

# CULTURAL RESOURCES REPORT COVER SHEET

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# Karr's Hill Phase 2

September 16, 2021

*Reconnaissance Level Survey*



**PREPARED BY**  
Northwest Vernacular

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# Abstract

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

The two 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 buildings within both survey areas. No archaeological assessment was conducted as part of this work.

Volunteers conducted research on past building occupants and maritime associations using Polk Directories, and 1910, 1920, and 1930 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.**

Table 1. Data Summary

TASK	RESOURCE COUNT		
	PHASE 1	PHASE 2	TOTAL
Surveyed resources	112	140	252
Individual National Register of Historic Places (NRHP) and Washington Heritage Register (WHR) eligible	5	10	15
Individual City of Hoquiam Register of Historic Places (HRHP) eligible	27	35	62

Upon review based on the level of alterations recorded in the field work as part of 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. Diminished levels of architectural integrity, most notably the replacement of original cladding materials and windows were primarily responsible for the profusion of non-contributing buildings within the phase 1 and phase 2 survey areas. Therefore, NWV does not recommend the City of Hoquiam move forward with a NRHP nomination at this time.

## Acknowledgments

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

### **City of Hoquiam**

Brian Shay

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John Larson, chair

Al Gozart

Mickey Thurman

Jim Larrison

Alissa Shay

Dave Ward

Rob Paylor

### **Polson Museum**

David Seymour, volunteer researcher

## 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

All photographs and maps included in this report were created by NWV, unless otherwise noted. Cover photograph courtesy Mickey Thurman, 'Emerson Residence,' photograph attributed as the corner of Grant Street and Emerson Avenue.

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# Research Design

This report is phase 2 of a two-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 and phase 2 survey areas for potential NRHP and HRHP historic district eligibility.

## Survey Methodology

The project consisted of a survey of 140 properties 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 and city directories. 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 properties to survey. Historic property inventory forms for previously surveyed buildings and National Register Nominations for the Robert Lytle Mansion, Joseph Lytle House, and the Judge Charles W. Hodgdon House were reviewed for architectural context.

As part of the survey work, staff assessed building integrity level (plan, windows, cladding, and other) and 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 was 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 property, which were then used in writing up the physical descriptions. Staff took at least two photographs of each property. All images were renamed using the following convention: Street Name\_House #\_two digit series #.

Historic district evaluation utilized the following factors in determining whether or not a building would either be contributing or non-contributing in a potential NRHP historic district.

- **Historic:** 50 years or older as of 2021.
- **Non historic:** Less than 50 years of age as of 2021.

- **Contributing:**
  - Built within the potential period of significance (ca. 1898 to ca. 1971), 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.
- **Non-contributing:**
  - Built outside the 50-year cut off period; 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 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 January 20th, 2020, 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 (2018-11-08713 Karr’s Hill RLS) to evaluate the combined survey areas for historic district eligibility. A final public meeting on September 15, 2021 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 17.**

Polson Museum volunteer Dave Seymour conducted Polk Directory research on properties identified as potentially individually NRHP and HRHP eligible. This information was integrated into the WISAARD forms and informed survey report recommendations.

Historic Preservation Commission member Mickey Thurman entered the 1910, 1920, and 1930 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.<sup>1</sup> This allowed the information to be geocoded, so historical occupants of existing buildings could be compared across the three 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.

Table 2. Census Data Utilized

ED CARD COLUMN NAME	DESCRIPTION OF DATA RECORDED
---------------------	------------------------------

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

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.

