

# CULTURAL RESOURCES REPORT COVER SHEET

Author: Northwest Vernacular, Inc.; Katie Pratt and Spencer Howard

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# KARR'S HILL

## RECONNAISSANCE LEVEL SURVEY

JULY 2019



PREPARED BY  
KATIE PRATT & SPENCER HOWARD  
NORTHWEST VERNACULAR, INC.  
FOR THE CITY OF HOQUIAM

*Cover image: Looking down over the survey area from Karr's Hill, early 1900s. Courtesy: Jan Johnsen Collection.*

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## A. ACKNOWLEDGMENTS

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- Al Gozart
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- Jim Larrison
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### **MICHAEL BOSS, PHOTOGRAPHER**

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# 1. Research Design

## A. 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: Historic context development for the survey area, Karr's Hill, to support the identification and evaluation of potential historic properties; identification of other historic contexts that should be developed for the city based on the neighborhood resources.
- Objective 2: Identify potential historic properties within the survey area.
- Objective 3: Evaluate identified properties for potential eligibility to the National Register of Historic Places (NRHP), City of Hoquiam Register of Historic Places (HRHP), and Washington State Heritage Register (WHR) to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.

## B. SURVEY METHODOLOGY

The project consisted of a survey of 112 properties at the reconnaissance level, recording basic information collected from the public right-of-way. The City of Hoquiam selected historic preservation consulting firm Northwest Vernacular (NWV) to conduct the survey. Local volunteer efforts supplemented NWV's efforts. Survey methodology included the following tasks:

- Archival research
- Field work
- Writing and data entry
- Public outreach

Archival research involved reviewing primary and secondary sources to establish broad development patterns. Primary source data included 1910 and 1920 census enumeration district record cards, historic maps including Sanborn Fire Insurance and Government Land Office Survey maps, and the original plats for the survey area and immediately adjacent lands. Secondary sources included published works relating to the history of Hoquiam and the surrounding area.

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 properties to survey. As part of the survey work, staff assessed building integrity level (plan, windows, cladding, and other) and made recommendations for National Register of Historic Places (NRHP) and Hoquiam Register of Historic Places (HRHP) individual listing eligibility HRHP, as well as evaluated whether the property is in a potential NRHP historic district—if so, whether it potentially contributes. Staff also identified character-defining features for each property, which were then used in writing up the physical descriptions. Photographer Michael

Boss volunteered his time to take at least two photographs of each property. All images were renamed using the following convention: Street Name\_House #\_two digit series #.

Writing, editing, WISAARD data entry, and production followed. NWV staff wrote physical descriptions for each property, uploaded and captioned photographs, and completed form data entry for each property. 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 March 20<sup>th</sup>, 2019, at City Hall before the City of Hoquiam Historic Preservation Commission to convey what was surveyed, the type of information collected, and background on plats, land claims, and 1920 census data collected as part of the survey. A final public meeting held in the summer of 2019, addressed findings and recommendations from the survey work.

Polson Museum volunteer Dave Seymour conducted additional Polk Directory research on properties identified as potentially individually National Register of Historic Places and Hoquiam Register of Historic Places eligible. This information was integrated into the WISAARD forms and informed survey report recommendations.

Volunteer Mickey Thurman typed up the 1920 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. This allowed the information to be geocoded, so occupants of existing buildings could be compared. Thurman added any addresses not included—meaning the buildings had been demolished—on the next sheet. Including demolished properties helps to better understand what used to be in the survey area. The following notes and “Table 1. 1920 Census Data Utilized” describes the information Thurman recorded in Excel.

**Table 1. 1920 Census Data Utilized**

<b>ED CARD COLUMN NAME</b>	<b>DESCRIPTION OF DATA RECORDED</b>
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.
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.



### C. EXPECTATIONS

NWV expected predominately single-family residences within the area. The hillside location with views over the city raised our expectations for some high style properties along the slope of the hill. 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. Refer to **“3. Survey Results” on page 25** for how surveyed properties related to our expectations.

### D. DELINEATE AREA SURVEYED

The survey area is bounded by Lincoln Street on the east, Emerson Avenue to the south, Garfield Street to the west, and Hyde Park Drive and View Court along the north. Refer to the Survey Area map for the overall extent and the properties surveyed.

Thematically, the survey project focused on single family residential buildings constructed between 1890 and the 1969 (the 50-year cutoff date is as of 2019). This time period also provided the temporal boundaries for the survey project. No previous cultural resource or archaeological surveys were recorded in WISAARD as of January 1, 2019 within the study area. Previous survey reports within and immediately adjacent to the survey area focused largely on regulatory compliance. The closest adjacent survey, 0.15 miles from the survey area, is the historic structures survey report (NADB 1683382) in downtown Hoquiam related to a cell tower antenna installation. All other surveys listed in **“Table 2. Survey Reports Adjacent to the Study Area”** are at least a half mile away from the survey area. Refer to **“Table 5. Previously Surveyed Properties Within Study Area” on page 11** for a list of previous survey work based on data available from WISAARD.



Survey area map showing survey boundaries and properties surveyed.

*Table 2. Survey Reports Adjacent to the Study Area*

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
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

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
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
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

National Register of Historic Places (NRHP)-listed properties within the study area are listed in **“Table 3. NRHP-listed Property within Study Area”**

*Table 3. NRHP-listed Property within Study Area*

YEAR BUILT	LISTED DATE	LISTING NUMBER	ADDRESS	REGISTER NAME	REGISTER STATUS
1907	2005-04-27	05000365	717 Bluff St., Hoquiam, WA	Hodgdon, Judge Charles W., House	National Register; Washington Heritage Register

National Register of Historic Places (NRHP)-listed properties directly adjacent to the study area (west across Garfield Street) are listed in **“Table 4. NRHP-listed Properties Adjacent to Study Area”** 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 4. NRHP-listed Properties Adjacent to Study Area*

YEAR BUILT	LISTED DATE	LISTING NUMBER	ADDRESS	REGISTER NAME	REGISTER STATUS
1905	1990-07-12	90001073	509 Chenault Ave, Hoquiam, WA	Hoquiam’s Castle	National Register; Washington Heritage Register
1897	1973-04-11	73001868	515 Chenault Ave, Hoquiam, WA	Lytle, Joseph, Home	National Register; Washington Heritage Register

Previously surveyed properties within the study area are listed in “**Table 5. Previously Surveyed Properties Within Study Area**” The majority were surveyed in 1988; those properties surveyed since 2009 have a determination of not eligible (DNE) for individual National Register of Historic Places.

*Table 5. Previously Surveyed Properties Within Study Area*

PROPERTY ID	RESOURCE ID	COMMON NAME	ADDRESS	RESOURCE NAME	STATUS
15950	10357		707 Bluff Ave.		DNE
15951	10358		709 Bluff Ave.		Surveyed in 1988
15952	10359		711 Bluff Ave.		Surveyed in 1988
15953	10360		717 Bluff Ave.		Surveyed in 1988
15957	10364		415 Center St.		Surveyed in 1988
15972	10378		808 Chenault Ave.		Surveyed in 1988
15973	10379		828 Chenault Ave.		Surveyed in 1988
16015	10421		625 Eklund Ave.		Surveyed in 1988
16016	10422		626 Eklund Ave.		Surveyed in 1988
16018	10424		724 Eklund Ave.		Surveyed in 1988
16019	10425		824 Eklund Ave.		Surveyed in 1988
16031, 16030	10437		611 Emerson Ave.	Hoquiam High School and Gym	Surveyed in 1988, demolished
16035	10440		809 Emerson Ave.		Surveyed in 1988
16036	10441		819 Emerson Ave.		Surveyed in 1988
16037	10442		829 Emerson Ave.		Surveyed in 1988
16071	10446		208 Garfield St.		Surveyed in 2011, assessor data project
16072	10447		212 Garfield St.		Surveyed in 1988
16073	10448		218 Garfield St.		Surveyed in 1988
16076	10451		711 Hill Ave.		Surveyed in 1988
16079	10454		225 Jefferson St.		Surveyed in 1988
16096	10471		721 Karr Ave.	Taft, Lester and Carrie; House	Surveyed in 1988
16135	10509		615 Orchard Dr.		Surveyed in 1988
16136	10510		649 Orchard Dr.	Ehrhart, John; House	Surveyed in 1988
96756	53743	Jolly House	503 Lincoln St.		DNE, 090209-18-HUD determined on 9/2/2009
101402	56893	Hartley House	808 Eklund Ave.		DNE, 011110-07-HUD determined on 1/11/2010
103043	58515	Eddy House	625 Karr Ave.		DNE, 032210-27-HUD determined on 3/22/2010

PROPERTY ID	RESOURCE ID	COMMON NAME	ADDRESS	RESOURCE NAME	STATUS
668771	615708	Don Fillo House	823 Eklund Ave.		DNE, 110712-66-DOE, USDOE, Don Fillo determined on 10/25/2012
675899	622343	Paul Gilpin House	819 Karr Ave.		DNE, 092214-32-DOE determined on 9/22/2014
709176	677982		703 Lincoln St.		DNE, 2017-03-01744, Smiley, J-1628 determined on 3/13/2017

## E. INTEGRATION WITH PLANNING PROCESS

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 goals excerpted from the 2014–2019 Washington State Historic Preservation Plan:

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

## 2. Historical Overview

### A. HISTORICAL DEVELOPMENT

This summary of development periods for the city of Hoquiam is drawn from published histories of the area, which we reviewed to identify the events that shaped the city as well as the historic character and development patterns within the study area. These periods are intended as a general organizational structure to contextualize these events up through the temporal end to the survey, which is 1969.



Undated, view looking east over the survey area towards downtown Hoquiam. Image and street labels courtesy Mickey Thurman.

The city of Hoquiam's development transitioned through six broad periods; the history and development of the study area spans the most recent five periods.

- Pre-contact
- 1850s through early 1881, early settlement
- 1882 through 1899, early growth
- 1900 through 1928, labor
- 1929 through 1940, the Great Depression
- 1941 through 1969, World War II and post war years

### 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.<sup>1</sup> A bascule (moveable 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.

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

## PRE-CONTACT

The City of Hoquiam resides within the current tribal areas of interest for the Squaxin Island Tribe and the Samish Indian Nation.<sup>2</sup> 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,”<sup>3</sup> and The Confederated Tribes of the Chehalis. Pathogens brought by Euro-American explorers by the late 1700s and settlers 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 Quileh-ute Indians were held in Cosmopolis and led to treaty councils in Olympia and on the Quinault River and the signing of the Quinault Treaty in 1856.<sup>4</sup> 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.<sup>5</sup>

## 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. 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. 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.

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2. 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.

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

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

5. The Confederated Tribes of the Chehalis Reservation, *The Confederated Tribes of the Chehalis Reservation* (2018), <https://www.chehalisreservation.org/>, (accessed November 19, 2018).

**Table 6. City of Hoquiam Decennial Census Counts of Population<sup>6</sup>**

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

The early settlement period (1850s–1881) encompasses the first Euro-American land claims through the period of national economic growth and expansion (1870s and 1880s). James Karr’s 1859 arrival to Grays Harbor from Oregon, followed shortly by that of Ed Campbell, mark the start of Euro-American settlement. The Karrs settled within the study area and staked a claim. Campbell applied for and received a post office for the city in 1867. The first school opened in 1873. This period is characterized by relative isolation from cities further east, including Tacoma, Seattle, and Olympia, due to poor overland transportation and communication connections. Maritime related industries were central to the city’s economy.

