 Chenault Avenue	1907	<p>An intact example of the Free Classic style. The front gable roof, front porch, cladding (clapboards, belly band, and decorative shingles), roof (rake boards), and windows (wood sash, casings, and sills) exemplify the style, demonstrate artistic value, and represent an intact example.</p> <p>Further research on the building's architect and/or builder could identify a connection with the career and work of a master.</p> <p>Further research on the building's occupants could identify a significant association.</p>	

NRHP Historic District Eligibility

NWV staff evaluated the phase 3 survey area for potential historic district eligibility for listing to the NRHP in tandem with the phase 1 (DAHP log no. 2018-11-08713) and phase 2 (DAHP log no. 2020-11-07280) survey areas.

NWV’s recommendations are based on a RLS of resources within both survey areas. Upon review based on the level of alterations recorded in the field work as part of phase 3, as well as both the phase 1 and 2, survey work we determined that the survey areas, both individually and collectively, do not contain a minimum 60% contributing historic resources to meet the criteria for a NRHP historic district. Refer to “**Table 13. District Potential Analysis**” and “**Map 8. District Analysis**” on page 31 for details.

Diminished levels of architectural integrity, most notably the replacement of original cladding materials and windows were primarily responsible for the profusion of noncontributing buildings within the phase 1, phase 2, and phase 3 survey areas. Therefore, NWV does not recommend the City of Hoquiam move forward with a NRHP nomination at this time.

Classifying Contributing and Noncontributing Resources

The following table provides a count of contributing and noncontributing status level recommendations for resources within the full potential historic district. “**Table 14. District Potential Analysis**” uses the following abbreviations with definitions for contributing and noncontributing following the table.

- C: contributing
- NC: noncontributing
- Listed: NRHP listed resources that are not included in the potential district resource count per NPS guidance on historic district nominations.

Table 13. District Potential Analysis

SURVEY AREA	C	NC	LIST	% C	TOTAL COUNTS
Phase 1	63	61	1	51%	125
Phase 2	71	67	2	51%	140
Phase 3	64	77	0	50%	141
Combined	198	205	3	51%	406

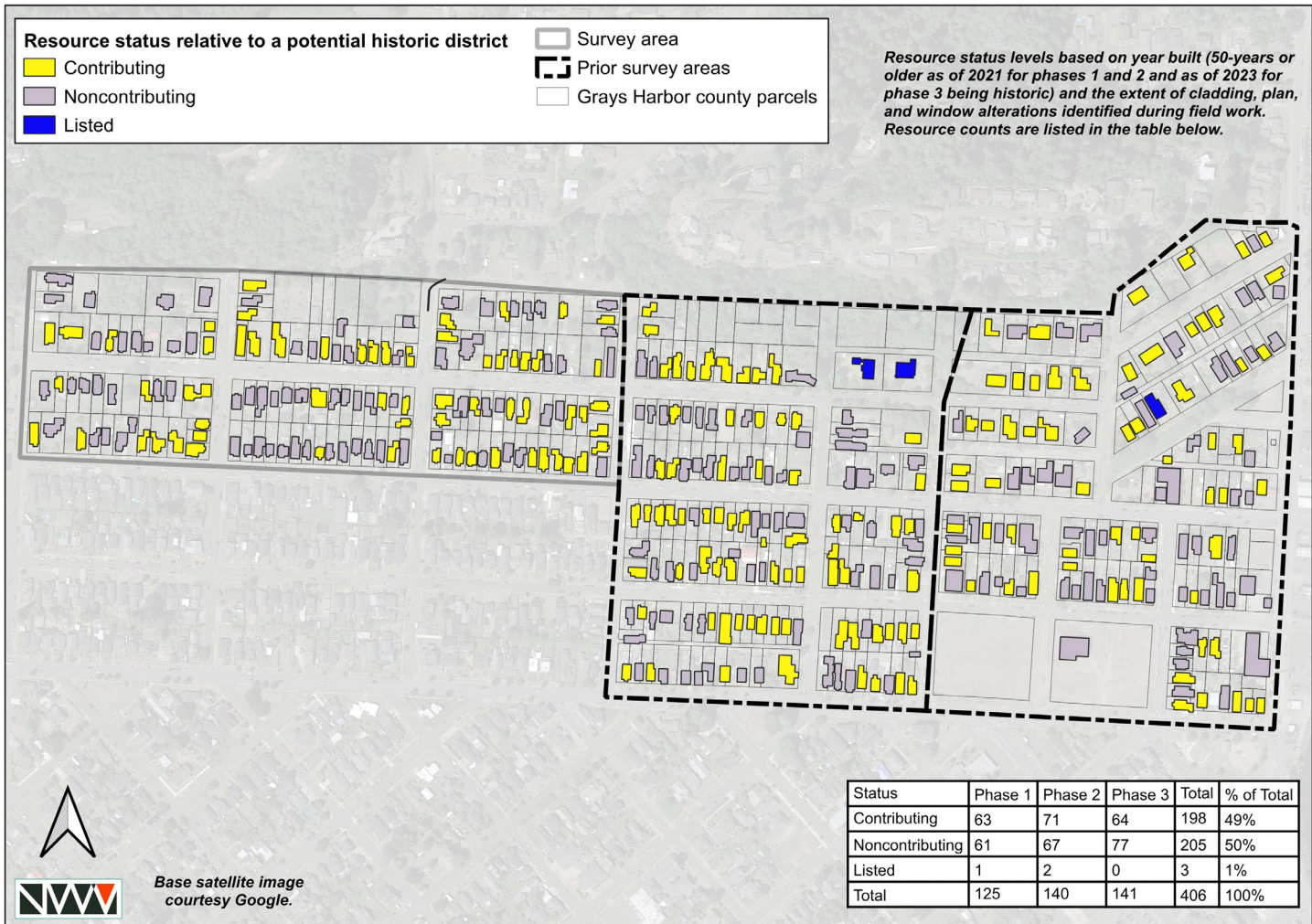
The following definitions clarify provide an explanation of factors considered in determining whether or not a building would either be contributing or noncontributing in a potential NRHP historic district.

Contributing:

- Built within the potential period of significance (1900 to 1973), and,
- Retain architectural integrity and able to convey their original design. This means that alterations relative to plan, cladding, windows, and other were intact to moderate. Up to one extensive level alteration was allowed as long as there were no moderate cladding or window changes.

Noncontributing:

- Built outside the potential period of significance; 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 (cladding or window; or two moderate alterations) and extensive alterations.



Map 8. District Analysis

HRHP Eligibility

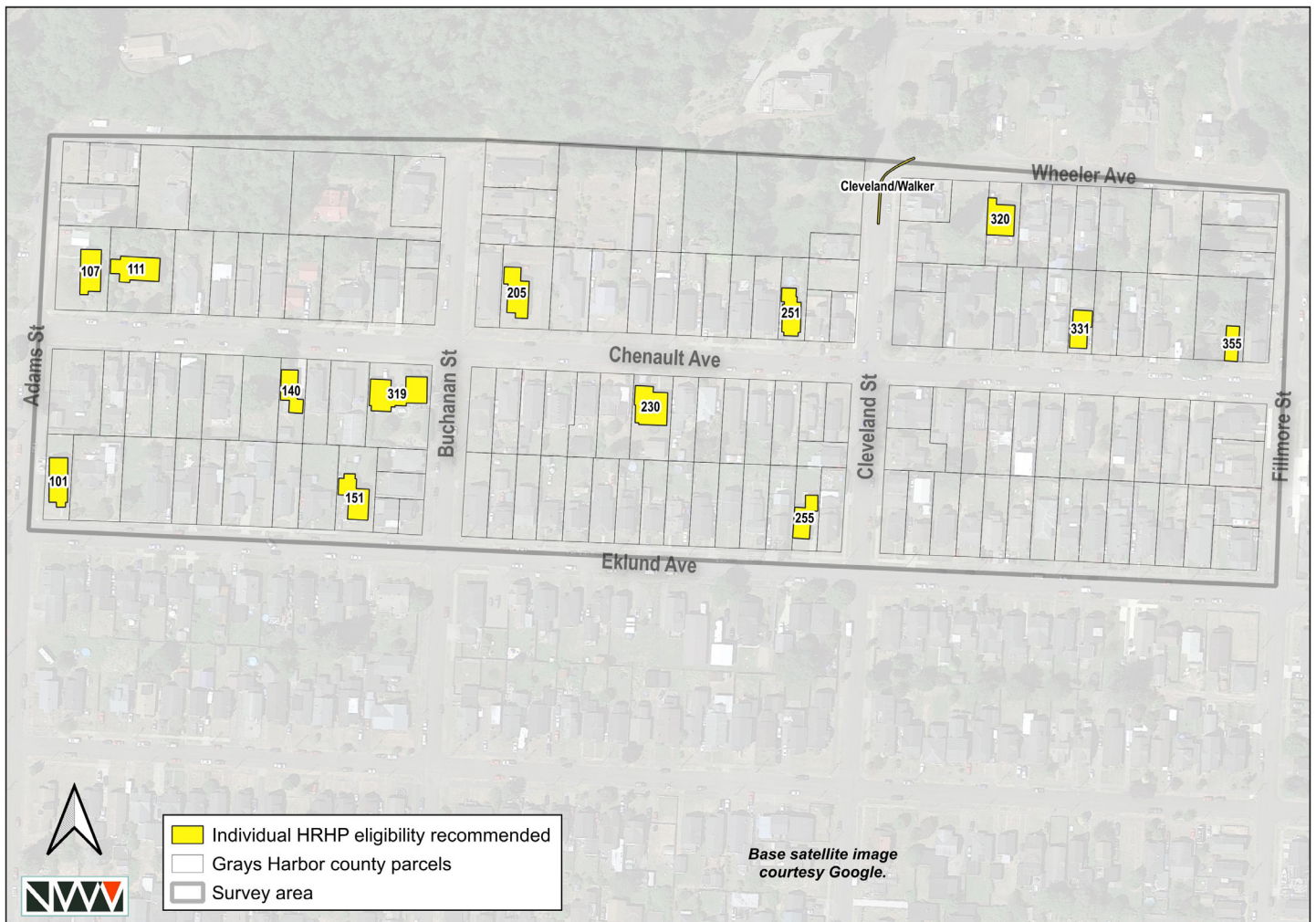
NWV staff evaluated surveyed properties for potential eligibility for listing to the HRHP. Staff utilized Criteria “b” (below), which is similar to NRHP Criterion C. This criteria is based on architectural character and all properties were assessed from the public right-of-way. Future research may yield information making a property eligible under other criteria. Further research into the individuals identified in **“Table 3. Maritime History Associated Resources” on page 10** could inform eligibility under other criteria.

A slightly higher level of alterations were allowed for HRHP 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.

Local municipal code chapter 10.06.050 Hoquiam Register of Historic Places, establishes the criterion for determining designation in the HRHP. Refer to **“Map 9. Individual HRHP Eligibility” on page 32** for locations.

(1) Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the HRHP if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community, is at least fifty years old, or is of lesser age and has exceptional importance, and if it falls in at least one of the following categories:

- (a) Is associated with events that have made a significant contribution to national, state, or local history;
- (b) Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction;
- (c) Is the work of a designer, builder, or architect significant in national, state or local history;
- (d) Exemplifies or reflects special elements of Hoquiam's cultural, economic, political, aesthetic, engineering, or architectural history;
- (e) Is associated with the lives of persons significant in national, state, or local history;
- (f) Has yielded or is likely to yield important archaeological information;
- (g) 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;
- (h) Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person; or
- (i) Is a reconstructed building that has been executed in an historically accurate manner on the original site.












Map 9. Individual HRHP Eligibility

Of the properties surveyed, those listed in “**Table 14. Potential HRHP Eligible Resources**” below appear to have enough integrity and distinctive architectural character to be considered for HRHP listing. In general, any property recommended as appearing potentially eligible for NRHP listing under Criterion C is also recommended as potentially HRHP eligible.