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**” 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 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

PROPERTY	OCCUPANT	IMMIGRATION	PLACE OF BIRTH	TRADE	INDUSTRY
1910 Census Data					
415 Karr Avenue	Edward Lawrence	NA	Maine	Captain	Ship
421 Emerson Avenue	Vincent Miller	NA	Michigan	Captain	Steamboat
415 Emerson Avenue	John M. Allman	NA	West Virginia	Captain	Tugboat
1920 Census Data					
402 Chenault Avenue*	Will Smith	NA	Oregon	Captain	Boat Steam
406 Eklund Avenue	Fram Hammel	NA	Iowa	Captain	Tugboat
415 Emerson Avenue	John Allman	NA	West Virginia	Manager	Tug Company
422 Chenault Avenue	H.V. Wetherman	NA	Missouri	Laborer	Shipyard
435 Karr Avenue	Joseph Klein	NA	Illinois	Engineer	Shipyard
443 Karr Avenue	Harry Ward	1889	Canada	Carpenter	Shipyard
454 Karr Avenue	Alfred Henderson	NA	California	Mariner	Shipyard
521 Eklund Avenue*	W.W. Kurtz	NA	Pennsylvania	Cannery	Fish
528 Eklund Avenue	Earl Matthews	NA	California	Draftsman	Shipyard
1930 Census Data					
406 Eklund Avenue	Frank Hammel	NA	Iowa	Captain	Freight boat
518 Eklund Avenue*	Louis H. Whitesel	NA	Virginia	Longshoreman	Stevedore Co.
415 Emerson Avenue	John M. Allman	NA	West Virginia	Machinist	Tugboat
215 Grant Street	Elmer McEwen	NA	Wisconsin	Captain	Tugboat
511 Karr Avenue	George H. Ehrting	NA	Missouri	Radio operator	Steamship Co.
454 Karr Avenue	Alfred S. Henderson	NA	California	Master Mariner	Tugboat

\* Identifies an address for a building that is no longer extant as of 2021.

## 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.

## Area Surveyed

The survey area is bounded by Garfield Street on the east, Emerson Avenue to the south, Fillmore Street to the west, and the north side of Chenault Avenue along the north. Refer to the **Map 1 on page 38** for the overall extent and the properties surveyed.

The survey project focused on single family residential buildings constructed between 1898 (oldest building) and the 1971 (the 50-year cutoff date is as of 2021). No previous cultural resource or archaeological surveys were recorded in WISAARD as of May 3, 2021, within the study area. This survey builds on the previous RLS work conducted under the Karr's Hill RLS (2018-11-08713). 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.

Table 4. Survey Reports Adjacent to the Study Area

<b>AUTHOR</b>	<b>TITLE</b>	<b>NADB</b>	<b>REPORT DATE</b>	<b>DOCUMENT TYPE</b>
Northwest Vernacular, Inc.	Karr's Hill RLS (2018-11-08713)	1692825	7/23/2019	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
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

NRHP listed properties within the study area are listed in the following table.

Table 5. NRHP Properties Within Study Area

<b>YEAR BUILT</b>	<b>LISTED DATE</b>	<b>LISTING NUMBER</b>	<b>ADDRESS</b>	<b>REGISTER NAME</b>	<b>REGISTER STATUS</b>
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

NRHP listed property directly adjacent to the study area (east across Garfield Street) is listed 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 6. NRHP Property Adjacent Study Area

<b>YEAR BUILT</b>	<b>LISTED DATE</b>	<b>LISTING NUMBER</b>	<b>ADDRESS</b>	<b>REGISTER NAME</b>	<b>REGISTER STATUS</b>
1907	2005-04-27	05000365	717 Bluff Street	Hodgdon, Judge Charles W., House	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 7. Previously Surveyed Resources Within Study Area

PROPERTYID	HISTORIC NAME	ADDRESS	SURVEYED AND STATUS
15965		415 Chenault Avenue	2010-06-17 Not Determined
15966		416 Chenault Avenue	2010-06-17 Not Determined
15967		422 Chenault Avenue	2010-06-17 Not Determined
15968		428 Chenault Avenue	2010-06-17 Not Determined
15969		432 Chenault Avenue	2010-06-17 Not Determined
15970	Lytle, Joseph, Home	509 Chenault Avenue	Listed 1990-07-12 NRHP; Listed 1990-07-12 WHR
15971	Hoquiam's Castle	515 Chenault Avenue	Listed 1973-04-11 NRHP; Listed 1973-04-11 WHR
678623		402 Eklund Avenue	2015-05028 DNE
16010		406 Eklund Avenue	2010-06-17 Not Determined
16011		407 Eklund Avenue	2010-06-17 Not Determined
675267		409 Eklund Avenue	2014-07-16 DNE