The early growth period (1882–1899) starts with the opening of the first saw mill in the City of Hoquiam in 1882 and ends with the 1899 arrival of the Northern Pacific Railway extension to the city. The opening of the Northwestern Lumber Company sawmill (also known as the Hoquiam Mill) served as a catalyst for attracting development to the town and was an important employment base.<sup>7</sup> It supported the growth of related industries including construction, sash and door manufacture, and shipbuilding.

Tide flats prevented deep water access along Grays Harbor, so the city instead grew along the west shore of the Hoquiam River, where it established a port. Development included the construction of wood frame commercial and residential buildings. Many of the streets were planked or built up with sawdust; some had sidewalks. By 1885 the town had been platted and within two years Tom MacDonald built the schooner Volunteer, launching the shipbuilding industry on Grays Harbor.<sup>8</sup> That grew to include vessels launched from yards by John Joyce, G. H. Hitchings, and Peter and G. F. Matthews.<sup>9</sup> Several of these shipwrights lived in the study area. Residents enjoyed reading a wide range of news publications and attending productions at the Hoquiam Theatre. In 1891, the Aberdeen Library Association was formed, along with a series of other civic associations. Speculation in 1889 that the City of Hoquiam could become the western terminus of an extension of the Northern Pacific Railway led to a boom in building construction just prior to the Panic of 1893, a nationwide economic depression. By the latter part of the 1890s national prosperity had returned and the Northern Pacific Railway was extended into Hoquiam in 1899. Available work drew new residents to the city, including immigrants from Norway, Sweden, Finland, and Croatia. By the late 1890s, mills and manufacturing industries operated along the western shore of the Hoquiam River, including the Northwestern, Hoquiam Lumber

6. 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).

7. Weinstein, 18; Robert E. Ficken, *The Forested Land: A History of Lumbering in Western Washington* (Seattle: University of Washington Press, 1987), 58.

8. Weinstein, 148.

9. Weinstein, 18.

and Improvement Company Hoquiam Manufacturing Company, Western Basket Manufacturing Company, and E. K. Wood Lumber Company (located just six blocks east of the study area).<sup>10</sup>

The labor period (1900–1928) 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’s population grew rapidly during this period, more than doubling from 1900 to 1910, and several thousand more added in each of 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. Commercial development focused on the area along the Hoquiam River and southwest along Seventh and Eighth streets. Railroad tracks extended along the edges of the city, with an 1,800-foot-long wharf built to extend out across the tide flats to deep water. Over subsequent years the industrial waterfront and infill of tide flats along the harbor grew out from this wharf. Single-family residences expanded north of Seventh Street and west of J Street, and then grew north of Emerson Avenue. East Hoquiam (along the east shore of the Hoquiam River) had expanded out east to Myrtle Street (the divider between Hoquiam and Aberdeen) by 1907.

Industry expanded rapidly during this period, leading to overproduction and declining prices.<sup>11</sup> The Hoquiam Lumber and Shingle Company opened in 1902 and by 1906 ranked among the world’s top producers of cedar shingles. The International Shingle Weavers Union of America, which started ca. 1886 in Michigan and followed shingle production west, sought better pay and safer conditions for workers in shingle mills and was the timber industry’s first organized labor institution.<sup>12</sup> Other similar unions formed during the early 1900s, including the chartering of the International Brotherhood of Woodsmen and Sawmill Workers in 1905 by the American Federation of Labor and the Industrial Workers of the World, which came out of a meeting of forty-three unions in Chicago.<sup>13</sup> By 1905 Washington State led the nation in lumber production, a status aided in a large part by sawmills along Grays Harbor.<sup>14</sup> By 1906, eight labor unions existed in the city of Hoquiam. During the 1910s, strikes and labor unrest led to sawmill shutdowns and the introduction of labor spies and worker blacklists. Between the late 1910s and 1920s, the U.S. Department of Justice, U.S. Department of War, and Washington State Governor Ernest Lister all employed spies to infiltrate and break up unions operating in Grays Harbor. The citizens of Grays Harbor County voted in 1911 to establish a countywide port district, which led to terminal construction and channel dredging by the 1920s. By the 1920s sawmills were upgrading equipment to improve production. In 1924, Grays Harbor ports were the first in the world to ship a billion board feet of lumber by water. The late 1920s brought the growth of pulp, plywood, and paper companies seeking to utilize waste products from sawmills.

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10. Weinstein, 18; Sanborn Map Company, “Hoquiam,” (New York: Sanborn Map Company, 1889, 1890, 1891, 1894, 1902, 1907, 1916).

11. Ficken, 105.

12. Philip C. Emerson, *Pacific Northwest Labor & Civil Rights Projects*, University of Washington, <http://depts.washington.edu/labhist/strike/emerson.shtml>, (accessed March 5, 2019).

13. Murray Morgan, *The Last Wilderness* (New York: The Viking Press, 1956), 140.

14. Ficken, 105.

The Great Depression (1929–1940) 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.<sup>15</sup> The National Labor Relations Act, signed in to law in 1935, enabled workers to create unions without discrimination.



*Lytle residence, located to the west of the survey area. Image courtesy of the Joe Stearns Collection, Polson Museum, 2002 036 0232.*

The city’s population began to decline from its late 1920s peak. Cooperative lumber mills and repair garages were organized. Longshoremen went on strike in 1934 and timber workers followed suit statewide in 1935; a series of smaller strikes continued through late 1941.<sup>16</sup> Federal Work Progress Administration (WPA) funding supported projects in Hoquiam, including building Olympic Stadium. Mills also diversified their wares, including developing water-proof plywood in 1934 and producing Rayon from wood pulp.

The World War II and post-war period (1941–1969) is 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.

## STUDY AREA DEVELOPMENT

The study area provided housing for many of the workers in the shipyards, mills, schools, and downtown Hoquiam. Between 1902 and 1907 several streets within the survey area were renamed.

*Table 7. Street Name Changes*

CURRENT NAME BY 1907	ORIGINAL NAME
Garfield Street	N Sixth Street
Hayes Street	N Seventh Street
Jefferson Street	N Eighth Street
Lincoln Street	N Ninth Street

15. Ficken, 183.

16. Ficken, 214.

## *Geography and Physical Conditions*

The study area lies north of the downtown core and consists of both flat land and the steep south slope of Karr's Hill. The Hoquiam River is immediately east of the area across Lincoln Street. The flat land development is most characteristic of the city, which is built out on land along Grays Harbor and on both sides of the Hoquiam River. Development along the south slope comprises the majority of hillside development within the city. The Hoquiam River bisects the steep ridge along the north side of Grays Harbor, with Karr's Hill anchoring the west side and the promontory with Beacon Hill Park anchoring the east side. Karr's Hill and portions of the ridge west to Endresen Road are some of the only developable sloped areas in the city.

The study area north of Eklund and Bluff avenues encompasses some of the earliest developed slope lands in the city. This development consists of roads cut into the south and southeast slope of the hill. Building lots along these roads afford remarkable views out over the city and the bay and most homes take advantage of the vistas accordingly, with those along the slope facing south or southeast, with the exception of houses along Hill Avenue, which face north. Most of the lots have steeply sloped front yards, often with concrete retaining walls along the street and front yard terraces, and long stairways leading up to the front entrance. Up through 1916 there were two stairways that traversed the steep slope along Bluff Avenue, connecting to the sidewalk that remains along the top edge of the bluff and providing access to the front of the houses on this block. Bluff Alley Road to the rear of these houses, part of the original plat, serves as the main access point for these houses.

## *Platting and Basis for Development*

The survey area resides 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 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. The survey area resides mostly within the Karr's 1869 tract and a corner of their 1883 tract covering Karr's Hill.

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. In 1889 the Karrs filed their first plats for Karr's Addition, which included the flat lands north of Emerson Avenue to Eklund Avenue, and Karr's Hill Addition, which covers the south slope of Karr's Hill up to Washington Avenue. The reserved, nearly five-acre tract within the Karr's Hill Addition contained a dairy farm, attributed to the Karr family. In 1890 the Karrs filed the Karr's River Addition, platting the lands east of Karr's Hill Addition to Tyler Street. In 1905, as the city's population continued to grow, the Karrs filed the Karr's Mill and Garden additions, platting their land north of the Karr's Mill Addition.

The dairy farm remained through 1907, with the first house constructed in the tract by 1908 and the area cleared of the farm and ready for development by 1916. By 1905, Carter B. Carlton

operated the dairy, which then became the Hoquiam Dairy ca. 1907 through ca. 1913. The Karr Investment Company, with Levi Z. Karr (president) and Arthur T. Karr (secretary), platted the tract in 1920 as the Karr's Hill Residential Block followed by Hoquiam Heights Addition in 1921 at the top of Karr's Hill.

Lots within these plats were successfully developed for residential, commercial, educational, religious, and industrial uses. Lots outside of the survey area along the Hoquiam River were home to multiple industries, including Gray's Harbor Iron Works, Hoquiam Packing Company's salmon cannery, Mathews Shipbuilding Company's shipyard (previously the Hoquiam Shipyard), the E. K. Wood Lumber Company, and the Hoquiam Lumber and Shingle Company. Several early hotels were also located in these areas, along Chenault Avenue east of Monroe Street. Right of ways within the plats were granted to the Tacoma Olympia and the Chehalis Valley Railway Company for space for a depot and side tracks that would provide access to the Northwestern Lumber Company.

The industrial uses supported workers living in the residential areas west of the river. The residential areas included McKinley School, Hoquiam High School (and were just north of the Central Public School), and several churches. A spring within the Karr's Hill Addition near Chenault Avenue and known as Rock Spring was retained.

### *Growth Patterns and Build Out*

Residential development within the survey area generally spread from east to west. Eastern locations were closer to industries along the river. Some of the oldest remaining houses in the survey area, built between 1892 and 1898 as part of the early city growth period, remain along the east side of the survey area. Many of these houses appear to retain their original post and pier foundations.

Development from 1900 to 1919 built just over 57 percent of the existing houses and reflects the city's rapid population



*July 4, 1903, view of the Peter Overaas funeral procession within the survey area. Image courtesy Jan O. Kolmann Johnsen.*



*1903, view of the Overaas funeral procession at 714 Hill Avenue, then home of Eric Sjolseth. The family immigrated from Norway. Image courtesy Jan O. Kolmann Johnsen.*

growth during this same period. Construction slowed in the 1920s with new houses spread across the survey area, infilling vacant lots. Most of the 1930s house construction occurred in the Karr's Hill Residential Block (platted in 1920) on the former dairy farm.

A single house was built in 1941 within the survey area, just prior to wartime material restrictions that began ca. 1942. Post-World War II development within the survey area followed the slight overall city-wide population increase in the 1950s and 1960s. Construction in the survey area started slowly in the late 1940s and quickly increased during the 1950s, rising to nearly the same level as during the 1920s, before slowing again in the 1960s.



*Ca. 1910 post card showing the W. L. Adams house at 711 Hill Ave. Image courtesy Mickey Thurman.*

The survey area does not have a commercial center, but there are a few commercial buildings that were built along Lincoln Street. By 1907 a small grocery store stood at the southwest corner of Chenault Avenue and Lincoln Street. Following World War II, development along Lincoln Street—which also functioned as State Route 101 from Emerson Avenue north to Perry Avenue—catered to automobile traffic along the street in the form of gas and service stations and convenience stores.

Religious development within the survey area included the construction of two churches: First Baptist Church (ca. 1900) at 731 Eklund Avenue, and the First Christian Church (built by 1907) at 601 Karr Avenue. By 1907 the First Baptist Church constructed a parsonage immediately west of the church at 727 Eklund Avenue. The congregation also constructed a substantial addition to the rear of the church during the 1950s or 1960s. By 1911 the First Christian Church also operated a hall immediately north of the church at 208 Garfield Street.