Table 14. Potential HRHP Eligible Resources

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
319 Buchanan Street	1909	Refer to the NRHP eligibility table for details.	
107 Chenault Avenue	1912	Refer to the NRHP eligibility table for details.	
140 Chenault Avenue	1910	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Classical Revival style within the survey area.	
205 Chenault Avenue	1913	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Craftsman style within the survey area.	
230 Chenault Avenue	1955	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of a Modern ranch within the survey area.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
251 Chenault Avenue	1918	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Craftsman style within the survey area.	
331 Chenault Avenue	1924	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Colonial Revival style within the survey area. Several houses within the survey area match this house, but this is the best example.	
355 Chenault Avenue	1907	Refer to the NRHP eligibility table for details.	
Cleveland/Walker	ca. 1940	An intact stone retaining wall. It is a distinctive structure within the neighborhood.	
101 Eklund Avenue	1914	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Colonial Revival style within the survey area.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
151 Eklund Avenue	1922	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Craftsman style within the survey area.	
255 Eklund Avenue	1927	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Tudor Composite style within the survey area.	
320 Wheeler Avenue	1964	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Contemporary style within the survey area.	
111 Chenault Avenue		A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable, large example of the Tudor Composite style within the survey area.	

Development Trends

Based on observations during field work, NWV identified two key local development trends which may influence the retention of historic properties and their architectural integrity within the survey area:

- A key ongoing issue will be managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can have a significant impact on visual character. Based on the level of new construction relative to the level of extensive cladding and window changes, alterations by property owners rather than development pressure pose the greatest threat to architectural integrity within the survey area. Working with property owners to both educate and provide incentives for repair/compatible new work will be a key element in both slowing the rate of changes and potentially reversing non-compatible changes

to compatible conditions (such as replacing T1-11 with fiber cement board that matches the original clapboard exposure width where clapboard was an original feature and can be documented).

- Vinyl and fiber cement board siding replacing or covering over original siding materials will be an ongoing issue as exterior siding materials are upgraded.

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 houses recommended eligible for NRHP and/or HRHP designation to inquire if they are interested in knowing more about the history of their properties. Encourage owners to pursue NRHP or HRHP status and inform them of the benefits of both, but especially special valuation for local listings. The research could be accomplished through volunteer or owner research parties, or through the City applying for grant funds to support intensive survey work that may shed additional light on individual house histories touched on in this report. If grant funds are pursued. This outreach should include property owner education on the potential use of Special Valuation and how this could support both preservation and compatible new work returning previously altered elements to a compatible character (such as changing out horizontal slider windows with single hung units).
- Citywide education programs related to building repairs and maintenance—notably for wood sash windows, exterior details (including shingles), post and pier foundations, and removal of vinyl siding—would support the retention of these materials.

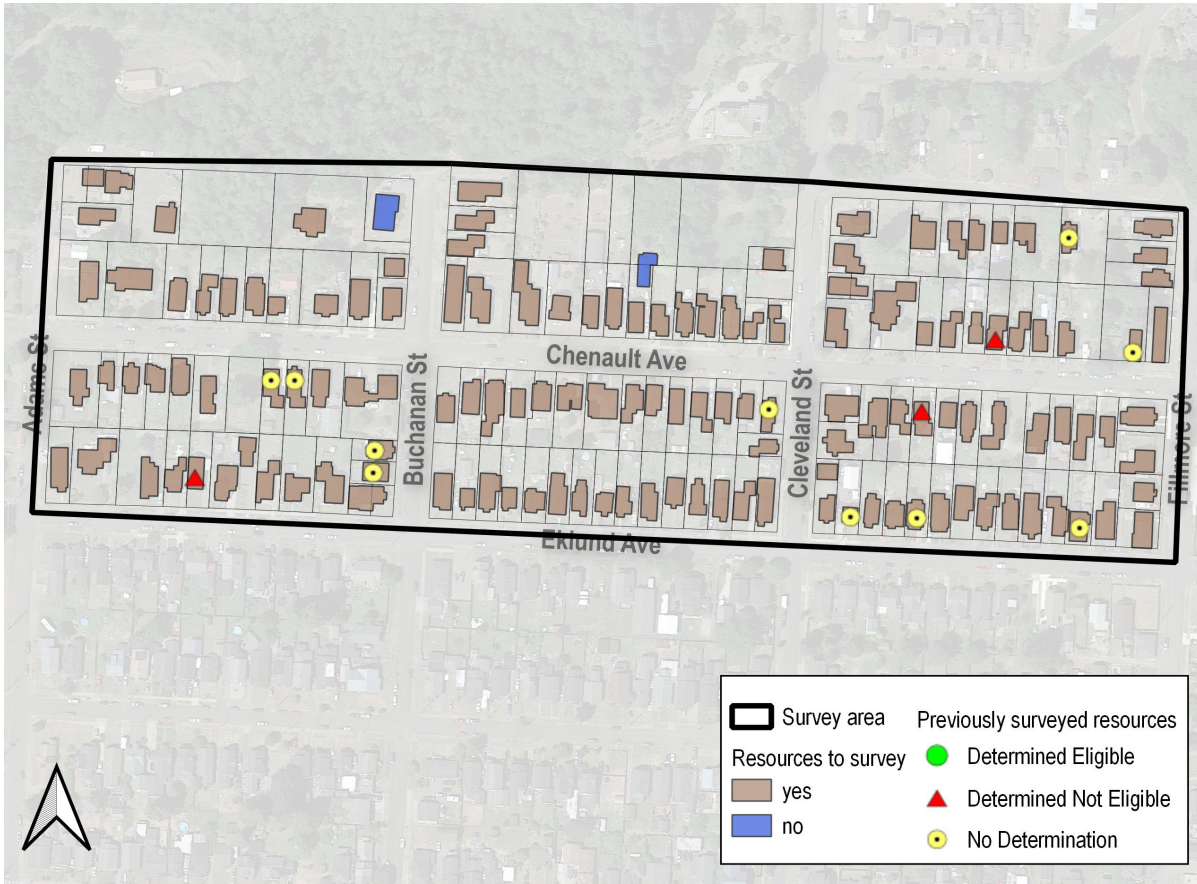
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Maps

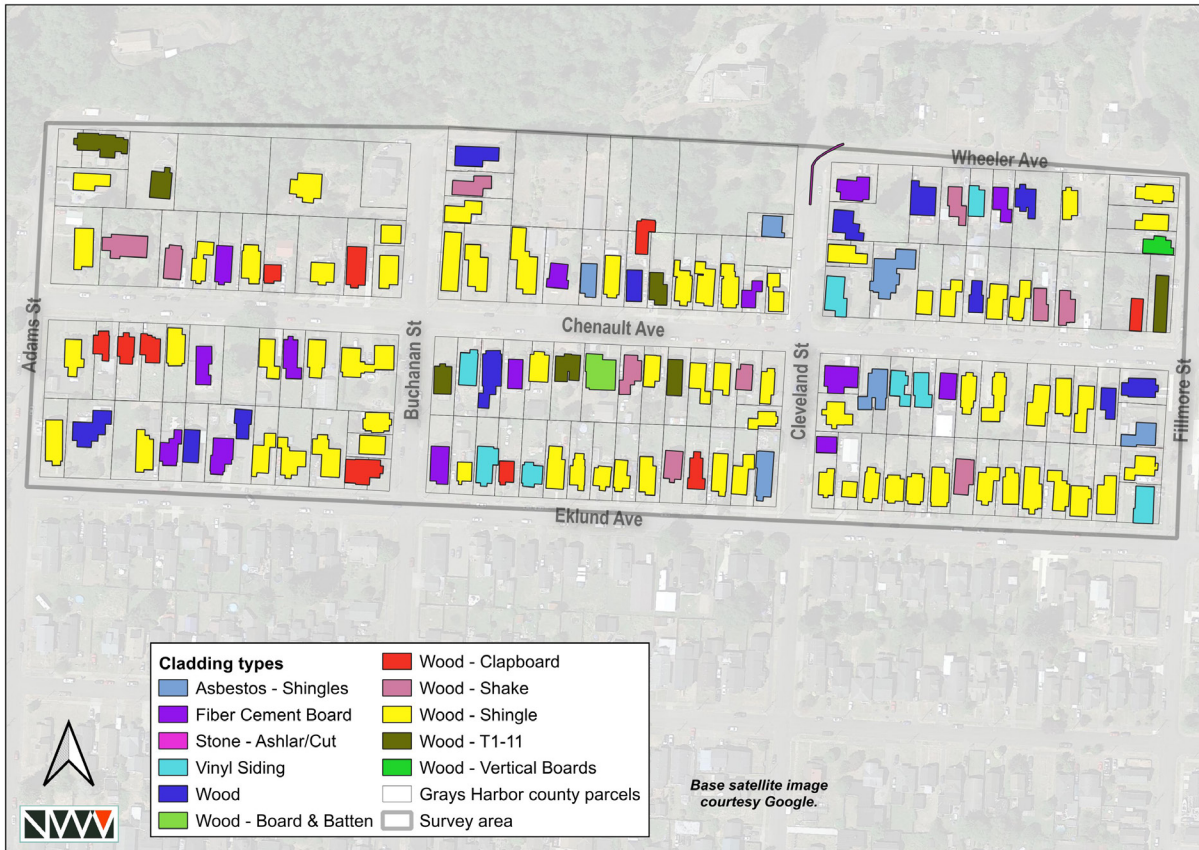
The following maps were developed as part of this survey.