## 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.<sup>2</sup> A

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

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;
- **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.<sup>3</sup>
- **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 8. City of Hoquiam Decennial Census Counts of Population**” on page 15 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.<sup>4</sup> The city is located within the ancestral lands of the Quinault Indian Nation,

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3. Ficken, 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>.

which consists of the “Quinault and Queets tribes and descendants of five other coastal tribes: Quileute, Hoh, Chehalis, Chinook, and Cowlitz,”<sup>5</sup> 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 Treaty in 1856.<sup>6</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>7</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. 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 11. 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 8. City of Hoquiam Decennial Census Counts of Population<sup>8</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

chehalistribe.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).

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.chehalistribe.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).

## 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 1971. Between 1902 and 1907 several streets within the survey area were renamed, refer to “**Table 9. Street Name Changes**” below.

The area spans two early land claims for the city. Based on the 1910, 1920, and 1930 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 **Map 22 on page 59, Map 26 on page 63, and Map 30 on page 67** for head of household occupation data.

Table 9. Street Name Changes

CURRENT NAME BY 1907	ORIGINAL NAME
Garfield Street	N 6th Street
Grant Street	N 5th Street
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 southwest 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 three plats, all platted in 1889: Karrs, Karrs Hill, and Hoquiam North. Refer to **Map 16 on page 53**.

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 from Adams Street on the west to the Hoquiam River on the east. **Map 17 on page 54**. 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 and Polk Directory 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 and tugboat captains, ship builders), as well as the commercial (business owners and workers) and civic (school teachers, police officers) 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 84% 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. The two oldest remaining houses in the survey area, were built between 1898 and 1899 as part of the early city growth period. Many of these houses (64%) retain their original post and pier foundations. Refer to **Map 15 on page 52**.

Development decreased significantly during the 1929 to 1940 development period, with only four of the extant buildings built within this period. The post war period from 1941 to 1971 saw an increase in infill development with 13 of the existing buildings built during this period. Recent infill development has brought three new buildings into the survey area.

## Survey Results

Overall, buildings in the survey area retain a moderate level of architectural integrity.

Survey results differed than expected with regards to a higher frequency of alterations. 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:

- **Shingles** and their use and decorative applications reflect a special element of Hoquiam's aesthetic and architectural history. The use (over 40% of the buildings are clad with wood shingles) of this cladding material and architectural element and the unique decorative applications of them was frequent within survey area. Refer to **Map 13 on page 50** for cladding types. The prolific use of shingles 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 the work of a master. They also display a prevalent type and method of construction that reflects a key industry for the city—saw and shingle mills. The pattern details and transitions around building corners are well executed. However, many of these properties also had window or other alterations.
- **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 15 on page 52** for foundation types. 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 industries. The use of post and pier foundations with this level of frequency reflects a special element of Hoquiam's architectural history.=

Changes to original features were most notable in the following. Refer to "**Table 10. Table Cladding, Window, and Plan Changes**" for building count by level of level of alteration.

- **Cladding changes** include the use of asbestos shingles (3 buildings), aluminum siding (2 buildings), T1-11 (7 buildings), fiber cement board (15 buildings), and vinyl siding (16 buildings) within the survey area. Refer to **Map 5 on page 42** 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 extensive with only a few buildings with intact windows. Refer to **Map 6 on page 43** 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. Refer to **Map 7 on page 44** for plan alterations.

Table 10. Table Cladding, Window, and Plan Changes

FEATURE	BUILDING COUNT BY LEVEL OF ALTERATION			
	Intact	Slight	Moderate	Extensive
Cladding	70	8	8	51
Window	7	14	20	96
Plan	65	47	12	13

## 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 and multiple family use and one building built for religious use. Sanborn Fire Insurance maps identified a former creamery (Carlton Brothers Creamery, northwest corner of Eklund Avenue and Grant Street) that is no longer extant. Refer to **Map 9 on page 46** for historic uses.