Education development within the survey area grew to occupy a prominent location along Emerson Avenue but the buildings have been demolished. McKinley High School stood at the northeast corner of Garfield Street and Emerson Avenue by 1902. The school expanded into the block east by 1916 and included a large auditorium.

Ethnicities within the survey area varied considerably during the temporal period of the survey. The reconnaissance level research did not reveal any specific building concentrations or development patterns that can be attributed to any of the ethnicities identified and no comparison was made relative to citywide development patterns.

Enumeration district cards from the 1910 census for the survey area recorded the following countries of birth of residents:

- Sweden. The highest concentration, with many marked as Fin-Swedish. Most immigrated to the US between 1902 and 1910, with some between 1887 and 1897. Most worked as loggers or carpenters. One grouping of Swedish born residents occurred along Hill Avenue in houses 815, 821, and 823.
- Denmark
- Canada
- Germany
- England

Enumeration district cards from the 1920 census for the survey area recorded the following countries of birth. Processing of this data by volunteer Mickey Thurman enabled a more precise count than the 1910 census.

**Table 8. 1920 Residents by Country of Birth**

COUNTRY OF BIRTH	HEAD OF HOUSEHOLD COUNT	NOTES
Austria	2	Heads of household immigrated in 1903 and 1906
Canada	9	Heads of household immigrated between 1874 and 1913
England	3	Heads of household immigrated between 1885 and 1898
Finland	5	Heads of household immigrated between 1887 and 1916, with most between 1900 and 1907
Germany	3	Heads of household immigrated between 1865 and 1889
Norway	2	Heads of household immigrated in 1888 and 1906
Russia	2	Heads of household immigrated in 1883 and 1909. For the family with the head of household immigrating in 1883, their native language was German. They immigrated to the US in 1871 and 1883 and represent a minority of Germans in Russia.
Sweden	9	Heads of household immigrated between 1870 and 1907
Wales	1	Head of household immigrated in 1876

Occupations of residents within the study area vary widely, from servants to bank and lumber mill owners. Occupation types generally correspond with house locations (on the hill or the flats) and house scale (large versus modest).

Enumeration district cards from the 1910 census for the survey area recorded the following range of occupations:

- Chief of police for the city
- Lumber mill owner, at 719 Bluff Ave
- Bank president, at the corner of Center and Hill Ave, 711 Hill Ave, William Adams

- Tug boat operator
- Sash and door factory worker, several
- Lumber sealer at lumber mill
- Painter
- Teacher, high school, several
- Jeweler
- Salesperson, clothing store, at least two
- Laborer
- Manufacturer, cigars, at least two
- Butter maker
- Bookkeeper, city, and with private office, and lumber office
- Logger, several with logging company
- Tallyman, with lumber mill, several
- Salvation army worker
- Pipe fitter with lumber mill
- Livery man
- Agent with real-estate company
- Ship builder, George H. Hitchings, lived at 814 Eklund Ave
- Mill wright, at lumber yard
- Engineer, at laundry, several
- Foreman at lumber mill
- Salesperson at grocery store
- Iron worker
- Seamstress
- Carpenter
- Manager of grocery store
- Surveyor, worked for county
- Starcher, at laundry
- Teamster for dairy
- Clerk at bakery
- Servant, private family
- Newspaper worker
- Doctor
- Foreman for fish cannery
- Civil engineer with city
- Mechanic

- Upholsterer
- Chauffeur
- Fisherman

The following table draws from 1920 census data for the survey area and helps to contextualize the functional relationship between the survey area, the city’s downtown commercial core, and industrial areas along the Hoquiam River. The various industries recorded within the survey area were categorized by National Register of Historic Places function categories as identified in Section 6, Function or Use, in Bulletin 16A, *How to Complete the National Register Registration Form* and then the number of heads of household employed in each industry were counted. This does not include extended family members living within a household who often worked in similar or related industries.

**Table 9. 1920 Census Data Industry Count Within the Survey Area**

INDUSTRY CATEGORY	HEAD OF HOUSEHOLD COUNT	EXAMPLE
Processing	42	Time keeper at a saw mill, scaler at a saw mill, filer at a shingle mill
Commerce	39	Contractor, solicitor at a tea store, life insurance agent
Maritime	12	Shipwright, tug boat captain
Transportation	7	Automobile mechanic, railroad laborer
Industry	6	Foreman at a sash and door company, machinist at a machine shop
None	5	
Extraction	4	Logger, bookkeeper at a logging office
Religious	2	Clergyman
Government	2	Policeman, postal clerk
Recreation	2	Organist at the local theater, movie projector operator

Enumeration district cards from the 1920 census for the survey area recorded the following range of occupations:

- Doctor
- Housekeeper
- Musician, orchestra leader
- Mechanic
- Cook
- Laborers at saw mills and box factory
- Merchant
- Tug boat captain
- Librarian
- Police officer

- Photographer, 701 Karr Ave, W. L. Jones and Grace Jones, both photographers, residence with their studio at another location
- Carpenter, ship yard
- Traveling salesperson, hardware
- Organist at the theater
- Light keeper for U.S. government
- Postal clerk
- Stenographer
- Machinist
- Ice manufacturer
- Timekeepers
- Blacksmith
- Moulder, foundry
- Barber
- Shipwright, 802 Eklund Ave, Norwegian, immigrated 1904
- Shipwright, John Joyce, 707 Bluff Ave, Canada

### 3. Survey Results

Overall the survey area retains a moderate level of architectural integrity. The area sits within one of the founding land claims for the city and one of the earlier plats. Based on 1910 and 1920 census enumeration district cards, houses within the survey area provided homes for workers and their families employed in downtown Hoquiam and in industries along the Hoquiam River, connecting to key themes in the city's development.

Visual character reflects a range of architectural styles and construction periods. There were three notable items observed during field work:

- **Shingles**, both the prolific use of this architectural detail and the unique decorative applications of them, were quite remarkable within the survey area. They reflect the abundance of this material during the city's early development periods. They convey a high artistic value, and in their decorative applications they reflect work of a master. They also display a type and method of construction prevalent partly due to the abundance of this product, which was a key industry for the city,. The pattern details and transitions around building corners are well executed. However, many of these properties also had window or other alterations. The use of shingles and their decorative applications reflect a special element of Hoquiam's aesthetic and architectural history. The following list identifies some of the examples demonstrating notable decorative applications:
  - » 709 Bluff Alley Rd.
  - » 815 Bluff Alley Rd.
  - » 819 Bluff Alley Rd.
  - » 402 Center St.
  - » 415 Center St.
  - » 724 Eklund St.
  - » 829 Emerson St.
  - » 212 Garfield St.
  - » 220 Hays St.
  - » 823 Hill St.
  - » 815 Hill St.
  - » 621 Karr Ave.
  - » 731 Karr Ave.
  - » 803 Karr Ave.
  - » 807 Karr Ave.
  - » 810 Karr Ave.
- **Post and pier foundations** were used frequently within the survey area, typically with vertical board skirting (often flared outward at the base) around the foundation. It is not known if the use of post and pier foundations is as common in other residential plats. Its use and frequency are notable and relate to the city's historical development and key



815 Bluff Alley Rd, shingle details. Photograph courtesy Michael Boss.



807 Karr St, shingle details. Photograph courtesy Michael Boss.



829 Emerson St, shingle details. Photograph courtesy Michael Boss.



629 Karr St, shingle details. Photograph courtesy Michael Boss.



220 Hayes St, shingle details. Photograph courtesy Michael Boss.



709 Bluff Alley Rd, shingle details. Photograph courtesy Michael Boss.

industries. The use of post and pier foundations with this level of frequency reflects a special element of Hoquiam's architectural history.

- **House orientations** on the bluff are toward city views rather than streets. This is evident along Bluff Alley Road, and along Eklund Avenue, Orchard Drive, Chenault Avenue, and Hyde Park Drive along the hillside between Garfield and Center streets. This orientation coupled with the elevation of houses above street level due to grade changes significantly changes the character of the streetscape in contrast with houses built along the flat land areas within the survey area.

The following identifies the areas of history applicable to properties in the survey area based on their historic functions.

- **Architecture:** This is the principal area of significance based on the reconnaissance level survey and review of the architectural character of buildings within the survey area. Legacy forms for previously surveyed properties and National Register Nominations for the Robert Lytle Mansion, Joseph Lytle House, and the Judge Charles W. Hodgdon House were reviewed for architectural context.
- **Religion:** There were several churches and church-related buildings within the survey area. Due to the reconnaissance level of this survey no additional research was done; however, further research related to these properties is identified under Recommendations.
- **Commerce:** there were a couple of commercial buildings within the survey area along Lincoln Street. Due to the reconnaissance level of this survey no additional research was done. Contextually these properties were useful in helping to understand changes in use along Lincoln Street.

Exterior building alterations tended to affect windows (conversion to vinyl or metal) and siding (conversion to vinyl or cement fiber board siding).

Survey results generally aligned with expectations. The decorative use of shingles and the frequency of post and pier foundations were unexpected.

## B. DEVELOPMENT PERIODS

The survey area contained properties from five development periods. "Table 10. Table Survey Area Development Patterns" outlines the number of properties surveyed within each development period and the relationship to citywide patterns.

**Table 10. Table Survey Area Development Patterns**

DEVELOPMENT PERIOD	PROPERTIES SURVEYED	RELATIONSHIP TO CITYWIDE PATTERNS
1882–1899	6	<p>Built during the initial period of city growth. The oldest of the houses surveyed from this period dates to ca. 1890, immediately following the 1889 plat of Karr’s Hill and Karr’s Addition.</p> <p>The houses are clustered along the bluff overlooking the Hoquiam River and associated industrial development.</p> <p>Construction dates range from ca. 1890 to ca. 1898.</p> <p>Based on assessor year-built data, most of the other, approximately 34, properties built and remaining citywide during this period are in the 1885 Hoquiam Corrected plat south of Emerson Avenue, with a few properties in the 1889 North Hoquiam plat west of Garfield Street along Karr Avenue and in the 1890 Karr’s River plat along Monroe Street.</p>
1900–1928		
1900–1909	37	<p>Built during a period of over 200 percent population growth for the city.</p> <p>Housing infill within the east portion of the Karr’s Hill plat and along the north side of Karr’s Addition (between Eklund and Karr avenues).</p> <p>This period included the construction of the two churches within the survey area.</p> <p>The development during this period was part of a west and southwest (in to the central part of the 1885 Hoquiam Corrected plat) extension of housing out from the industries and commercial core along the Hoquiam River. The 1890 Karr’s River plat experienced some of the densest housing growth during this period.</p>
1910–1919	35	<p>Built during a period of slower growth in the survey area, these infilled around houses built during the previous period and included the first houses built within the 1920 Karr’s Hill Residential Block.</p> <p>Housing development in the block at the northwest corner of Emerson Avenue and Lincoln Street.</p> <p>Citywide housing development patterns shifted during this period, bringing greater development intensity to the 1889 North Hoquiam plat west of the survey area and in the west portion of the 1885 Hoquiam Corrected plat. Development during this period in the survey area filled in mostly along the west portion of the area.</p> <p>Both the 1910 and 1920 census data for residents within the survey area recorded a diverse cross section of professions ranging from domestic housekeeper to bank president, with a high volume of teachers, mill and related industry workers, and maritime related (shipwrights, captains) workers within the survey area.</p>
1920–1928	12	<p>This period brought a significant drop in the number of houses built, with new houses infilling around existing houses.</p> <p>The survey area experienced less infill development during this period than the plats to the west and south.</p>

DEVELOPMENT PERIOD	PROPERTIES SURVEYED	RELATIONSHIP TO CITYWIDE PATTERNS
1929– 1940	9	Built during the Great Depression.  Development along Hyde Park Drive and continued infill of the 1920 Karr’s Hill Residential Block.  Development patterns within the survey area followed similar infill patterns city wide.
1941– 1969		
1941–1945	1	Only one house built right at the start of World War II just as material rationing was going into effect and significantly reduced non-war related construction.  Citywide there were only a few other properties attributed to this period of development.
1946–1949	4	Built immediately following World War II consisting of infill and a commercial building along Lincoln Street.  Relative to citywide patterns, the survey area experienced less infill during this period.
1950–1959	10	Infill construction, mostly within the 1920 Karr’s Hill Residential Block and along the bluff.  Coming off a brief period of population growth from 1940 to 1950.  This period brought increased infill development along Karr’s Hill, including properties within the survey area, and the adjacent 1889 College Hill plat.
1960–1969	4	Infill construction within the survey area.  Relative to citywide patterns, the survey area experienced little infill during this period.