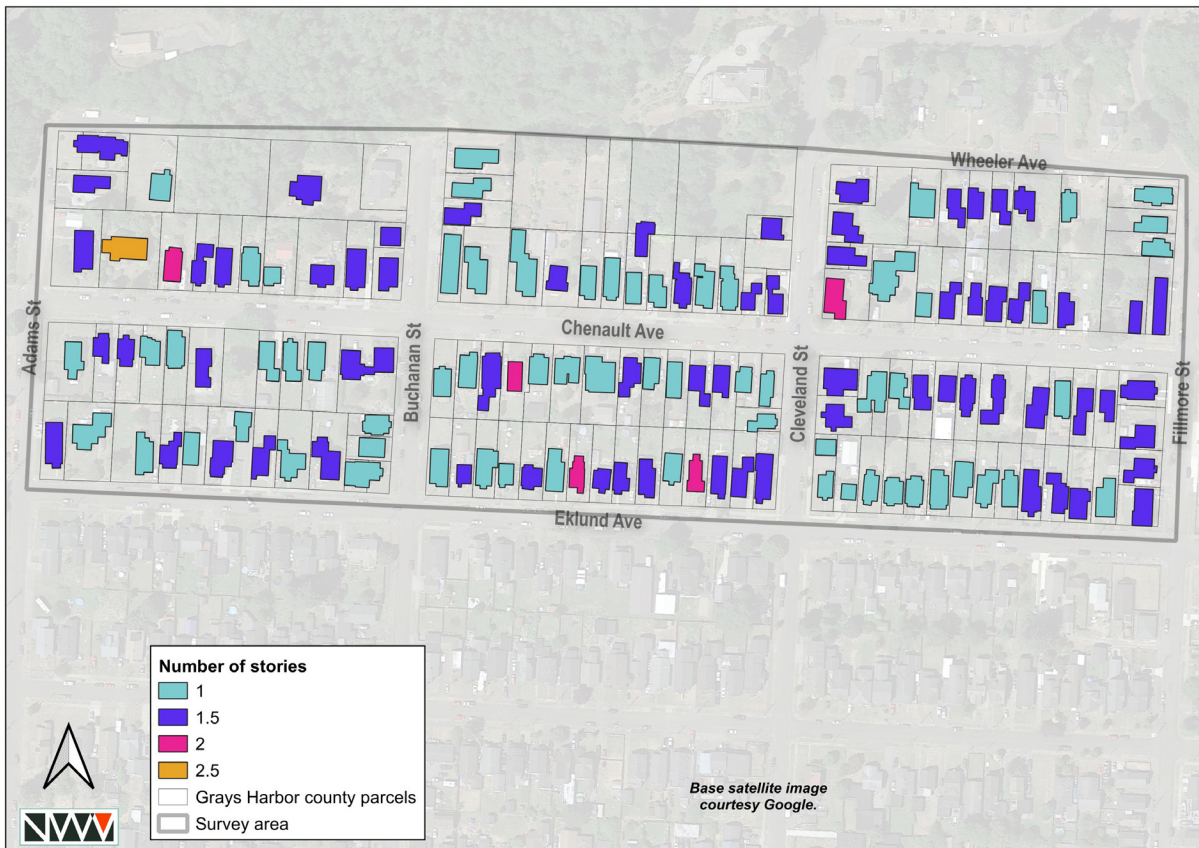
Map 10. Surveyed Resources



Map 11. Current and Previous Survey Areas



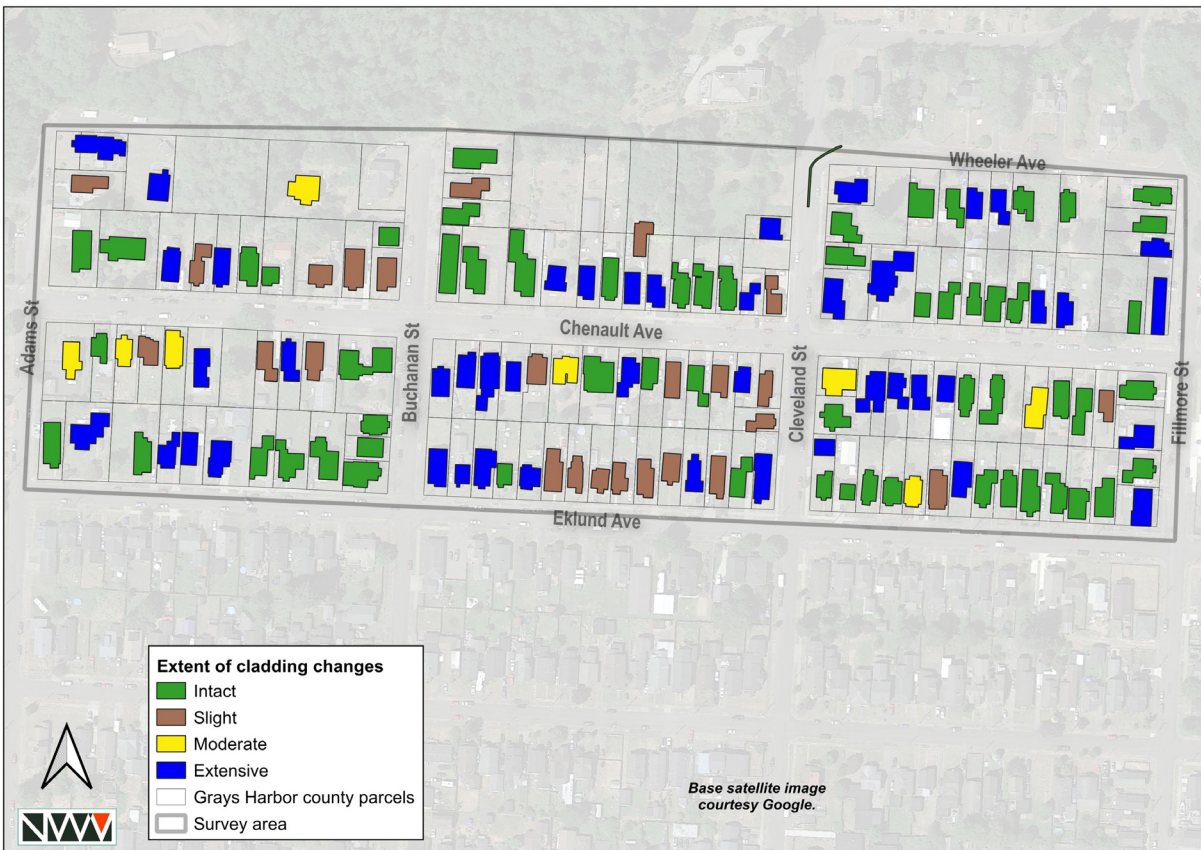
Map 12. Cladding Types



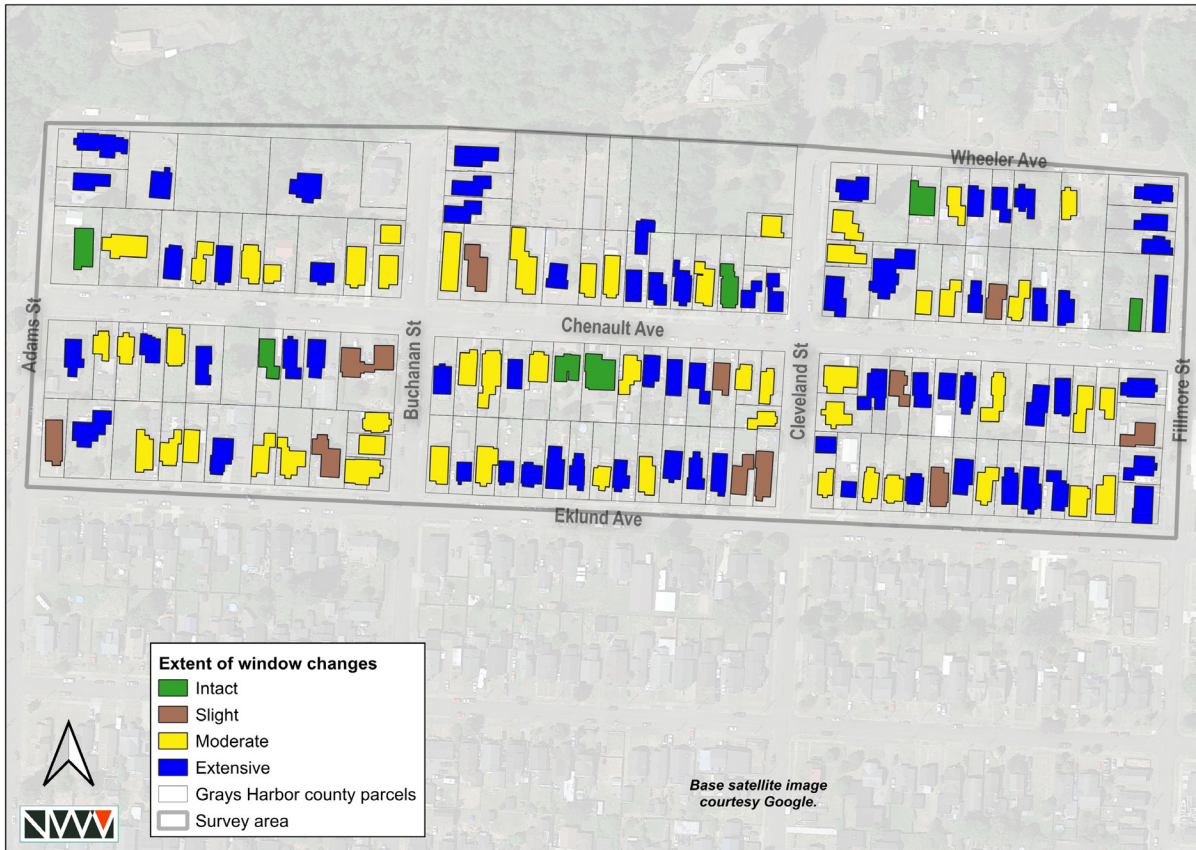
Map 13. Number of Stories



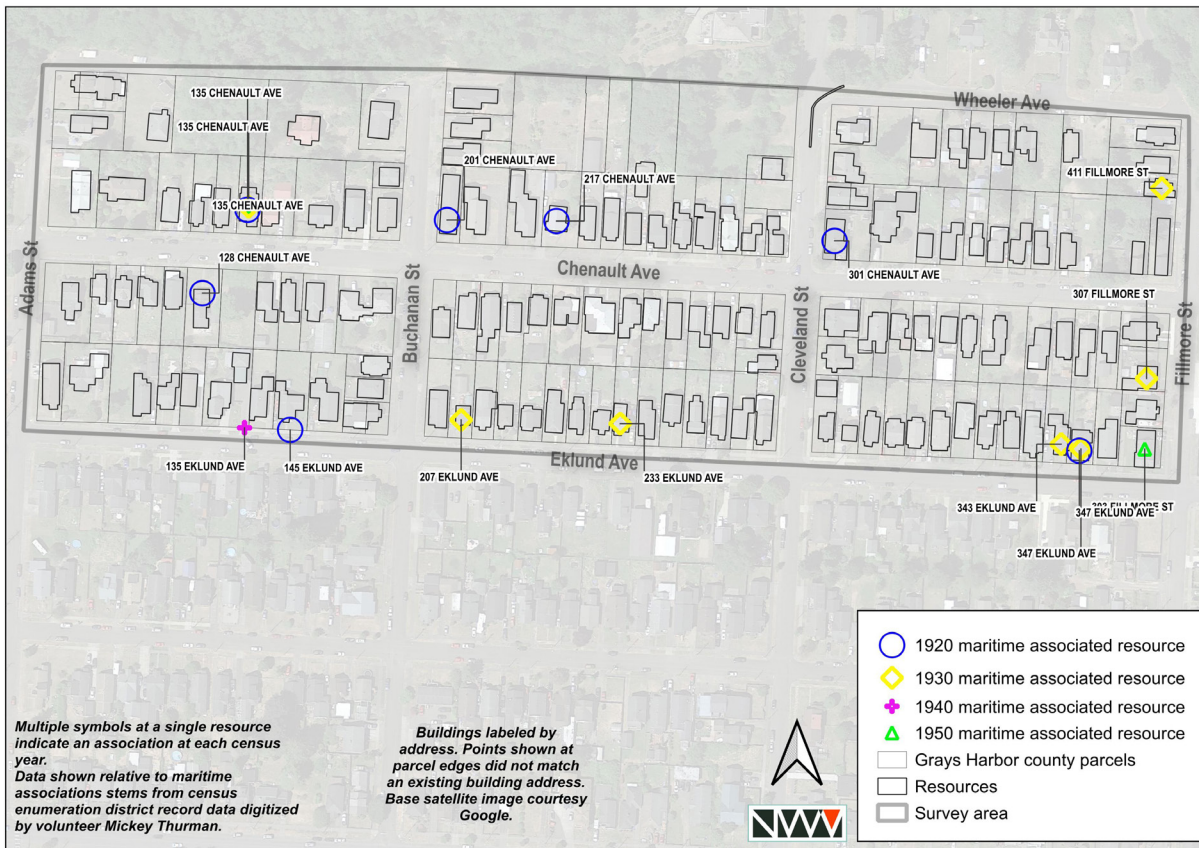
Map 14. Extent of Plan Changes