Domestic use:

- Single-family dwelling (136 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. Owners and renters were evenly split based on 1910 Census data. By 1920 this had shifted to slightly more ownership (55%) and then dropped back to a closer split (52%) in the 1930s.
- Multiple-family dwelling (3 buildings). This use occurred in three duplexes (434 Karr, ca. 1960; 455 Eklund, ca. 1929, and 207-209 Garfield, ca. 1971) providing increased density within the neighborhood.

Religious use:

- Religious facility (1 building). This use occurred in the building at 401 Emerson Avenue (ca. 1920). The building remains extant, but the most recent use was commercial as a child care facility.

## Building Forms

Building forms evident convey a range of architectural influences and development periods. The bungalow (21 buildings) and workingman’s foursquare (12 buildings) were the most widely used within the survey area. Refer to **Map 10 on page 47** for building forms.

Table 11. Building Forms

FORM	SURVEY AREA
American Foursquare	7
Bungalow	21

<b>FORM</b>	<b>SURVEY AREA</b>
Cross Gable	3
Gable Front and Wing	3
Gable Fronter/Homestead	3
Ranch	5
Workingman's Foursquare	12
WWII Era Cottage	1

## American Foursquare

The American Foursquare or Foursquare became popular in residential construction in the early 20th century. Foursquare houses are large, boxy, two-story houses. The term stems from their typical plan of four square rooms at each floor. They have hipped roofs and may have broad eaves. They typically have a symmetrical primary facade, but the entrance may be centered or off to one side. Porches—partial-width, full-width, or wraparound—are also key elements of the form. Foursquare houses may have ornamentation that reflects an architectural style, such as Craftsman or Colonial Revival. Examples include 415 Chenault (ca. 1908), and 432 Chenault (ca. 1906).

## 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 435 Emerson (ca. 1916), 215 Grant (ca. 1917), and 315 Garfield (ca. 1907).

## Cross Gable

Cross gable forms are distinguished by intersecting gable roofs. These required more complex framing of the roof structure at the valleys where the roof lines intersect. The roof pitch can be low to steep based on the architectural style of the building. The cross gable roof enabled compound asymmetrical plans, often in an L or T-shape. Cross gable form buildings with steeply pitched roofs are feature Tudor Revival, Queen Anne, or Gothic Revival style details, while buildings with lower pitched roofs often feature Craftsman, Spanish Eclectic, or Monterey in style details. Examples include 529 Eklund (ca. 1908) and 450 Chenault (ca. 1907).

## 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. Examples include 438 Chenault (ca. 1907) and 449 Eklund (ca. 1906).

## 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 405 Chenault (ca. 1907) and 511 Karr (ca. 1900).

## 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.<sup>9</sup> Examples include 409 Chenault (ca. 1953) and 435 Chenault (ca. 1951).

## Workingman's Foursquare

A smaller, one-story version of the Foursquare is known as the Workingman's Foursquare. These houses have a hipped, usually pyramidal, roof. They are boxy and compact and usually have a symmetrical primary facade. They often have a front porch, which may be full-width or partial-width. They rarely have additional stylistic elements, reflecting their economical cost and their name. A good example is 416 Eklund (ca. 1914).

## 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 the late use of the form in 315 Grant (ca. 1960).

## 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 12. Architectural Styles**” identifies the number of buildings for each style. Refer to **Map 11 on page 48** for architectural styles.

Table 12. Architectural Styles

STYLE	SURVEY AREA
Classical Revival	39
Colonial Revival	1
Contemporary	2

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

STYLE	SURVEY AREA
Craftsman	42
Dutch Colonial Revival	1
Free Classic	8
Minimal Traditional	3
Modern	7
No style	29
Queen Anne	3
Shingle	1
Tudor Revival	1

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

### 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.<sup>10</sup> 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 from ca. 1900 through ca. 1917. Examples include 418 Chenault (ca. 1907), and 415 Chenault (ca. 1908).