### C. PROPERTY TYPES AND FUNCTIONS

The survey area consisted exclusively of buildings as the property type.

Historic functions pertain to the how the property was routinely used. This generally relates to the original design of the building but can differ. In the case of buildings surveyed, all historic functions related to their original design. Historic functions (uses) within the survey area consisted predominately of domestic use, with some religion- and commerce-related properties. Current functions continued historic or similar functions with no notable exceptions observed during field work.

Domestic:

- Single dwelling (107 houses surveyed). 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. Historic residential properties in the

survey area ranged from 1 to 2.5 stories in height. Census data from 1920 indicated a generally even mix of rental and owner-occupied properties, based on available data and properties built at the time of the census. The census recorded more than 450 people (heads of household and families) living within the survey area in 1920, with several houses rented out to multiple families.

Religion:

- Religious facility (two churches surveyed). The concentration of two churches, both constructed early in the city’s development (ca. 1900 and ca. 1907) and servicing the surrounding residential neighborhoods is notable. The building at 208 Garfield Street may have some connection with the adjacent church; however, this was not researched as part of this project. The 1916 Sanborn Fire Insurance map identified the building use as a hall and it was on the same tax lot as the adjacent church. This survey treated the property as domestic in use.
- Church related residence (one parsonage surveyed). This provided an important early supporting function to the First Baptist Church (built ca. 1900) and was a later functional addition (built ca. 1907) to the church site.

Commerce:

- Gas and automobile service stations (two surveyed). These relate to post-World War II changes in transportation, city development, and the transportation role of Lincoln Street, which became State Route 101. Land along either side of Lincoln Street, from Emerson Avenue north to Chenault Avenue, transitioned following World War II from domestic functions (single dwellings) to commerce functions oriented towards serving automobile drivers passing along Lincoln Street.

## D. ARCHITECTURAL STYLES

Architectural styles evident in the buildings surveyed convey a range of architectural influences and stylistic trends.

**Table 11. Architectural Styles**

STYLE	SURVEYED
Colonial revival	7
Contemporary	1
Craftsman	25
Folk Victorian	1
Italianate	1
Minimal Traditional	4
Modern	9
No style	57
Queen Anne	4
Shingle	1

STYLE	SURVEYED
Spanish eclectic	1
Tudor Revival cottage	1

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

**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.<sup>17</sup> Colonial Revival houses may be two to two-and-a-half stories or may be single-story bungalows. Most within the survey area were built during the city’s second development period (1900–1928), with some in the third period (1929–1940). The most prominent example within the survey area is 625 Eklund Ave (built ca. 1926); other good examples include 627 Orchard Drive (built ca. 1929), and 711 Bluff Alley Road (built ca. 1900).

**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. There is only one example within the survey area, the gas station and service center at 301 Lincoln Street (built ca. 1966).

**Craftsman.** This architectural style sprang from the Arts and Crafts movement. This style was popular with American working-class families during the early 1900s. 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.<sup>18</sup> Wood is the predominant exterior cladding material for Craftsman houses in the survey area, with brick appearing at chimneys. This is the most 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. Good examples of Craftsman houses include 711 Hill Avenue (built ca. 1903), 615 Orchard Drive (built ca. 1911), and 808 Chenault Avenue (built ca. 1918).

**Folk Victorian.** This style benefited from railroad connections to Hoquiam and milling operations within the city to provide the turned and pre-cut detailing. The style is characterized using Victorian stylistic elements (mid-to-late 19th century revival styles) on folk house forms that were less complex than the styles they were mimicking. Characteristic details include porches with spindle work or flat detailing, cornice line brackets, and a simple folk house form, such as gable front and wing, pyramidal, or front gable. The only example within the survey area is 815 Hill

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17. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 321-326.

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

Avenue (built ca. 1911), constructed towards the later part of the style's nationwide popularity (ca. 1870 to 1910).<sup>19</sup>

**Free Classic:** This is a sub type of the Queen Anne style based on decorative detailing. 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 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. Houses constructed with this style in the survey area were built during the first two development periods of the city (1882–1899 and 1900–1929) with most constructed during the second period. Good examples within the survey area include 825 and 829 Emerson Street (both built ca. 1911), and 807 Karr Avenue (built ca. 1901)

**Italianate.** The Italianate style was a reaction against the formalism of classical architectural language, like the nearly contemporary Gothic Revival style. The style drew from the existing examples of Italian villas of the sixteenth century, but simplified and to some degree standardized in their ornamentation and shape in the adaptation to American homes. Andrew Jackson Downing championed this style, marked by elaborate decorative detailing around windows and doors, arched windows, often in pairs or threes, and elaborate, bracketed cornices. Often they include square towers as finishing elements, or cupolas or lanterns in four-square forms where towers are not present. The only example in the survey area is the church at 601 Karr Avenue (built ca. 1907)

**Minimal Traditional.** Houses designed in this architectural style bridge the gap between the more traditional period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional houses, with their simplified 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.<sup>20</sup> Larger, two story examples of this style are less common. Good examples of the style in the survey area include 404 Center Street (built ca. 1947), 818 Hill Avenue (built ca. 1941), and 303 Center Street (built ca. 1951).

**Queen Anne.** The style is characterized by complex and asymmetrical rooflines, incorporating hips and gables as well as towers and other irregularities. Asymmetry continues on the elevations, with projecting gables, isolated or compound projecting bays, some cantilevering (especially at the bays), and rich, highly stylized detail in all elements of trim work. Porches are almost always included, and many wrap around two or more elevations. The overall massing is quite heavy, although this is usually somewhat offset by the intricacy of the detailing. Queen Anne architecture often incorporated mixed materials in siding. Queen Anne houses are typically large, two- or two-and-a-half-story residences, but smaller one-story cottages are not uncommon. The overall trend in Queen Anne stylistic design was that it simplified over time; the earliest examples tend to be the most elaborate while later examples were more plain and representative of the Free Classic subset. Houses constructed with this style in the survey area were built in the city's second development period (1900–1929); good examples area include 220 Hayes Street (built

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19. McAlester, 309-310.

20. Swope, 478.

ca. 1907), 415 Center Street (built ca. 1909), and 803 Karr Avenue (built ca. 1901).

**Ranch.** This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural style 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.<sup>21</sup> Good examples of the style in the survey area include 603 Eklund Avenue (built ca. 1954), and 640 Orchard Drive (built ca. 1948).

**Spanish Eclectic.** Spanish Eclectic houses typically have minimal eaves, stucco walls, and arched doors and windows.<sup>22</sup> They feature architectural details from the full range of Spanish architectural history. Most have gable roofs, with hip and flat roofs being less common. Examples can also feature small projecting visor roofs over window openings clad in clay tiles and shallow projecting metal balconettes. The only example of this style in the survey area is the house at 635 Orchard Street (built ca. 1930).

**Split Level.** This form gained broad use during the 1950s and is characterized by half story wings and sunken garages. Traditional decorative detailing may be used, but it does not detract from the overall modern character of the building. Siding can include shingles, horizontal board, brick veneer, or stone or simulated stone veneers. Houses often have enclosed modest eave and gable overhangs. Good examples in the survey area include 604 Orchard Drive (built ca. 1954) and 628 Orchard Street (built ca. 1967).

**Tudor Revival Cottage.** This denotes a more compact form within the overall Tudor Revival style. Common features of the Tudor Revival, which loosely interprets the decorative elements of the Jacobean and Elizabethan buildings of the late Medieval period in England, include: a dominant cross-gable on the front facade, steeply pitched roofs, decorative half-timbering, tall narrow windows (often grouped), and massive chimneys. Gable details, enclosed projecting front entrances, patterned brickwork, and round or Tudor arches are also trademarks of the style.<sup>23</sup> The single example of this style in the survey area is the house at 819 Emerson Street (built ca. 1926).

**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.

## E. NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY

Northwest Vernacular staff evaluated surveyed properties for potential eligibility for listing to the National Register of Historic Places (NRHP). Staff utilized criteria A and C cited below.

**Criterion A** 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

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21. McAlester, 479.

22. Swope, 186-187.

23. McAlester, 355-358.

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 or historic district 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 and possibly criterion B eligibility potential. These are addressed in the recommendations section.

**Criterion B** is based on 1920 census data and Polk City Directory research conducted by Polson Museum volunteer Dave Seymour identifying building occupants and their occupations.

**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 National Register listing under criterion C for their type or method of construction and/or high artistic value. These are addressed in the table below.

No criteria considerations were applicable for the evaluation of the properties surveyed.

Future research may yield information that would make a property eligible under other criteria.

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

#### **CRITERIA FOR EVALUATION**

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

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

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

**C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or**

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

## CRITERIA CONSIDERATIONS

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

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

Of the properties surveyed, four appear to have enough integrity and distinctive type or method of construction, work of a master, and/or high artistic values to be considered for NRHP listing and two for their association with a previous owner. No potential historic district was identified. All properties recommended for NRHP eligibility are also recommended for Washington Heritage Register eligibility.