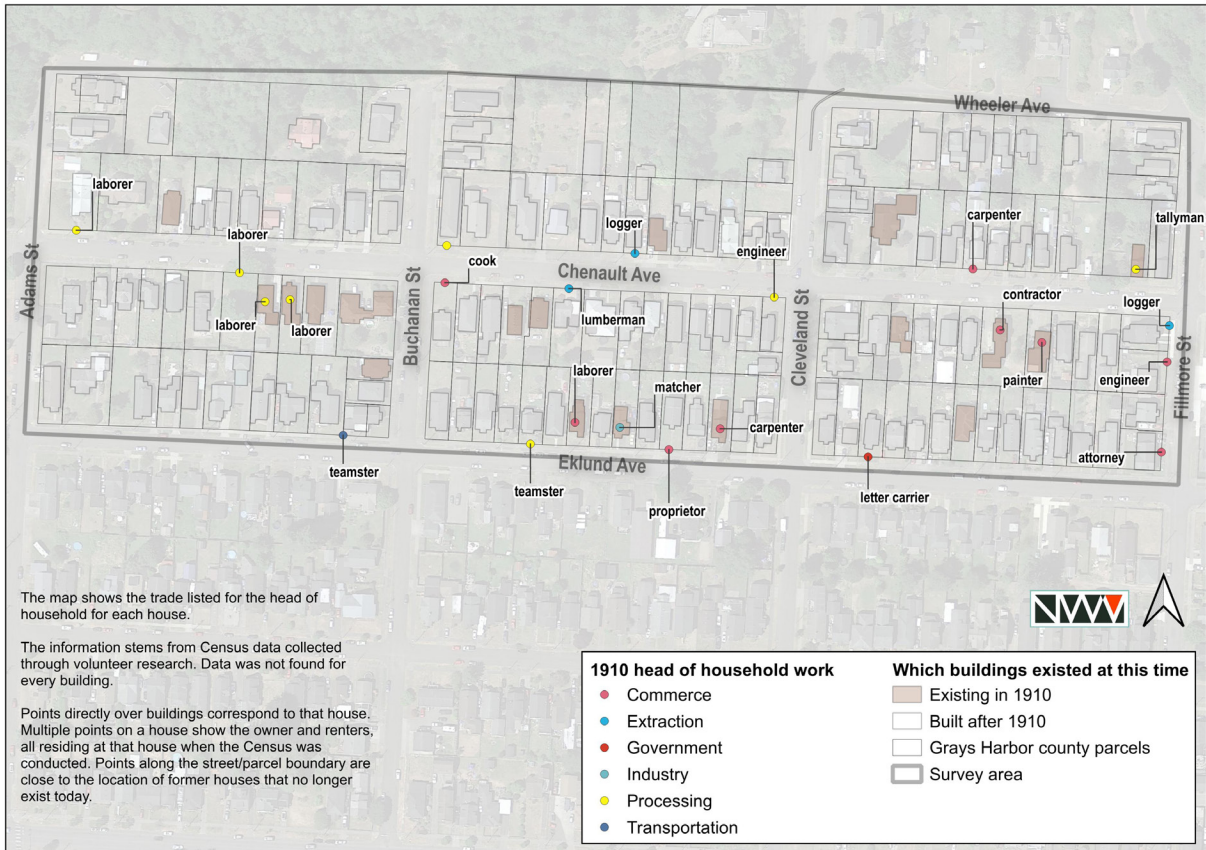
Map 15. Extent of Cladding Changes



Map 16. Extent of Window Changes



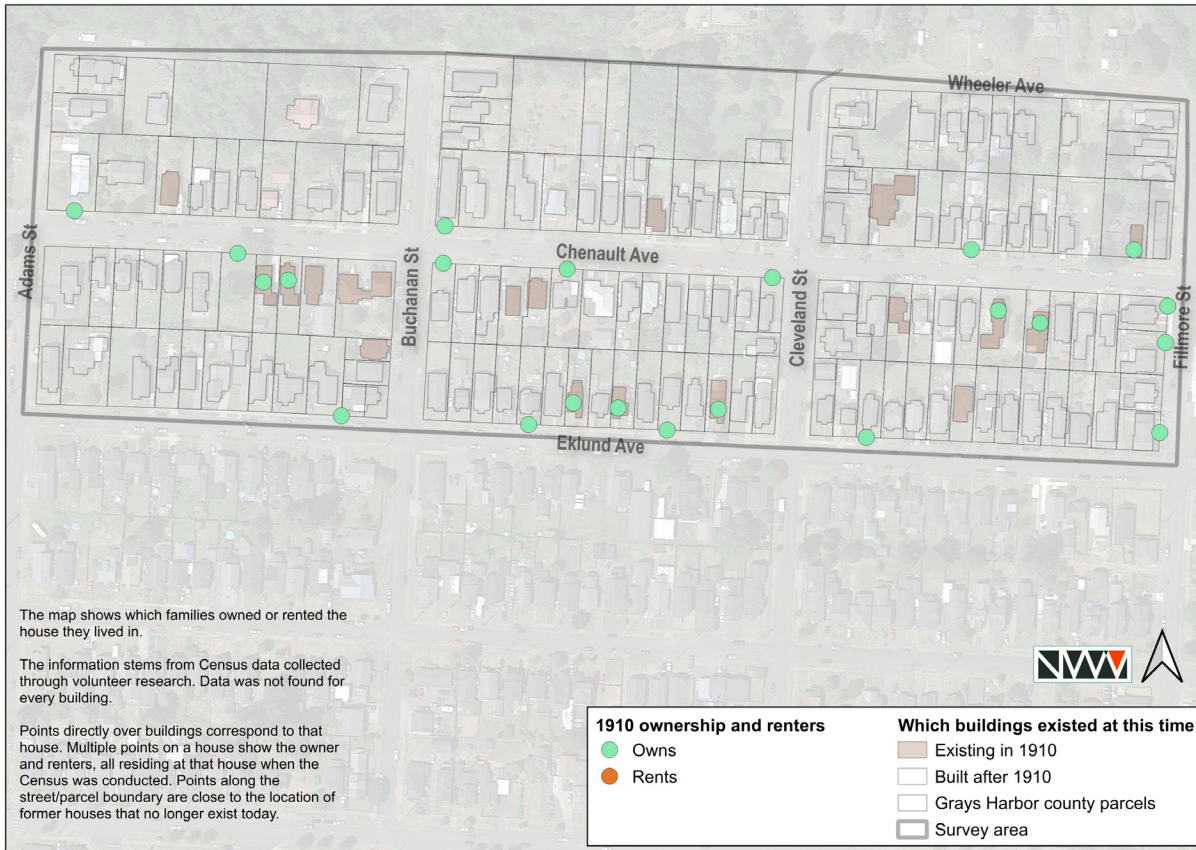
Map 17. Maritime Associations



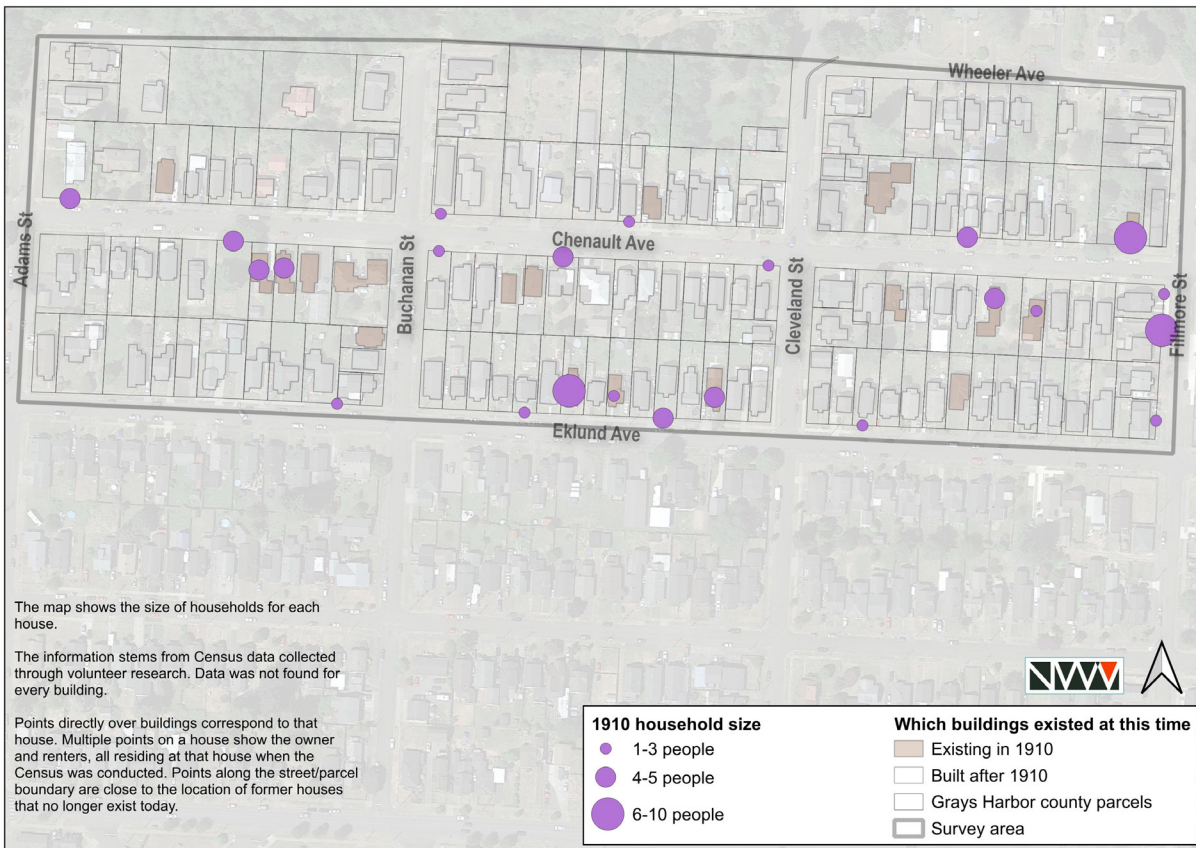
Map 18. 1910 - Head of Household Work



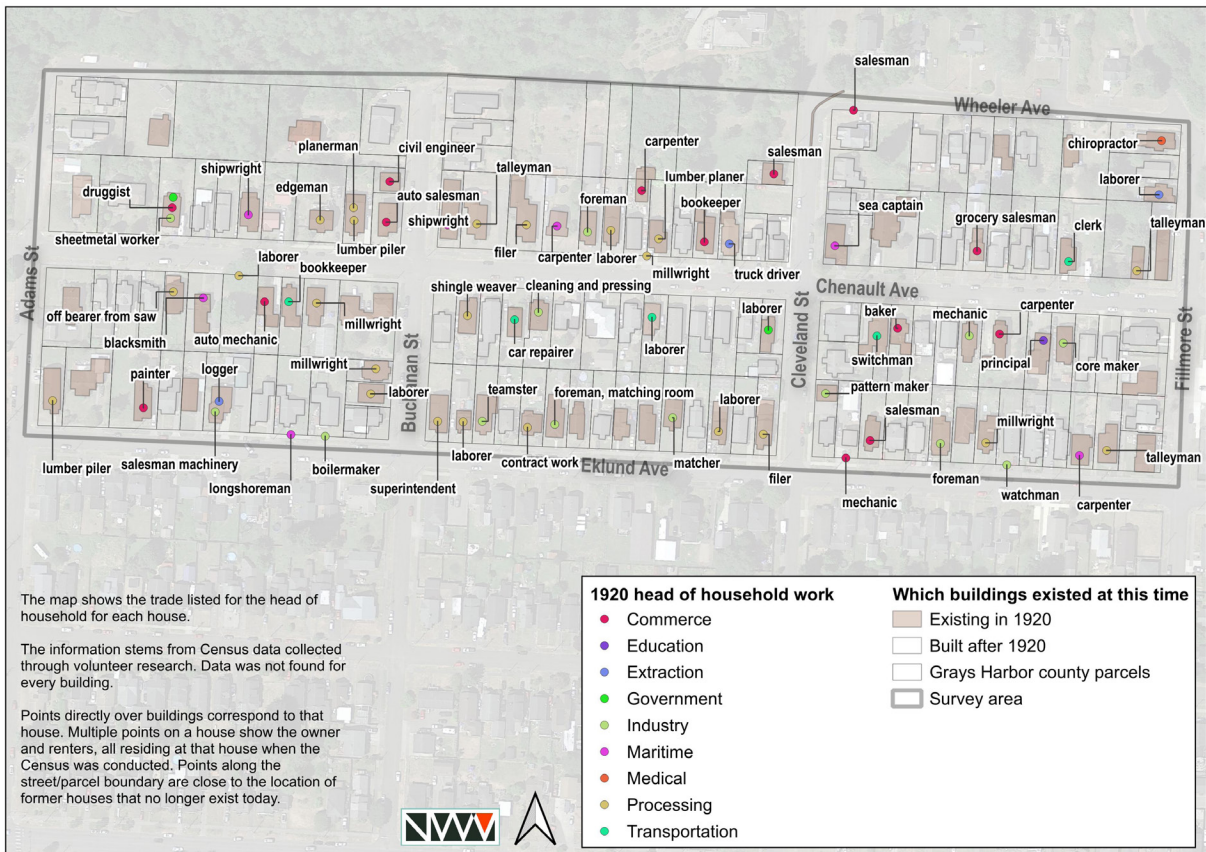
Map 19. 1910 - Head of Household Place of Birth