### 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>11</sup> Colonial Revival houses may be two to two-and-a-half stories or may be single-story bungalows. Dutch Colonial Revival houses are a variation having gambrel roofs. Examples include 408 Karr (ca. 1927) and 517 Emerson (ca. 1906).

### 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. Examples include 434 Karr (ca. 1960), and 512 Karr (ca. 1964).

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

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

## 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.<sup>12</sup> 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. The building at 449 Karr (ca. 1898) is an anomaly, as the characteristics suggest Craftsman style; however, the year built is too early for the style, suggesting a possible later remodel. Examples of Craftsman houses include 315 Garfield (ca. 1907), 520 Eklund (ca. 1911), 215 Grant (ca. 1917), and 435 Emerson (ca. 1916).

## Dutch Colonial Revival

Refer to Colonial Revival above. The example is 517 Emerson (ca. 1906).

## 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. Examples include 427 Karr (ca. 1899), 527 Emerson (ca. 1906), and 529 Eklund (ca. 1908).

## 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.<sup>13</sup> Larger, two story examples of this style are less common. Examples include 220 Grant (ca. 1947) and 443 Chenault (ca. 1951).

## 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 315 Grant (ca. 1960), and 305 Garfield (ca. 1967).

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

13. Swope, 478.

## 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.

## Queen Anne

The style is characterized by complex and asymmetrical roof lines, incorporating hips and gables as well as towers and other idiosyncrasies. 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 earliest part of the city's second development period (1900–1929) as they are not evident into the teens and twenties. Good examples include 515 Chenault (ca. 1905) and 509 Chenault (ca. 1905), both individually listed to the National Register of Historic Places.

## Shingle

The Shingle style gained nation-wide popularity between 1880 and 1900 with frequent use at coastal locations before declining in use. The style utilizes shingle cladding to unify a complex shape composed of irregular and steeply pitched roof lines, often with cross gables and/or massive gables, and multi-level eaves. The style draws on elements from the Queen Anne style (such as shingle cladding, wide porches), the Colonial Revival style (such as classical columns, Palladian windows, and lean-to additions), and the Richardsonian Romanesque style (such as sculpted shapes, and arches).<sup>14</sup> The example is 459 Emerson (ca. 1905).

## Tudor Revival

The Tudor Revival style loosely interprets the decorative elements of the Jacobean and Elizabethan buildings of the of late Medieval period in England and typically feature a dominant cross-gable on the front facade, steeply pitched roofs, decorative half-timbering, tall narrow windows (often grouped), and massive chimneys. Gable details, patterned brickwork, and round or pointed Tudor arches are also hallmarks of this style.<sup>15</sup> Tudor Revival falls under the category of Eclectic Revival; other styles in this category include the Swiss Chalet Revival, Mission Revival, and Spanish Eclectic. The example of Tudor Revival is 428 Eklund (ca. 1930).

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<sup>14</sup> McAlester, 289-299.

<sup>15</sup> McAlester, 355-358.

## 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:

### 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 in “**Table 13. Potential NRHP Eligible Resources**” on **page 25** 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 2 on page 39** for a map of the following resources.

Staff utilized criteria A, B, and C. As this was a 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. The three plats within the survey area

all stem from 1889. The oldest two buildings built in the survey area (427 Karr, ca. 1899 and 449 Karr, ca. 1898) were built at least 10 years after the platting, thus eliminating a direct connection between the platting and their construction.

- **Criterion B** (association with a significant person) is based on 1910, 1920, and 1930 census data and Polk City Directory research conducted by Polson Museum volunteer Dave Seymour 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.