*Table 12. Potential National Register Eligible Properties*

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
711 Hill Ave.	1903	<p>A prominent and early example of the Craftsman style, the level of window, porch, cornice, cladding, and roofline detailing along with the use of classical detailing in the porch columns and window muntins set this building apart as a unique, demonstrating high artistic values, and highly intact example within the city.</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>The house is potentially significant under criterion B for its association with William Leidy Adams from 1903 to ca. 1917 when Adams was president of First National Bank, president of Keystone Timber Company, and vice president of Grays Harbor Lumber Company with potential for significant influence on the growth and development of the city. Additional research is needed to document that Adams gained significance within the field of banking in the city during this period, and identification of how his role in banking influenced the growth and development of Hoquiam. Refer to the WISAARD form for supporting background research by Polson Museum volunteer Dave Seymour.</p>	
208 Garfield St.	1911	<p>A highly intact residence, the level of architectural detailing in the roof, cladding, porch, and windows sets this building apart within the neighborhood.</p> <p>The 1916 Sanborn Fire Insurance map identified this building’s use as a hall, on the same parcel with the First Christian Church. Further research on the building’s use history could potentially support Criterion A eligibility depending on the building’s role within the community.</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
625 Eklund Ave.	1926	<p>A prominent example of the Colonial Revival style, the level of window, porch, cladding, cornice, and roof detailing along with the intact associated garage at the rear of the site, and the large tax parcel and elevated position overlooking Eklund Avenue set this building apart as unique, demonstrating high artistic values, and a highly intact example within the city.</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 potentially support Criterion A or B, depending on their role within the community.</p>	
615 Orchard St.	1911	<p>A highly intact example of the Craftsman style, situated in a prominent location overlooking Orchard Drive and with views over the city, sets this building apart as an excellent example of the style within the city.</p> <p>Further research on the building's 1920 occupant, Alonzo Hubble, a tug boat captain who immigrated from Canada in 1899 could potentially support Criterion A eligibility depending on his role within the community and the area's maritime history.</p> <p>This was one of the first two houses built on land that formerly comprised part of a dairy farm within the 1869 Karr family land claim. The acreage comprising the farm was platted in 1920 as the Karr's Hill Residential Block.</p>	
707 Bluff Alley Rd	1906	<p>The house is potentially significant under Criterion B for its association with a period of John Joyce's approximately 20-year career in shipbuilding from ca. 1907 through ca. 1927 and his role in the growth of Hoquiam's maritime economy as a port city through the operation of his shipyard with George Hitchings and the relationship between the city's residential and industrial growth with the house a short three block walk from the former shipyard location along the Hoquiam River. Additional research would be required to understand the significance of Joyce in the field of shipbuilding, if he achieved significance in his field while living at the house, how it compares with other associated properties, and how this period relates to his broader career, and Joyce's role relative to the shipbuilding industry in Hoquiam. Refer to the WISAARD form for supporting background research by Polson Museum volunteer Dave Seymour.</p>	

## F. HOQUIAM REGISTER OF HISTORIC PLACES ELIGIBILITY

NWV staff evaluated surveyed properties for potential eligibility for listing to the Hoquiam Register of Historic Places. Staff utilized category “b” cited below, which is similar to National Register of Historic Places Criterion C. This category 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. No individual property research was completed as part of this study that would have informed evaluation under other criteria.

Local municipal code chapter 10.06.050 Hoquiam register of historic places, listed below, establishes the categories for determining designation in the Hoquiam Register of Historic Places (HRHP).

(1) Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the Hoquiam register of historic places 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.

Of the properties surveyed, 27 appear to have enough integrity and distinctive architectural character to be considered for HRHP listing. Of these, one, 717 Bluff Alley Road, is already listed to the National Register of Historic Places. In general, any property recommended as appearing

potentially eligible for NRHP listing under Criterion C is also recommended as potentially HRHP eligible. Those properties that are only recommended for consideration as HRHP eligible either lacked enough distinctive architectural character or had slight alterations that diminished their NRHP eligibility potential.

**Table 13. Potential Hoquiam Register Eligible Properties**

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
709 Bluff Alley Rd.	1911	A largely intact house situated in a prominent location on the bluff overlooking the city. The level of architectural detailing in the gable end shingle work, bargeboard detailing, and building cladding set it apart as a notable example of the style within the survey area.	
711 Bluff Alley Rd.	1900	A largely intact example of the Colonial Revival style situated in a prominent location on the bluff overlooking the city. The level of architectural detailing in the cladding, front porch, bay windows, and roofline set it apart as a good example of the style within the survey area.	
717 Bluff Alley Rd.	1906	This building is currently listed to the National Register and the Washington Heritage Register and would be potentially eligible for listing for the same architectural and historical associations to the Hoquiam Register of Historic Places.	
404 Center St.	1947	An intact example of the Minimal Traditional style on a prominent corner lot within the survey area set it apart as a notable example of the style within the survey area conveying the type of construction associated with the 1930s and 1940s and notable as one of the first post-World War II houses built in the survey area.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
629 Chenault Ave.	1913	<p>A largely intact example of the Craftsman style and a unique example within the survey area having stucco and half timbering in the gable ends.</p> <p>This was the third house built on land that formerly comprised part of a dairy farm within the 1869 Karr family land claim. The acreage comprising the farm was platted in 1920 as the Karr's Hill Residential Block.</p>	
631 Chenault Ave.	1939	<p>A largely intact and distinctively designed house within the survey area. The house has recessed horizontal bands, and multiple large pane windows.</p> <p>The house and its scale are also notable for having been built during the Great Depression when the local economy was severely depressed and financial resources to construct a house of this scale would not have been common.</p>	
645 Chenault Ave.	1908	<p>Situated prominently on a corner lot with views of downtown, this largely intact house is a good example of the Craftsman style.</p> <p>This was the first house built on land that formerly comprised part of a dairy farm within the 1869 Karr family land claim. The acreage comprising the farm was platted in 1920 as the Karr's Hill Residential Block.</p>	
808 Chenault Ave.	1918	<p>This intact example of a Craftsman style house is an example of the style's type and method</p>	
828 Chenault Ave.	1915	<p>A largely intact example of a Craftsman style house within the survey area.</p>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
622 Eklund Ave.	1920	A largely intact house within the survey area.	
625 Eklund Ave.	See NRHP table above.		
626 Eklund Ave.	1905	A largely intact house within the survey area with notable porch detailing, V-groove board and shingle cladding, and exterior trim.	
718 Eklund Ave.	1927	A largely intact house within the survey area.	
811 Eklund Ave.	1907	A largely intact house within the survey area, with notable foundation skirt, shingle cladding, 1:1 windows, enclosed front stoop, and exterior trim.	
829 Emerson Ave.	1911	A largely intact house within the survey area.	
208 Garfield St.	See NRHP table above.		

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
212 Garfield St.	1911	<p>A largely intact house within the survey area with notable upper facade cladding and projection.</p> <p>Further research on the building's 1920 owner, Oscar Erickson, who immigrated from Sweden in 1901 and was a retailer in men's clothing in Hoquiam, could identify significance under category "a" depending on the neighborhood's connection with the city's commercial core.</p>	
711 Hill Ave.	See NRHP table above.		
610 Hyde Park Dr.	1937	A largely intact example of the Colonial Revival style within the survey area, situated in a prominent location along the hill side with views of the city.	
624 Hyde Park Dr.	1957	A largely intact example of a Modern style, Ranch form house within the survey area.	
110 Jefferson St.	1924	A largely intact example of the Colonial Revival style within the survey area.	
114 Jefferson St.	1918	A largely intact example of the Craftsman style within the survey area.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
609 Karr Ave.	1916	<p>A largely intact example of the Craftsman style within the survey area.</p> <p>Further research on the building's 1920 owner Albert C. Kelly, who worked as a filer with a local saw mill, could identify significance under category "a" depending on the neighborhood's connection with the city's saw mills and industries along the Hoquiam River.</p>	
621 Karr Ave.	1902	<p>A largely intact house within the survey area, with notable upper story shingle work.</p> <p>Further research on the building's 1920 owner William Brown, who worked as a millwright with a local saw mill could identify significance under category "a" depending on the neighborhood's connection with the city's saw mills and industries along the Hoquiam River.</p>	
721 Karr Ave.	1902	<p>A largely intact house within the survey area.</p> <p>Further research on the building's 1920 owner Lester Taft, who worked as a bookkeeper with a local logging office could identify significance under category "a" depending on the neighborhood's connection with the city's saw mills, timber extraction, and industries along the Hoquiam River.</p>	
807 Karr Ave.	1901	<p>A largely intact house within the survey area, with notable gable end shingle work.</p>	
814 Karr Ave.	1921	<p>A largely intact example of the Craftsman style within the survey area.</p>	
615 Orchard St.	See NRHP table above.		

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
635 Orchard St.	1930	A largely intact example of the Spanish Eclectic style within the survey area.	
627 Orchard St.	1929	A largely intact example of the Colonial Revival style within the survey area.	
540 View Ct.	1920	A largely intact example of the Craftsman style within the survey area.	

## G. DEVELOPMENT TRENDS

The following list identifies key local development trends influencing the retention of historic properties within the city:

- Managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows will be a key ongoing issue. 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.
- Vinyl and fiber cement board siding replacing or covering over original siding materials will be an ongoing issue as exterior siding materials are upgraded.
- Development along Lincoln Street relating to commerce oriented to automobile traffic has already removed houses along the street. Managing development along Lincoln Street will be important for both providing functions that support neighborhoods along both sides of the street and avoiding further non-compatible encroachment into the neighborhoods.

## 4. Recommendations

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

- Conduct outreach to property owners of properties recommended eligible for NRHP and/or HRHP designation to ask if they are interested in knowing more about their properties. The intent will be to conduct additional research on those properties with owners who are interested in the history of their buildings. Based on the research, the owners could then consider if they are interested in pursuing listing status. The research could be accomplished through volunteer or owner research parties, or through the City applying for grant funds to support intensive survey work. If grant funds are pursued, the City should obtain a letter from each interested property owner stating their interest in participating.
- 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.
- The house at 701 Karr Avenue was the residence of W. L. Jones and Grace Jones, both photographers. Research into the role and contribution of these photographers and how their residence at the house relates to their career could inform potential eligibility of the house for its association with the photographers.
- Religion: There were several churches and church related buildings within the survey area. Due to the reconnaissance level of this survey no additional research was done; however comparative research to place these churches within citywide church development could help inform their significance and potential eligibility.
- Maritime history: Further research into the Karr River plat and the identification of key maritime industries that shaped the city's development could provide a basis for the linking of past city residents with the city's maritime history to help identify properties eligible for listing. Hoquiam has a long association with maritime trade and industries, along both the bay and the Hoquiam River. The survey area encompassed houses in proximity to the industrial area along the Hoquiam River, which included at least one shipyard. The 1920 census data provides a point in time view of persons living within the neighborhood and potential connection to maritime history. Further research could identify the significance of these connections and relationship between the houses and specific industries to tell a more complete story of the area's development.

**Table 14. Maritime History Related Properties**

PROPERTY	1920 OCCUPANT	IMMIGRATION	PLACE OF BIRTH	TRADE	INDUSTRY
707 Bluff Alley Rd.	John Joyce	1874	Canada	Shipwright	Shipyard
606 Chenault Ave. (615 Orchard Dr.)*	Alonzo Hubble	1899	Canada	Captain	Tug Boat
825 Chenault Ave.	Frank Fern	1906	Norway	Carpenter	Shipyard
721 Eklund Ave.	T. E. Parker		Kansas	Machinist	Shipyard
829 Emerson Ave.*	Forest M. Morgan		Oklahoma	Engineer	Steamboat
208 Hayes St.	John Brann	1900	Finland	Carpenter	Shipyard
720 Hill Ave.*	John T. Anderson	1916	Finland	Carpenter	Shipyard
704 Karr Ave.	Axel Karlson	1887	Finland	Light Keeper	U.S. Government
717 Karr Ave.*	W.J. Neill	1913	Canada	Filer	Shipyard
722 Karr Ave.	Alfred Johnson	1879	Sweden	Time Keeper	Shipping Shed
803 Karr Ave.*	Oscar Carlson	1870	Sweden	Watchman	Shipyard
822 Karr Ave.	Harry Thompson		Iowa	Carpenter	Shipyard

\* Identifies an address for a building that existed in 1920 and remains as of 2019.