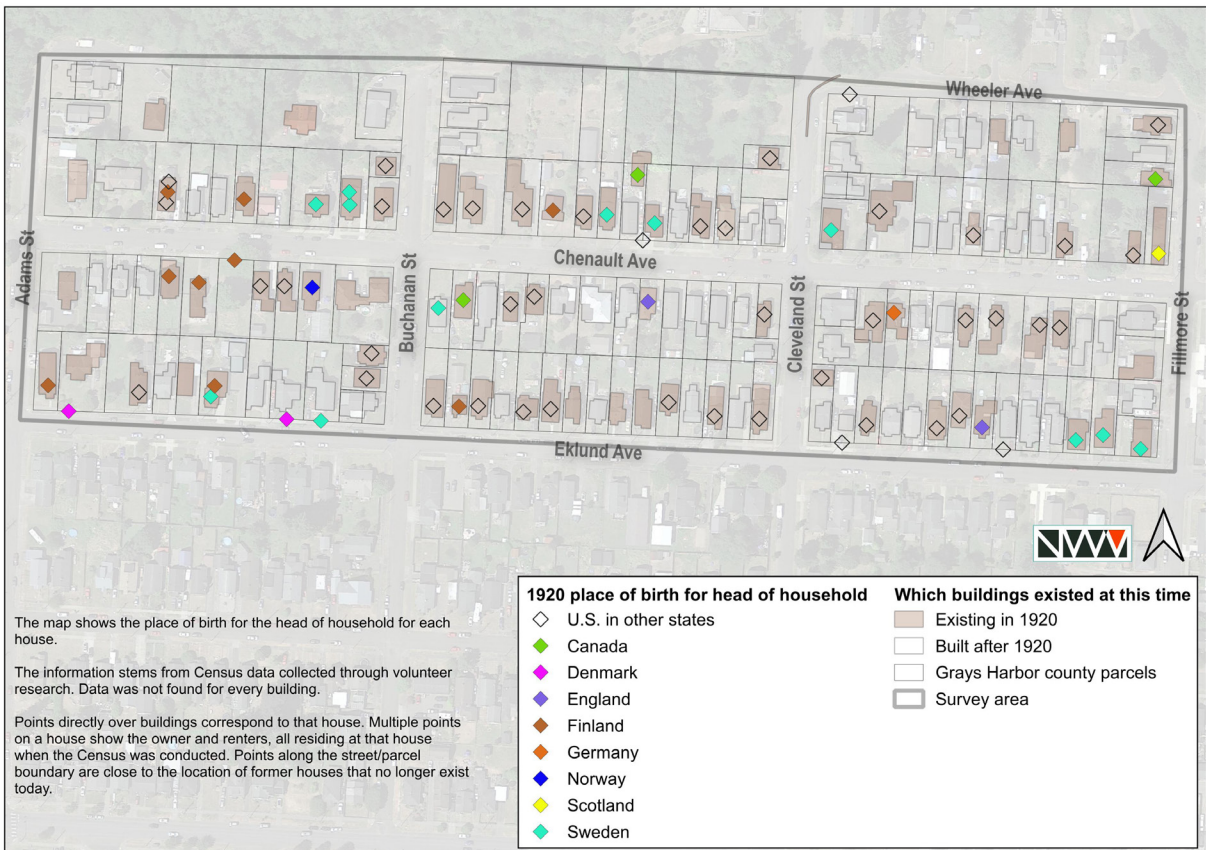
Map 20. 1910 - Occupancy



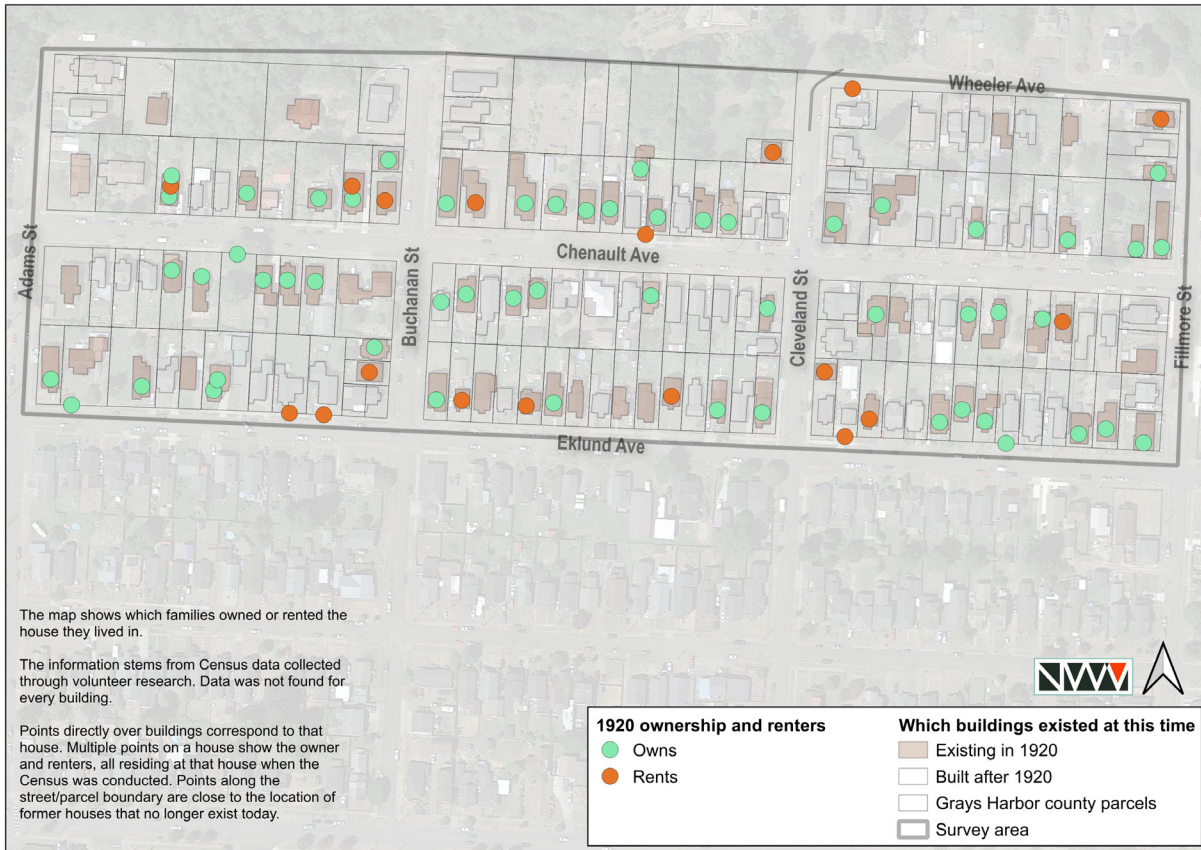
Map 21. 1910 - Household Size



Map 22. 1920 - Head of Household Work



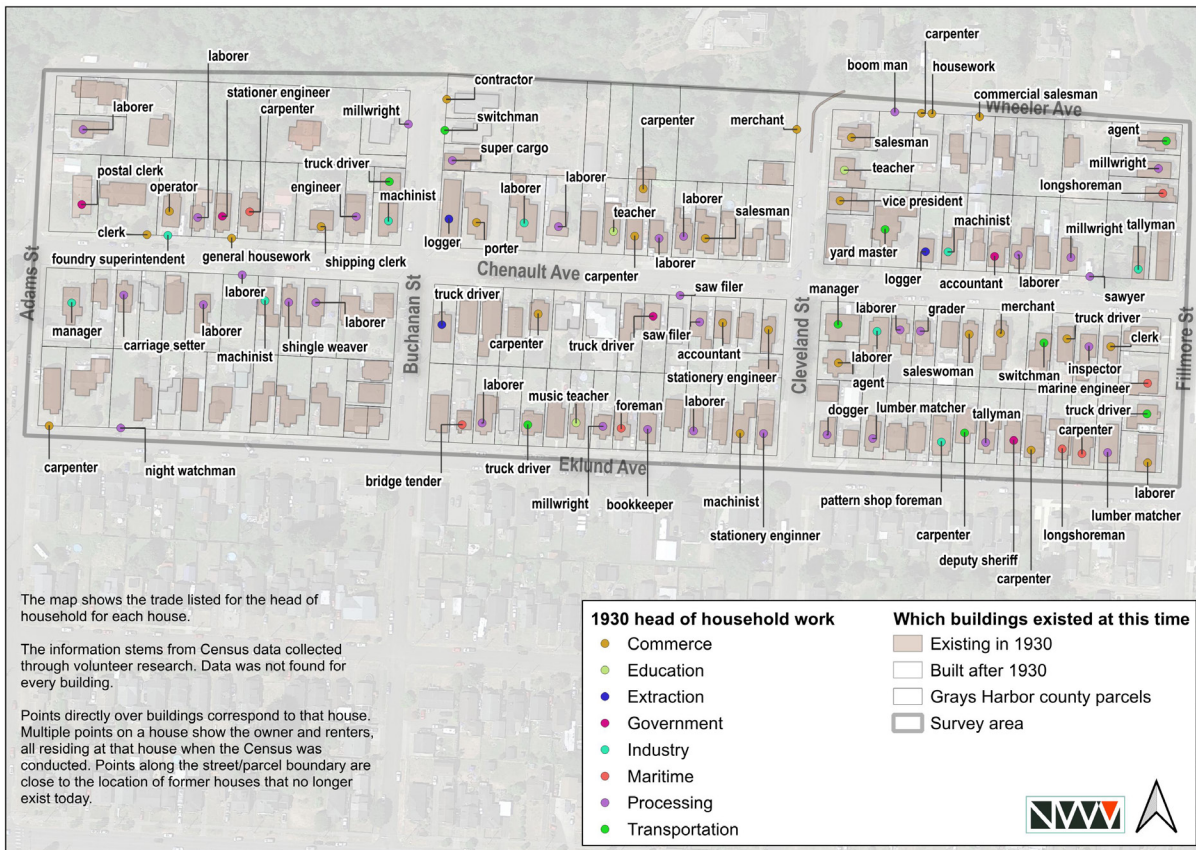
Map 23. 1920 - Head of Household Place of Birth