Table 13. Potential NRHP Eligible Resources

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
415 Chenault Avenue	Ca. 1908	<p>An early example of the Classical Revival style applied to a Foursquare form. The decoratively cut rafter ends, oriels (a cantilevered bay), front porch (posts, brackets, railing and cornice), and windows (wood, leaded lites, casings) exemplify the style, demonstrate high artistic value, and represent a highly intact example.</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>	
425 Chenault Avenue	Ca. 1923	<p>An example of the Craftsman style. The shingle cladding, roof (brackets, stick work, soffits and overhangs), and windows (casings) exemplify the style, demonstrate artistic values, and represent a highly intact example. The building shares design elements with 429 Chenault (form, brackets, stickwork) suggesting the same builder.</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>	
442 Chenault Avenue	Ca. 1930	<p>An example of the Craftsman style. The front gable roof and symmetrical front facade composition, cladding (vertical board foundation skirt and coursed shingles), roof (knee braces, overhangs, exposed rafter ends), windows (wood sash, casings and sills), and the enclosed front porch 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>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
416 Eklund Avenue	Ca. 1914	<p>An example of the Classical Revival style. The shingle cladding, knee braces, broad eave and gable overhangs, and wood windows (9:1 and 9 lite, 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>	
520 Eklund Avenue	Ca. 1911	<p>An example of the Craftsman style. The concrete block (exceptional use of a variety of block sizes and textures), roof (eave and gable overhangs, sheathing, pitch), and porch (piers, roof) 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>	
215 Grant Street	Ca. 1917	<p>An example of the Craftsman style. The level of window, porch, cladding, and roofline detailing along with the use of classical detailing in the porch columns 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 maritime association based on the occupancy of Elmer McEwen in 1930, born in Wisconsin and worked as the captain of a tugboat.</p>	
427 Karr Avenue	Ca. 1899	<p>An example of the Free Classic style. The level of window, cladding, and roof line detailing along with the use of classical detailing in the porch 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>	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
435 Emerson Avenue	Ca. 1916	<p>An example of the Craftsman style. The level of window, porch, cladding, and roof line detailing 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>	
459 Emerson Avenue	Ca. 1904	<p>An example of the Shingle 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 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 survey area for phase 2 for potential historic district eligibility for listing to the NRHP in tandem with the phase 1 (DAHP log no. 2018-11-08713) survey area.

NWV's recommendations are based on a RLS of buildings within both survey areas. Upon review based on the level of alterations recorded in the field work as part of 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 14 on page 28** and **Map 4 on page 41** for details.

Diminished levels of architectural integrity, most notably the replacement of original cladding materials and windows were primarily responsible for the profusion of non-contributing buildings within the phase 1 and phase 2 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 non-contributing status level recommendations for resources within the full potential historic district. "**Table 14. District Potential Analysis**" uses the following abbreviations with definitions for historic, contributing, and non-historic following the table.

- HC: historic, contributing
- HNC: historic, non-contributing
- NHNC: non-historic, non-contributing
- Listed: NRHP listed resources that are not included in the potential district resource county per NPS guidance on historic district nominations.

Table 14. District Potential Analysis

SURVEY AREA	HC	HNC	NHNC	LIST	% HC	TOTAL COUNTS
Phase 1	63	53	8	1	51%	124
Phase 2	71	64	3	2	51%	138
Combined	134	117	11	3	51%	262
Hoquiam North plat only	51	45	1	0	53%	97

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

- **Historic:** 50 years or older as of 2021.
- **Non historic:** Less than 50 years of age as of 2021.
- **Contributing:**
  - Built within the potential period of significance (ca. 1898 to ca. 1971), 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.
- **Non-contributing:**
  - Built outside the 50-year cut off period; 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.

### 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 11 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 3 on page 40** 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.

Of the properties surveyed, those listed in “**Table 15. Potential HRHP Eligible Resources**” below appear to have enough integrity and distinctive architectural character to be considered for HRHP listing. Of these, 509 and 515 Chenault Avenue are 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.