*View looking northeast along the Hoquiam River at the riverfront industrial area immediately east of the survey area.*

## 5. Bibliography

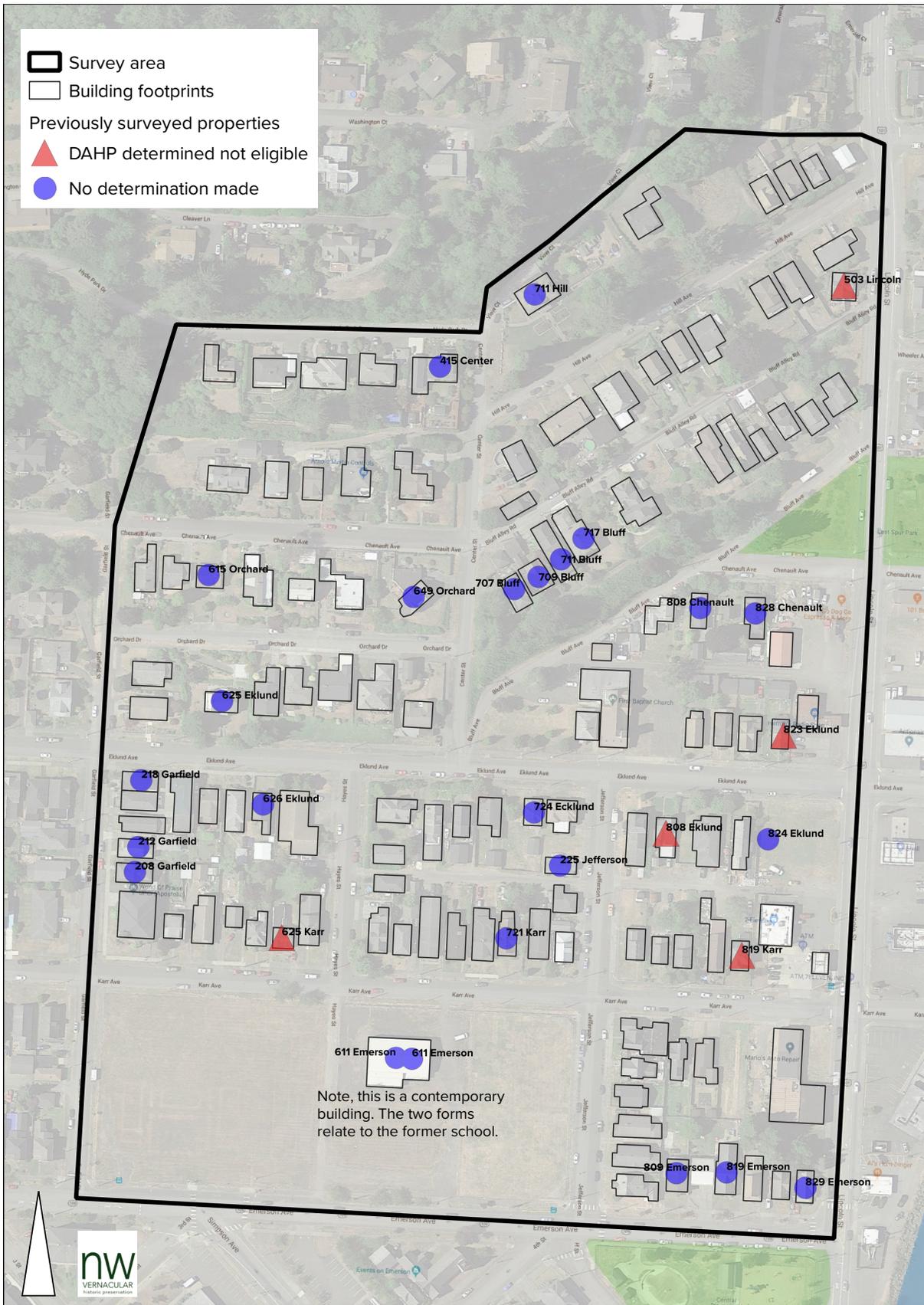
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## 6. Maps

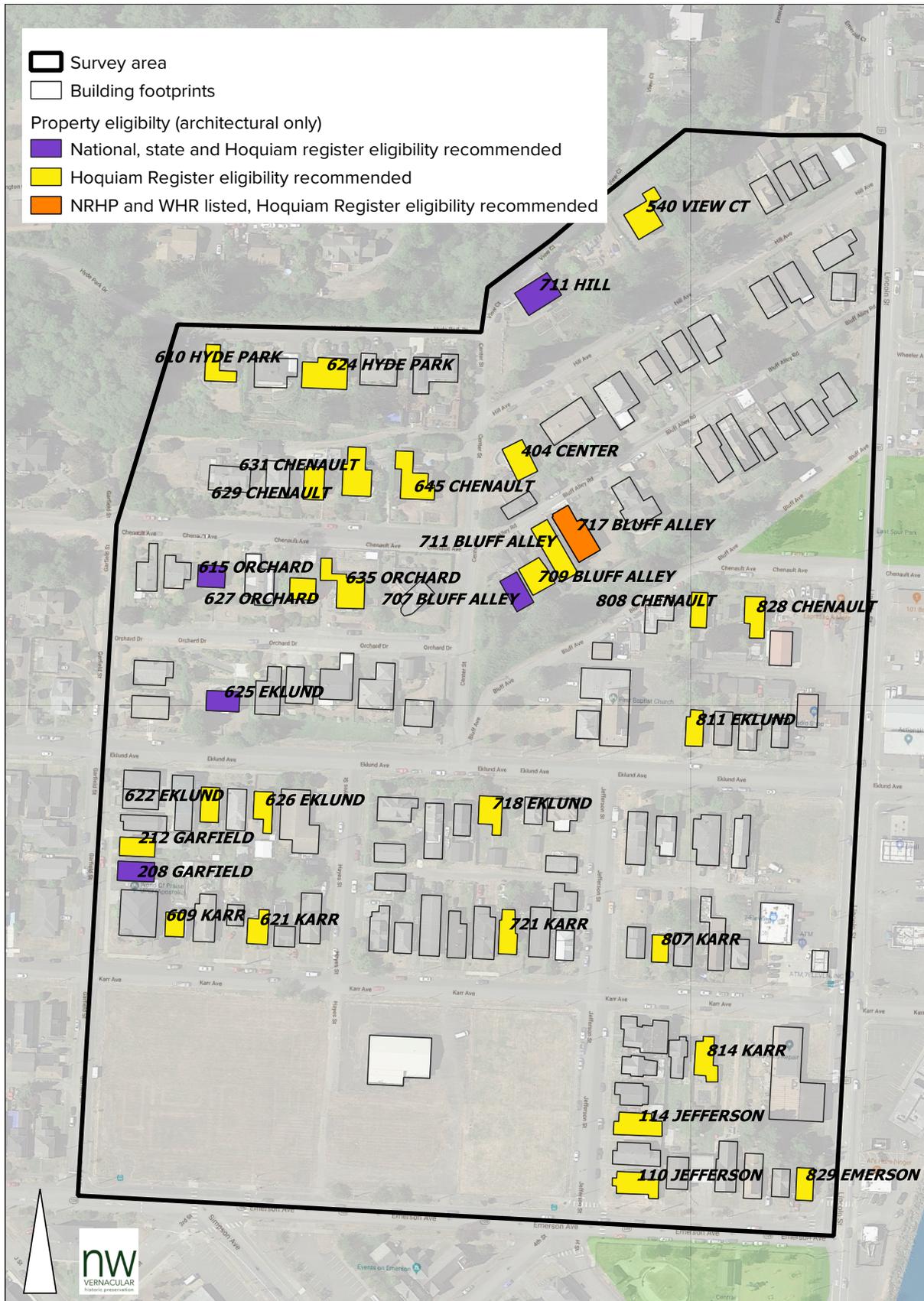
The following maps were developed as part of this survey.



Map 1. Survey area and surveyed properties.