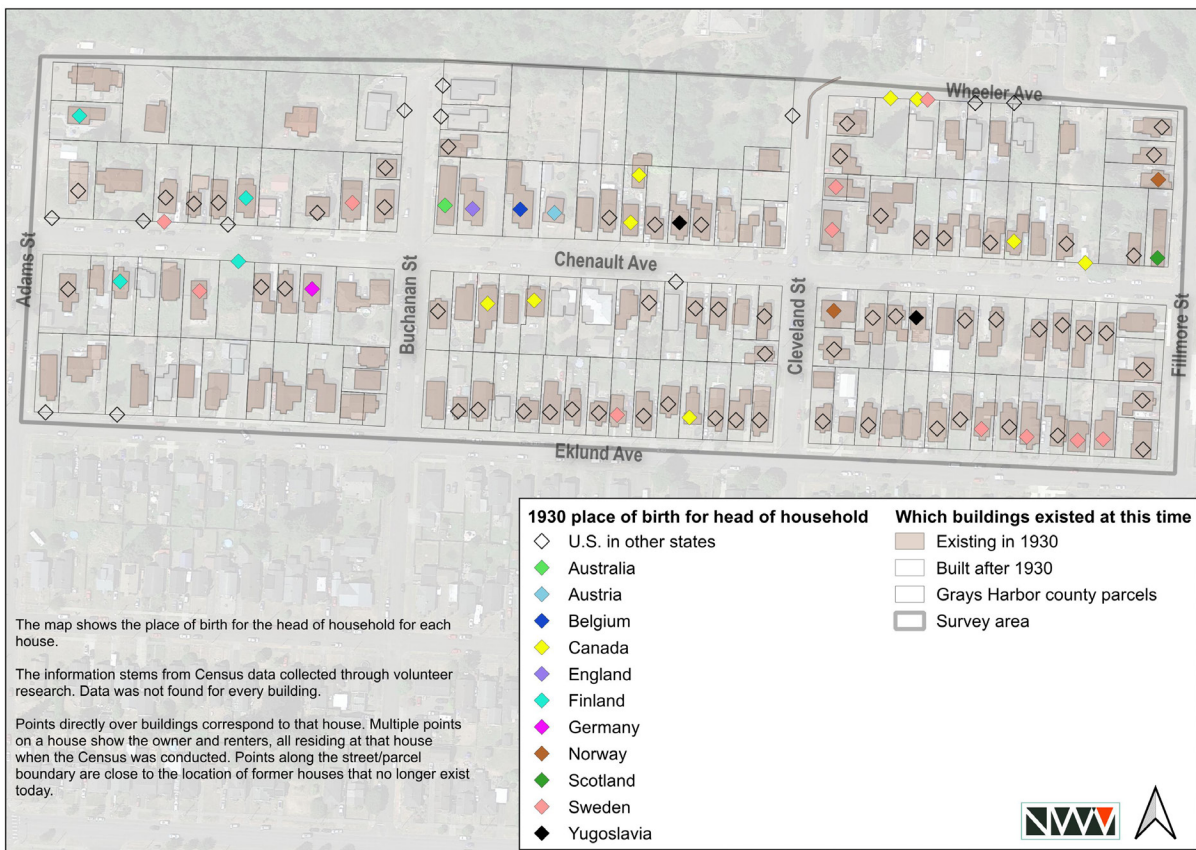
Map 24. 1920 - Occupancy



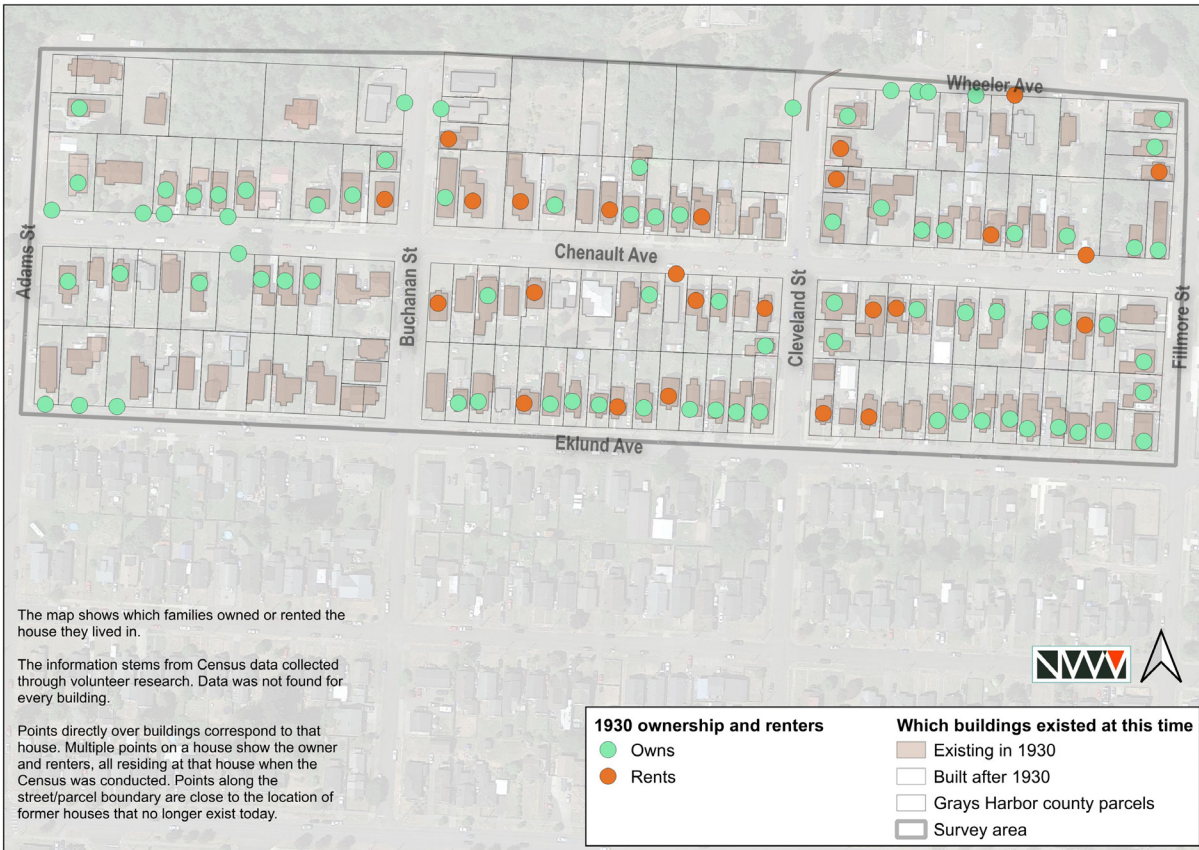
Map 25. 1920 - Household Size



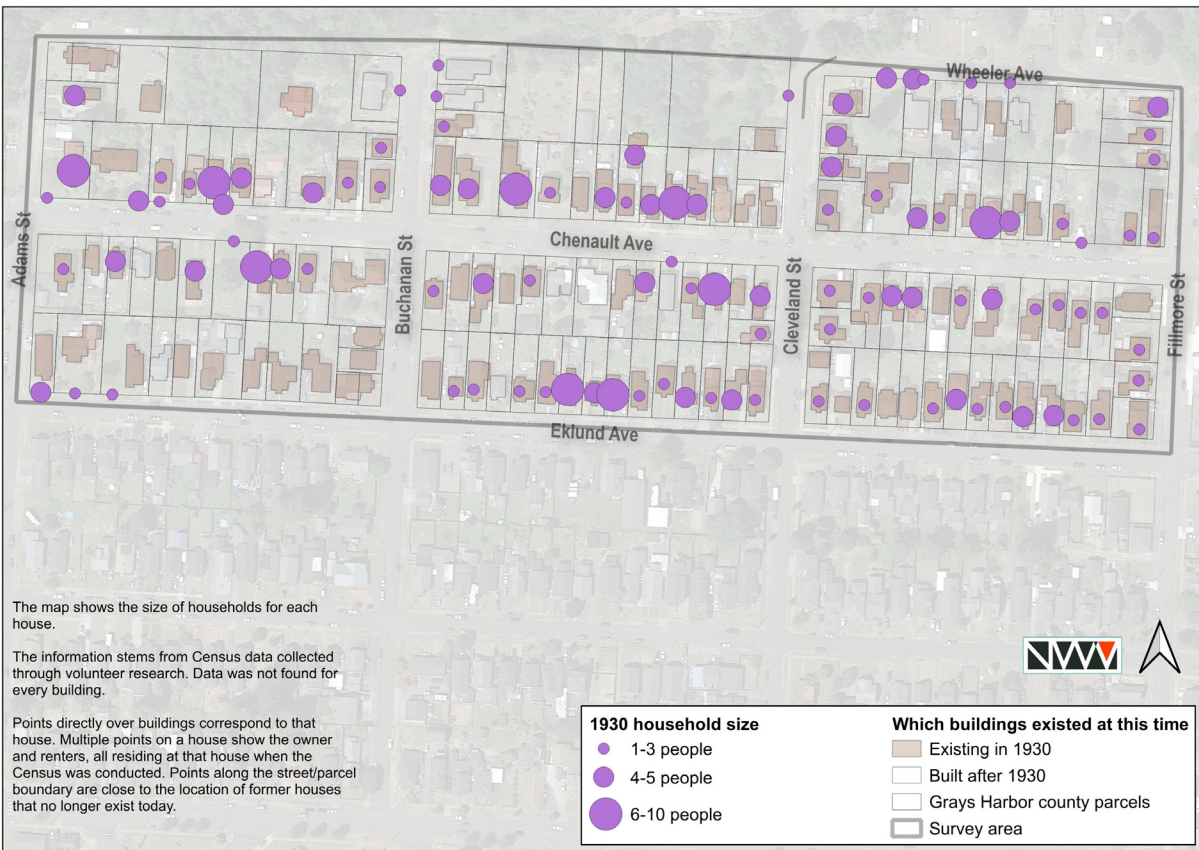
Map 26. 1930 - Head of Household Work



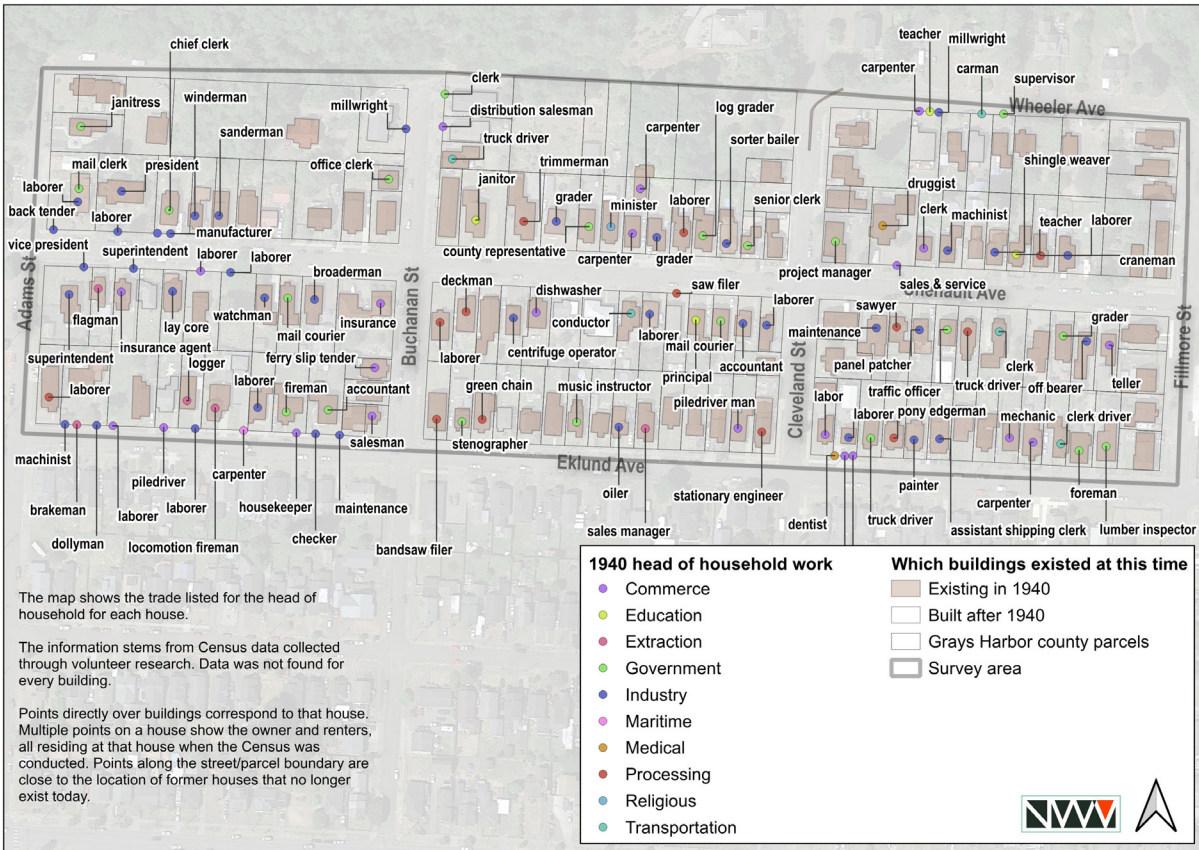
Map 27. 1930 - Head of Household Place of Birth



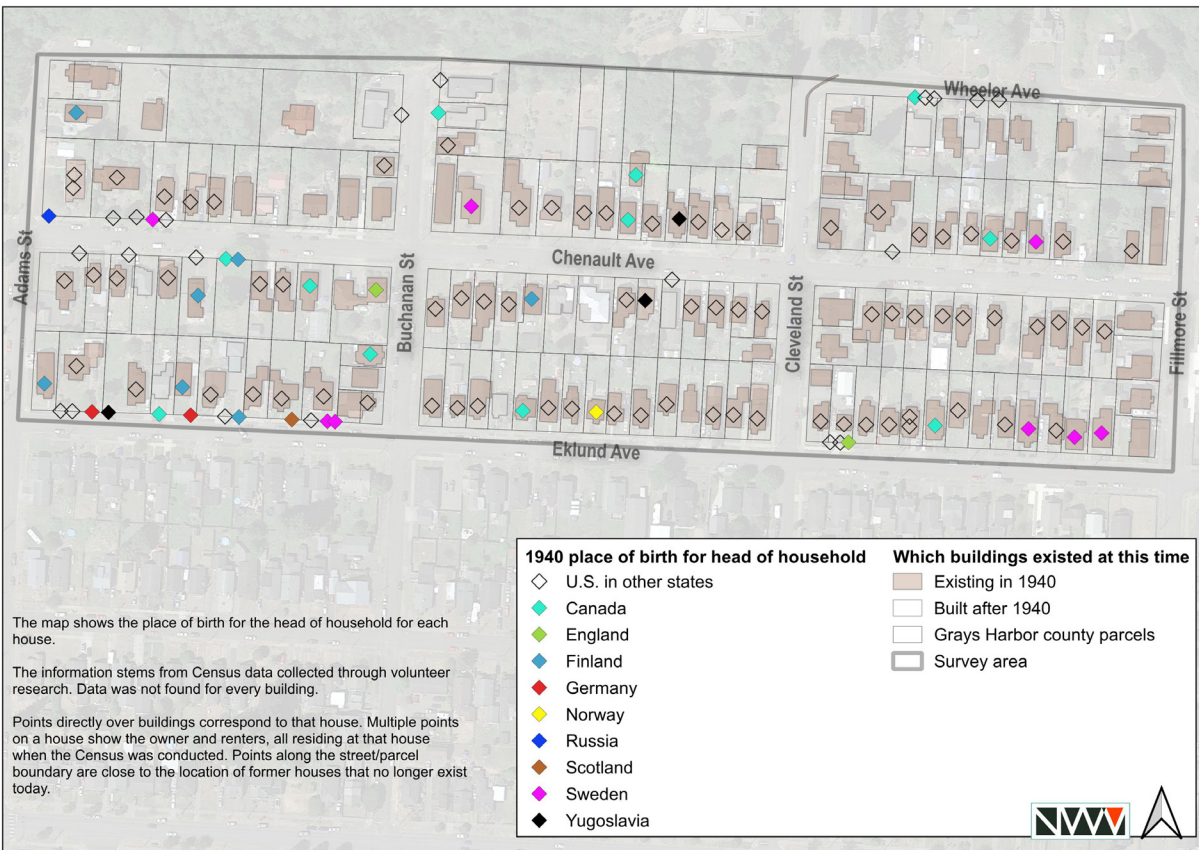
Map 28. 1930 - Occupancy



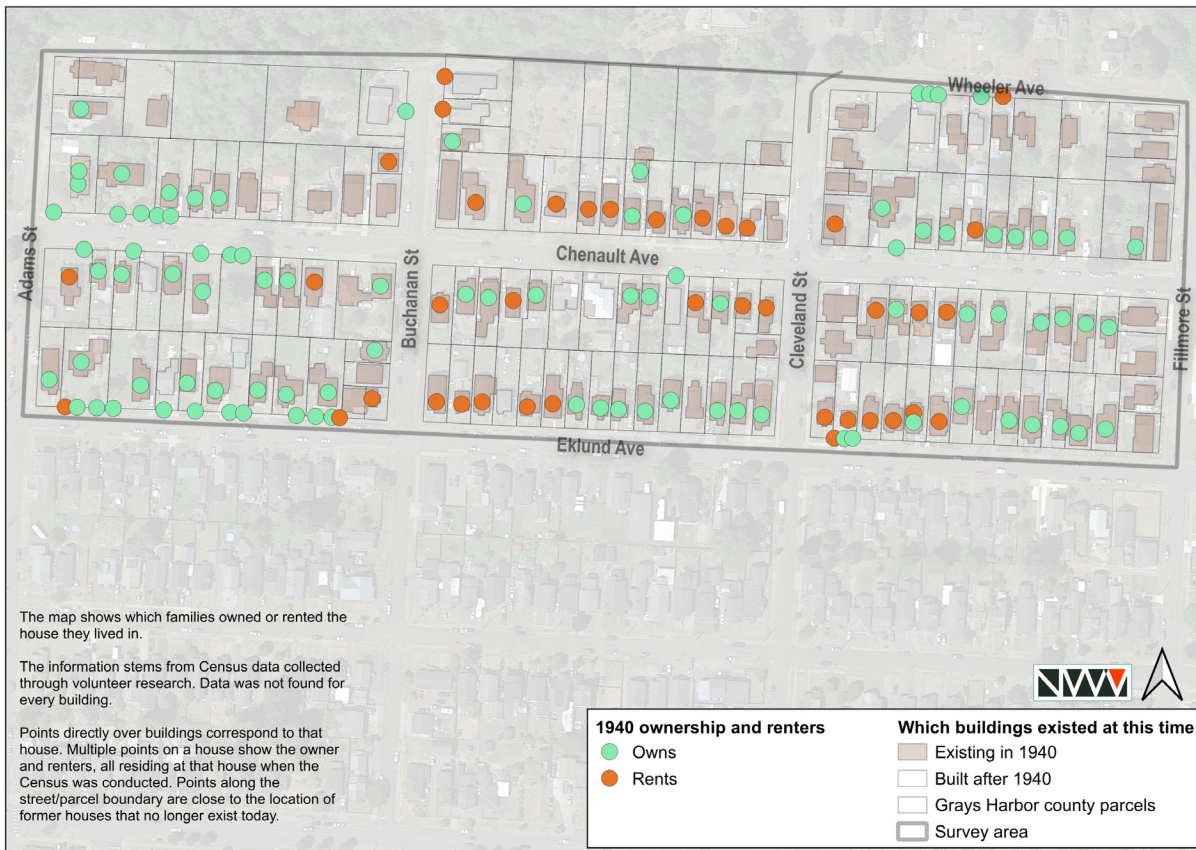
Map 29. 1930 - Household Size



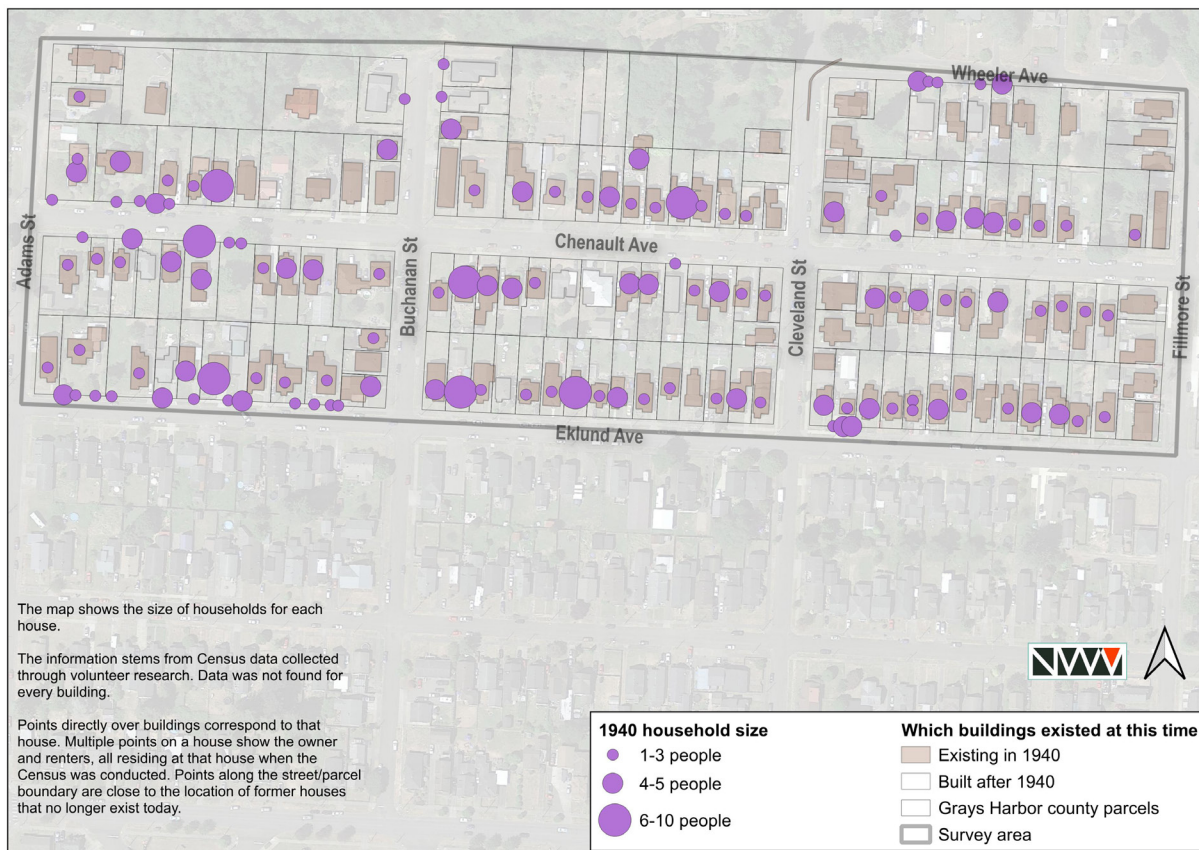
Map 30. 1940 - Head of Household Work



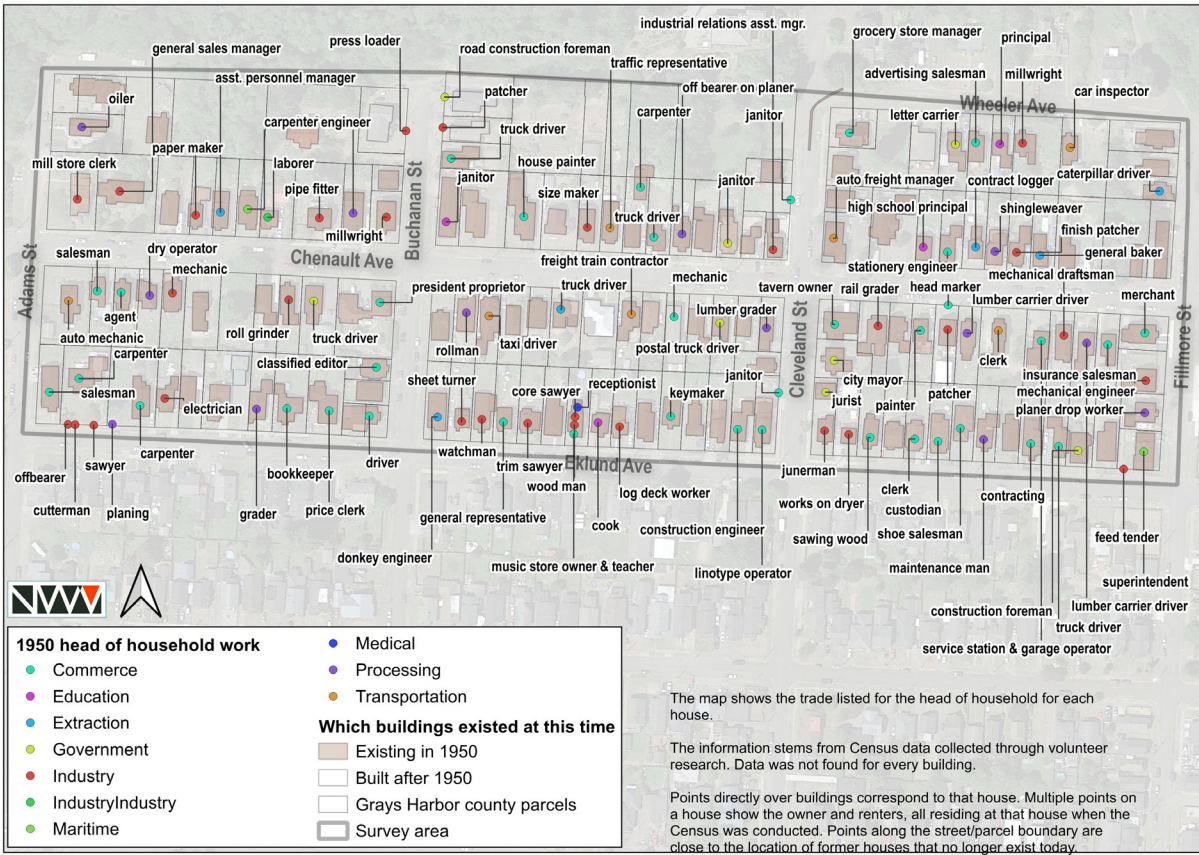
Map 31. 1940 - Head of Household Place of Birth