Map 2. Previous Surveys

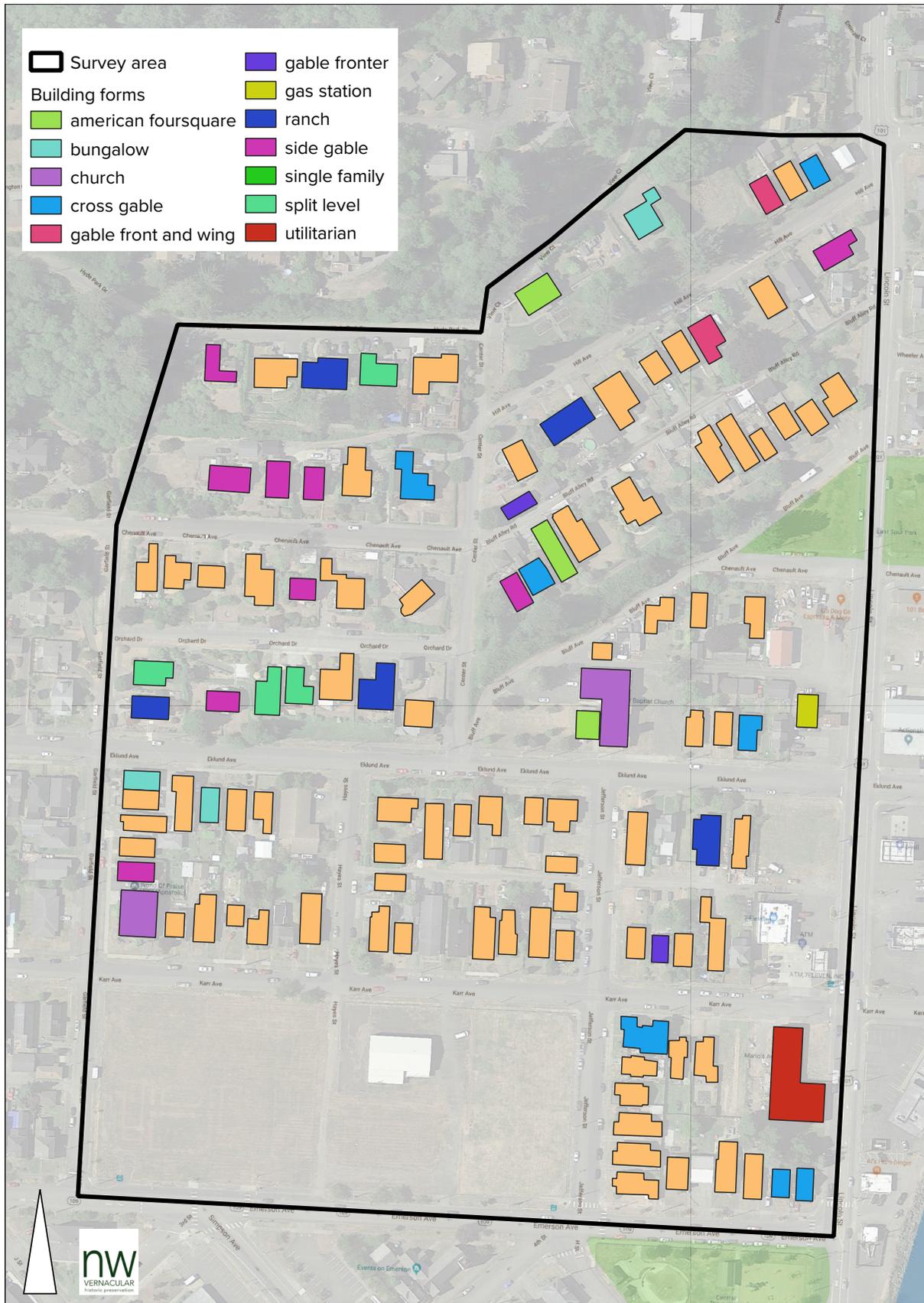


Map 3. Eligibility Recommendations

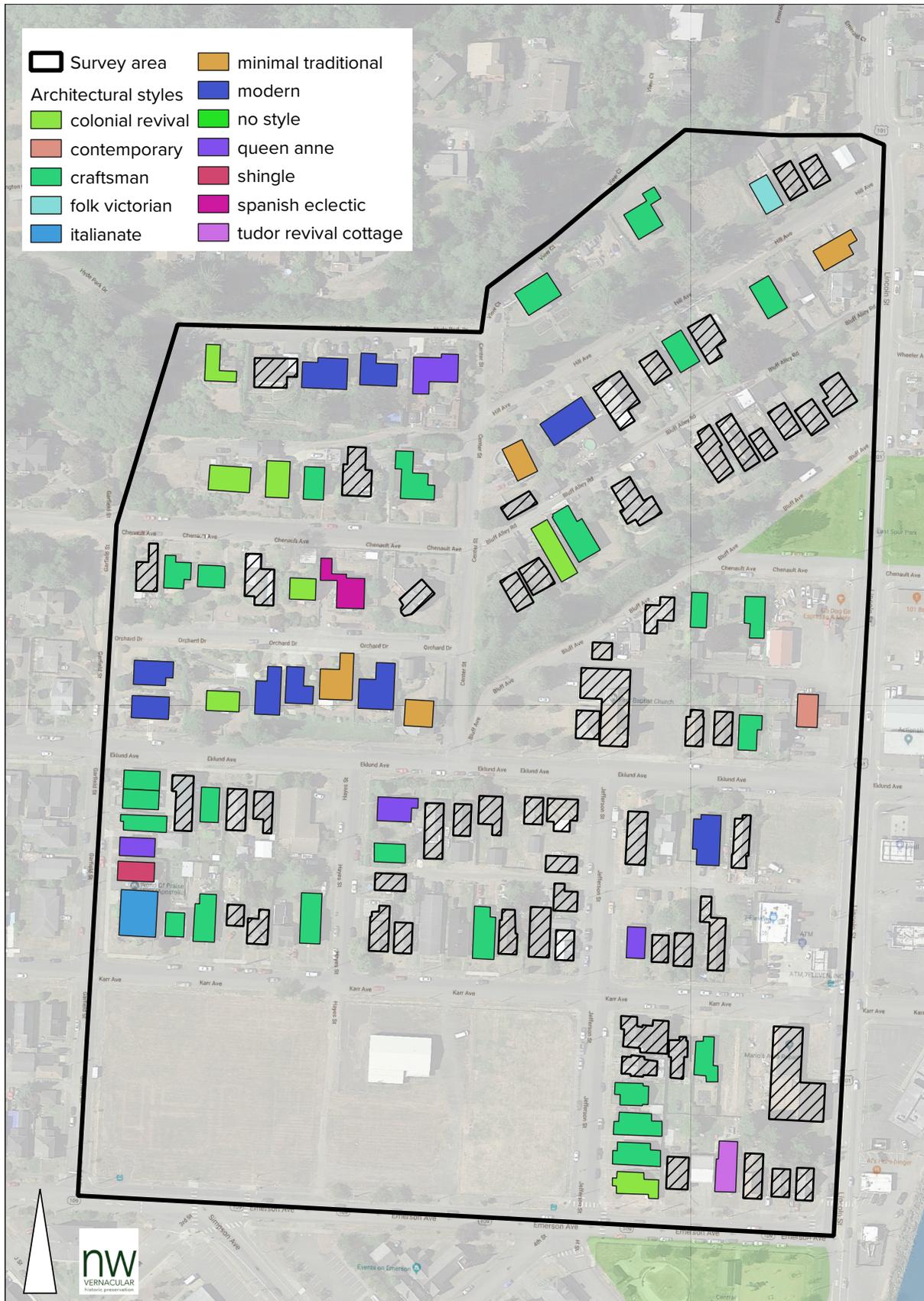




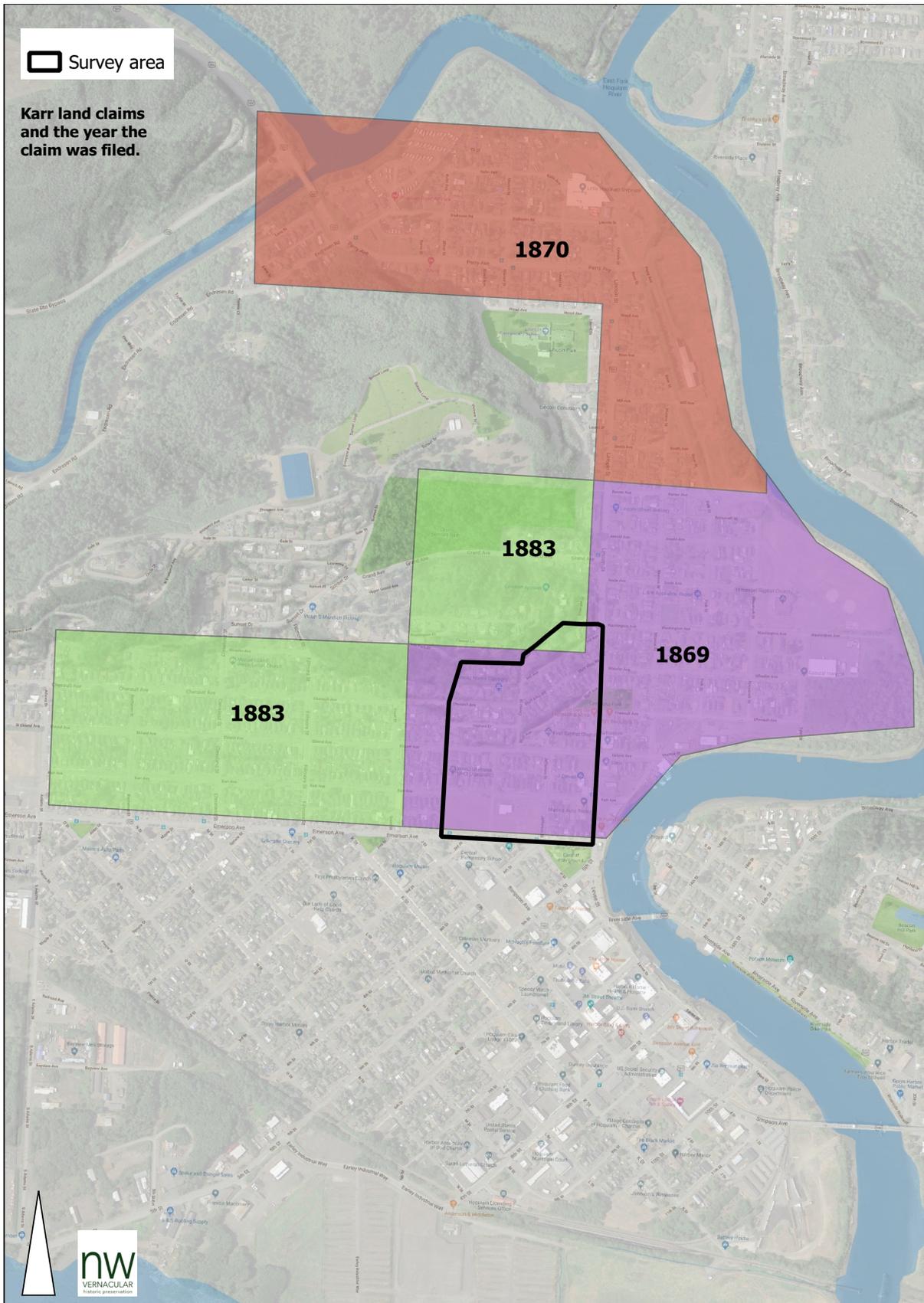
Map 5. Historic Use



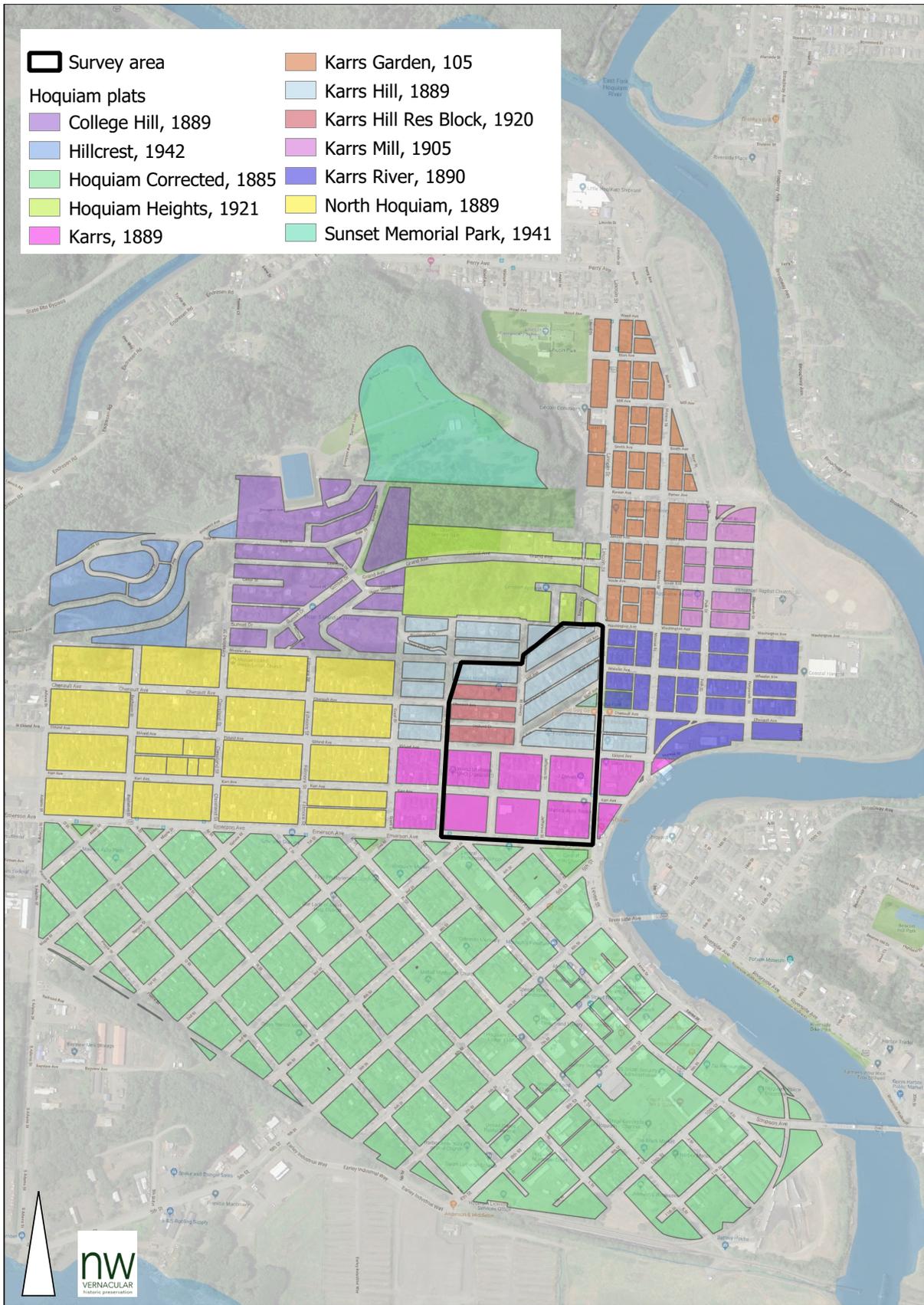
Map 6. Building Forms



Map 7. Architectural Styles



Map 8. Karr family land claims.



Map 9. Plats around the survey area.