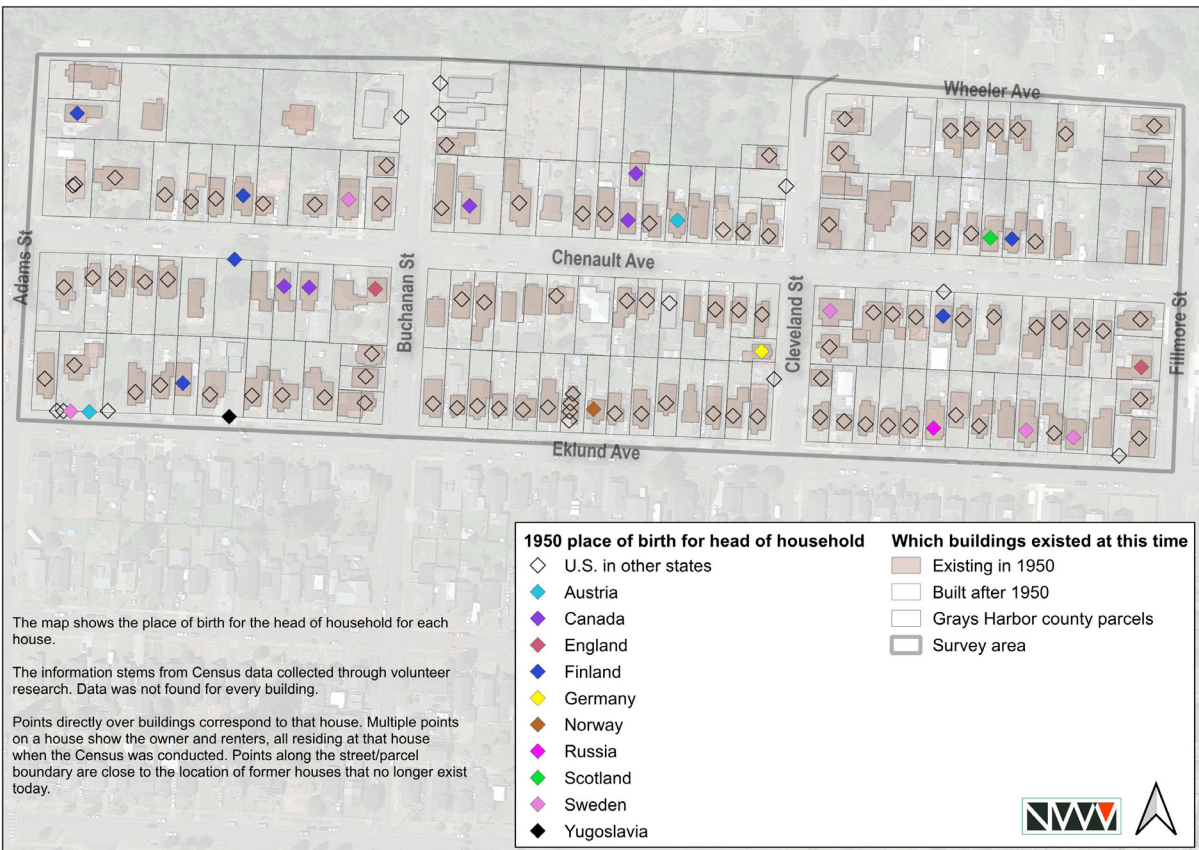
Map 32. 1940 - Occupancy



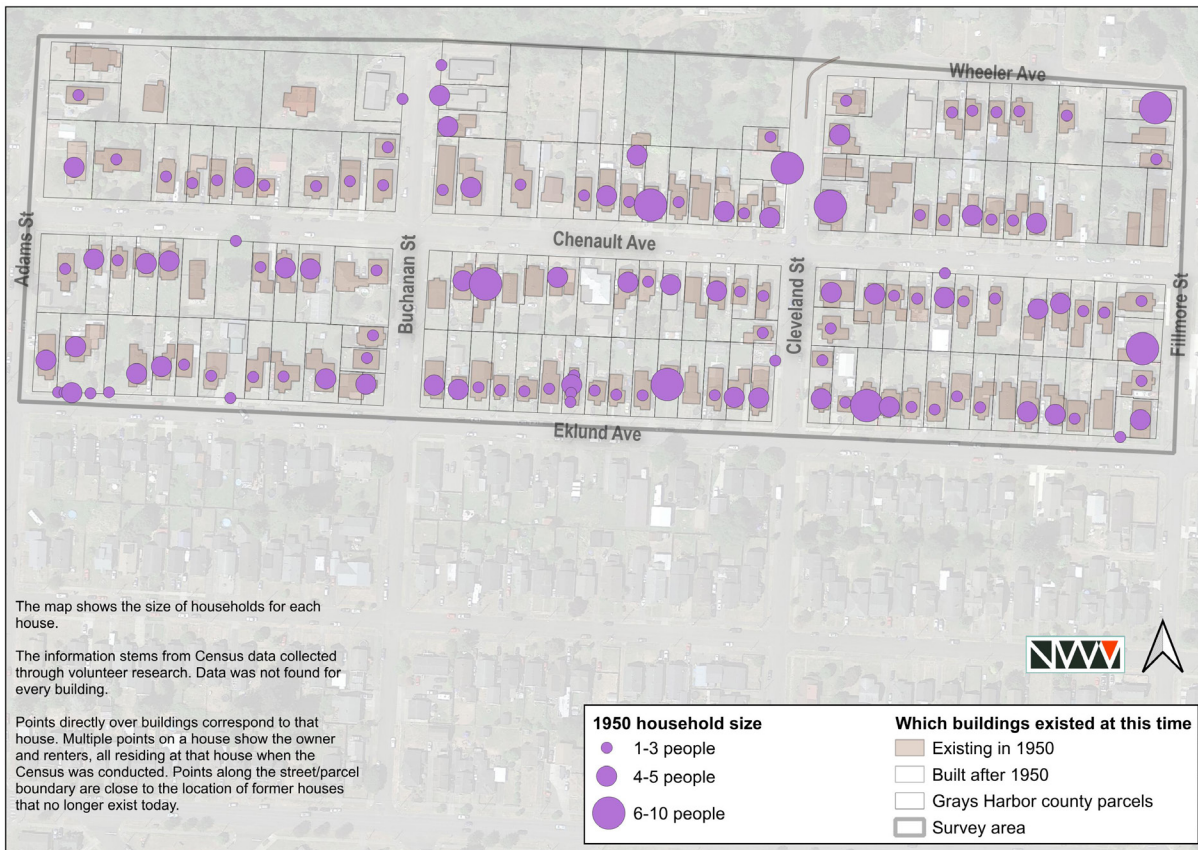
Map 33. 1940 - Household Size



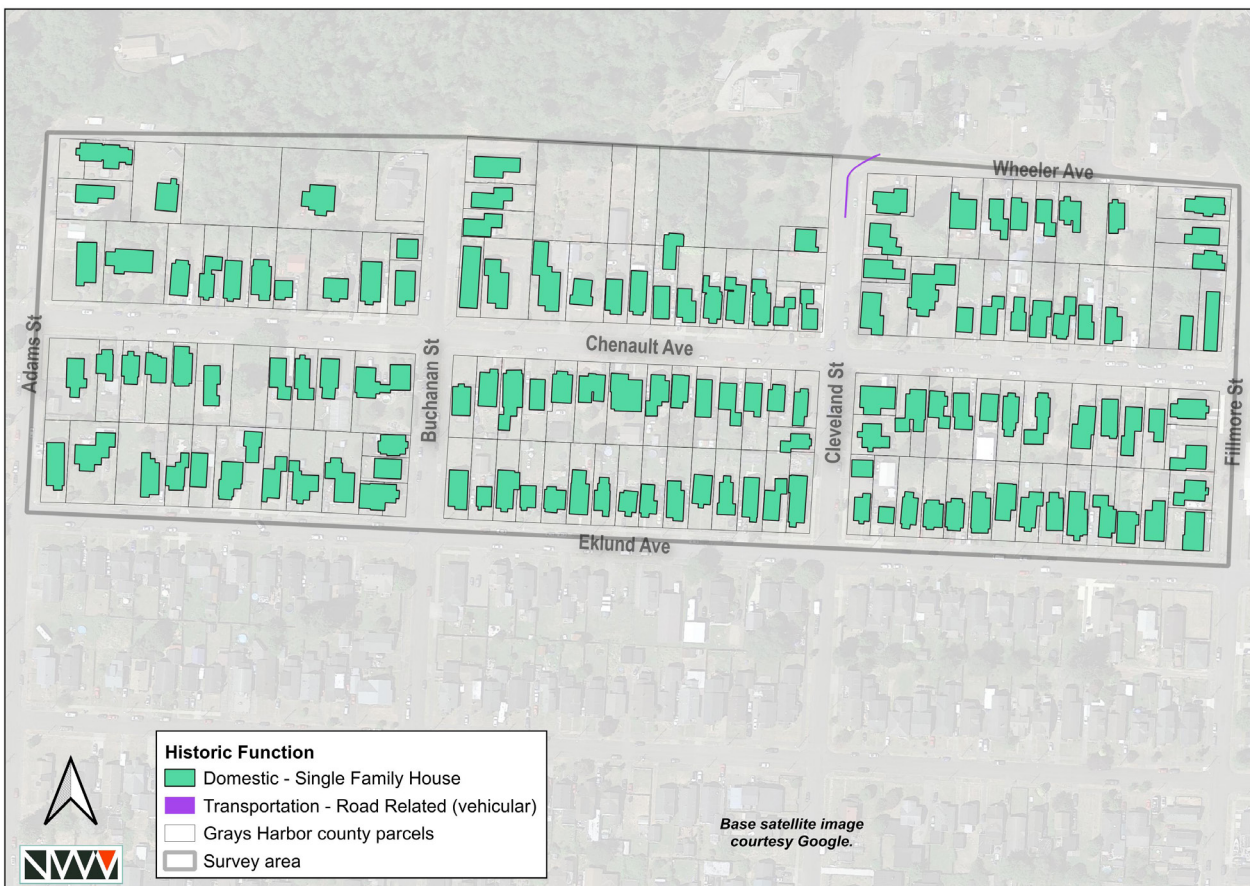
Map 34. 1950 - Head of Household Work



Map 35. 1950 - Head of Household Place of Birth



Map 36. 1950 - Household Size



Map 37. Historic Function