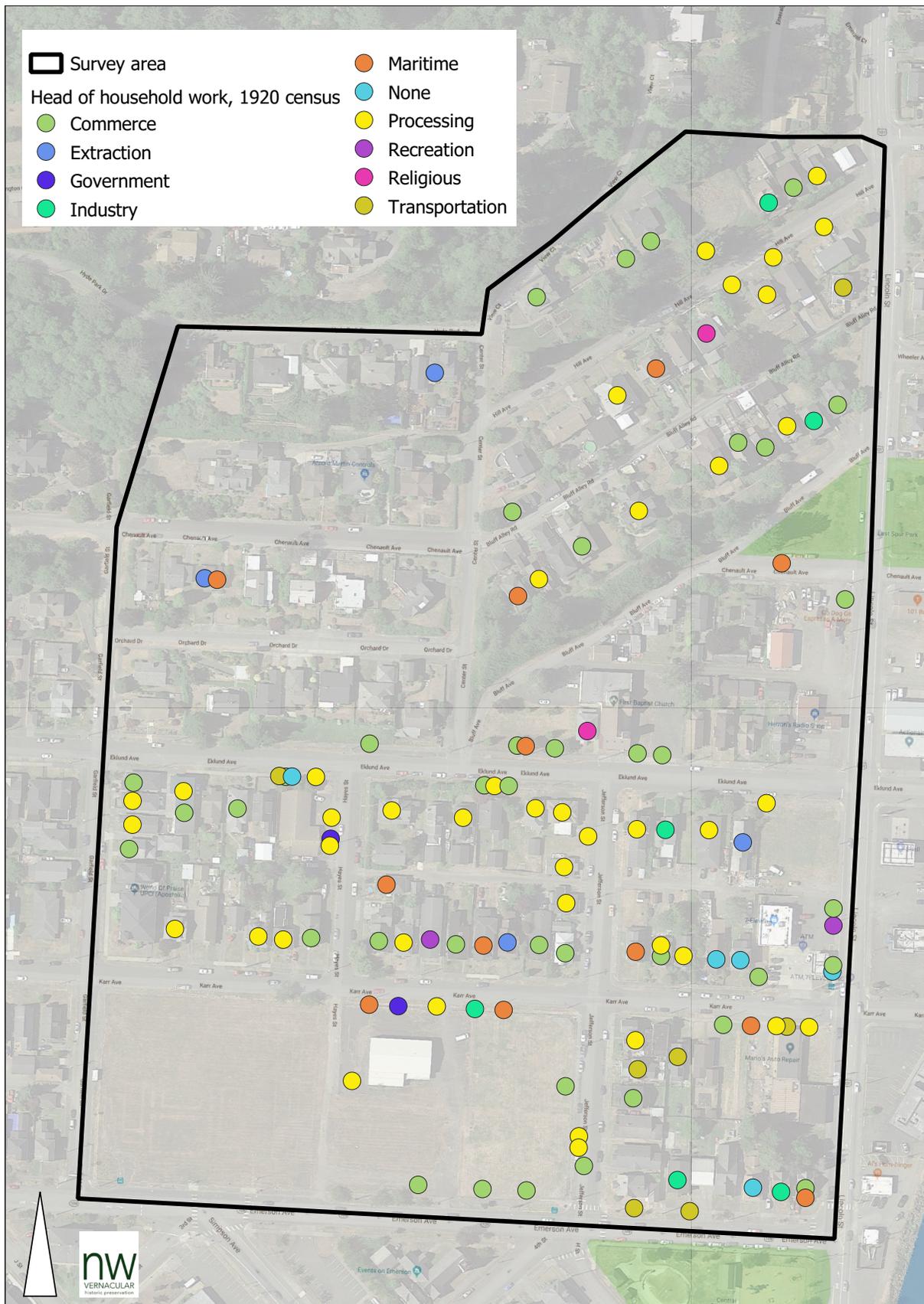


Map 10. 1974 aerial, courtesy of US Geological Survey.

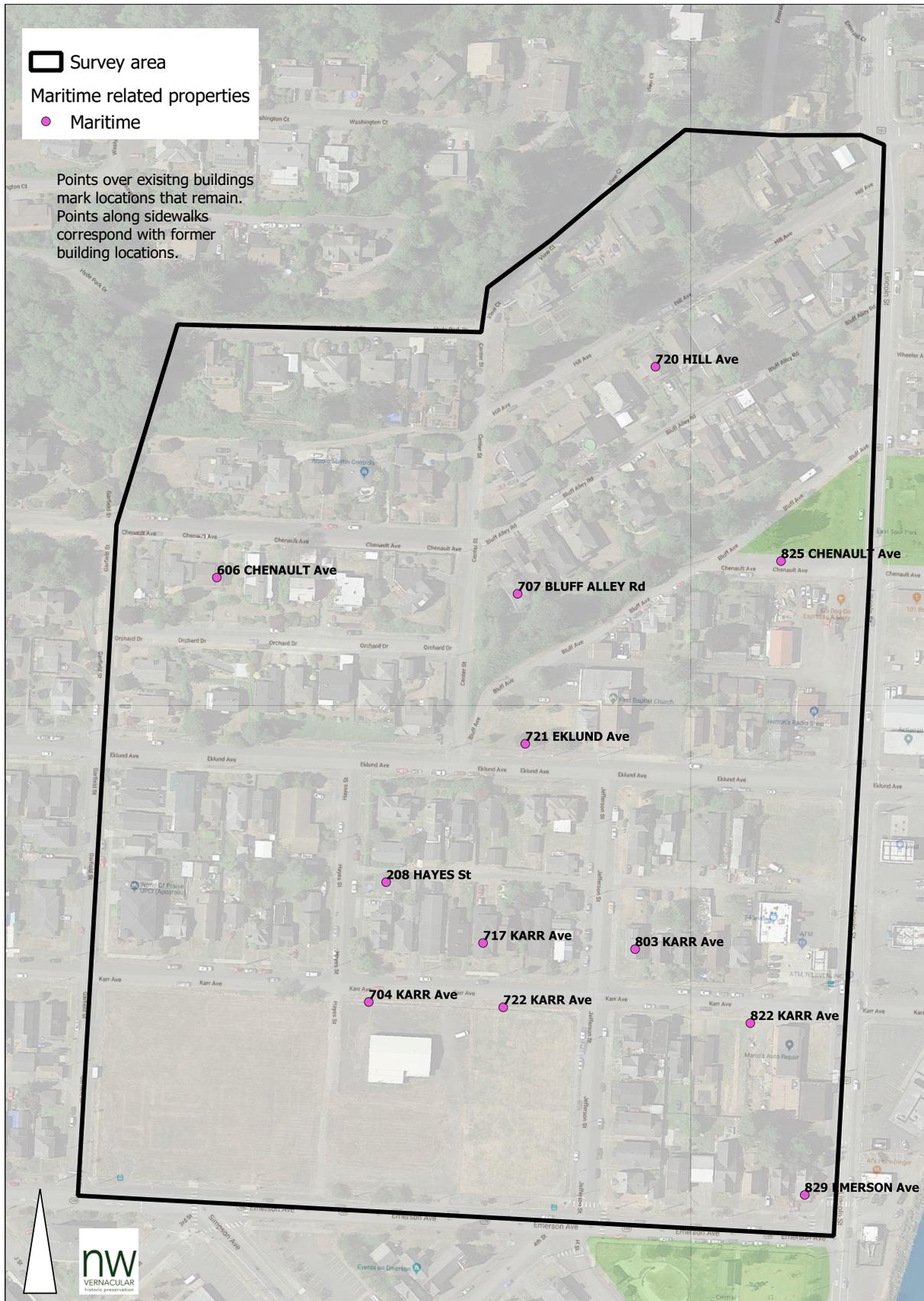


Map 11. 1953 aerial, courtesy of US Geological Survey.

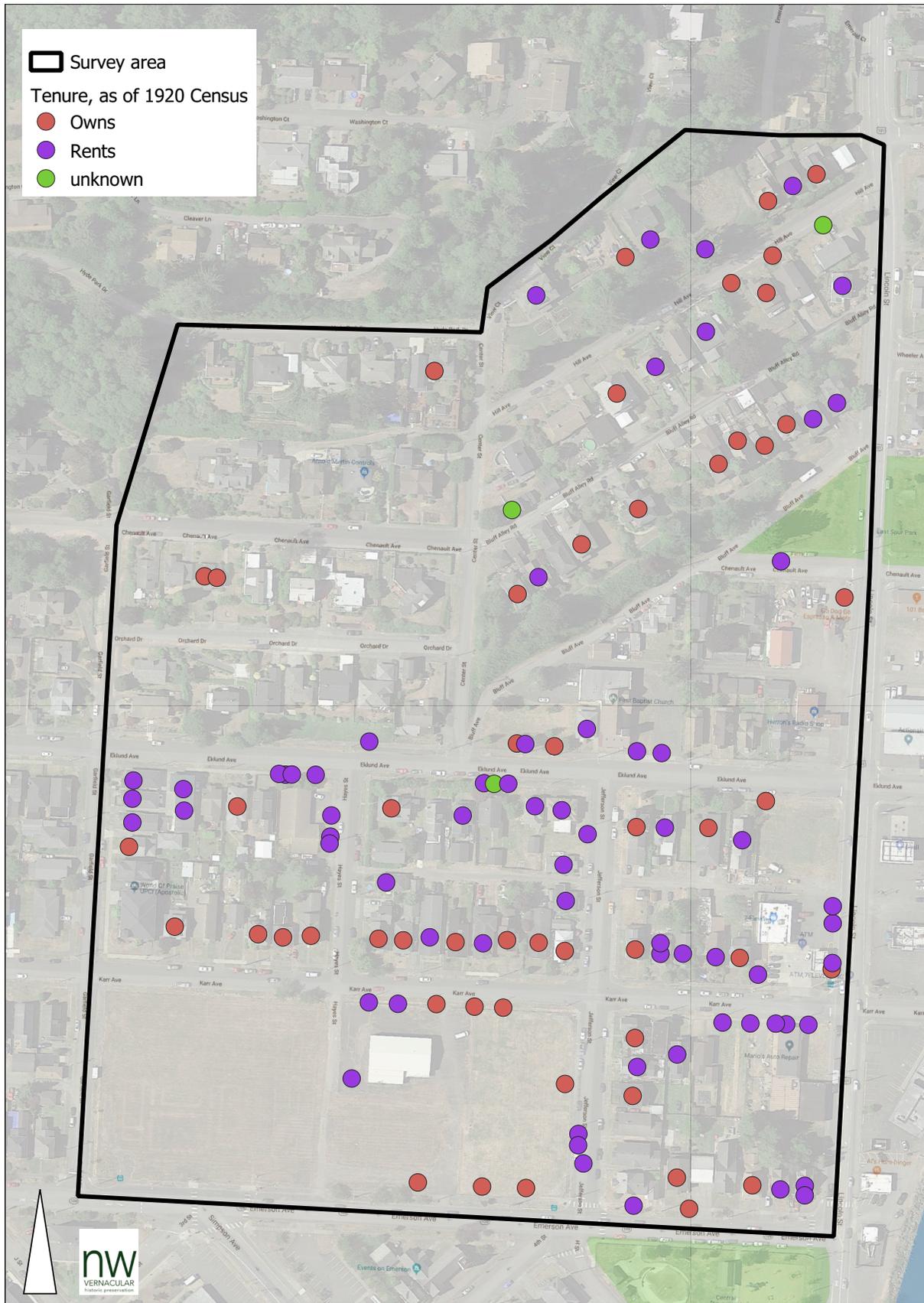




Map 13. 1920 census, head of household area of work.



Map 14. Maritime related properties, based on 1920 census data.



Map 15. 1920 census rental and home ownership data.