Table 15. Potential HRHP Eligible Resources

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
409 Chenault Avenue	Ca. 1953	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Modern style within the survey area.	
419 Chenault Avenue	Ca. 1908	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Free Classic style within the survey area.	
432 Chenault Avenue	Ca. 1906	A largely intact house that does not have a specific style. The level of architectural detailing and distinctive characteristics set it apart within the survey area.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
435 Chenault Avenue	Ca. 1951	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Modern style within the survey area.	
442 Chenault Avenue	Ca. 1930	Refer to the NRHP eligibility table for details.	
443 Chenault Avenue	Ca. 1951	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Minimal Traditional style within the survey area.	
450 Chenault Avenue	Ca. 1907	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Free Classic style within the survey area.	
509 Chenault Avenue	Ca. 1905	Individually listed to the NRHP.	
515 Chenault Avenue	Ca. 1900	Individually listed to the NRHP.	
406 Eklund Avenue	Ca. 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.  Further research could yield eligibility based on the maritime association of Fram Hammel residing at the house in 1920 through 1930. Hammel, born in Iowa, worked as a tugboat captain.	
409 Eklund Avenue	Ca. 1906	A largely intact house that does not have a specific architectural style. The level of architectural detailing and distinctive characteristics set it apart within the survey area.	
413 Eklund Avenue	Ca. 1926	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.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
414 Eklund Avenue	Ca. 1925	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.	
428 Eklund Avenue	Ca. 1930	An intact house that does not have a specific architectural style. The form, roof (pitch, cross gable, eave returns, rake molding), cladding (shingles, bead board, belt course), stoop (form, windows, roof, cladding), and foundation set this building apart as notable; however, not exemplary of the Tudor Revival style.  Further research on the building's architect and/or builder or building's occupants could identify a significant association elevating the building to individual NRHP eligibility.	
529 Eklund Avenue	Ca. 1908	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Free Classic style within the survey area.	
446-1/2 Eklund Avenue	Ca. 1907	A largely intact house that does not have a specific architectural style. The level of architectural detailing and distinctive characteristics set it apart within the survey area.	
411 Emerson Avenue	Ca. 1917	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.	
527 Emerson Avenue	Ca. 1906	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Free Classic style within the survey area.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
529 Emerson Avenue	Ca. 1901	A largely intact house. The level of architectural detailing and distinctive shingle work set it apart as a notable example of the Free Classic style within the survey area.	
315 Garfield Street	Ca. 1907	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.	
207-209 Garfield Street	Ca. 1971	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.	
315 Grant Street	Ca. 1964	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Modern style within the survey area.	
419 Karr Avenue	Ca. 1907	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.	
434 Karr Avenue	Ca. 1960	A largely intact house. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Modern style within the survey area.	
449 Karr Avenue	Ca. 1898	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.	

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
501 Karr Avenue	Ca. 1920	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.	
506 Karr Avenue	Ca. 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.	

## 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 (3 buildings) 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 T-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.
- Conduct intensive level research into the construction and builders of houses exhibiting prolific use of decorative shingle work. Record the different shingle patterns utilized. Conduct an initial reconnaissance to identify other examples city-wide. 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. The use of shingles and their decorative applications reflect a special element of Hoquiam’s aesthetic and architectural history. The following list (including both phase 1 and phase 2 buildings) identifies some of the examples demonstrating notable decorative applications:
  - 527 Emerson Street
  - 529 Emerson Street
  - 709 Bluff Alley Road
  - 815 Bluff Alley Road
  - 819 Bluff Alley Road
  - 402 Center Street
  - 415 Center Street
  - 724 Eklund Street
  - 829 Emerson Street
  - 212 Garfield Street
  - 220 Hays Street
  - 823 Hill Street
  - 815 Hill Street
  - 621 Karr Avenue
  - 731 Karr Avenue
  - 803 Karr Avenue
  - 807 Karr Avenue
  - 810 Karr Avenue
- Conduct intensive level research into the extant historic resources identified in “**Table 3. Maritime History Associated Resources**” on page 11, and the associated industries identified the same table to expand on Hoquiam’s maritime historic context to determine if there is sufficient basis to support a potential NRHP Multiple Property Documentation related to maritime related property types within Hoquiam. Include resources from the following table identified in the phase 1 survey work.

Table 16. Maritime History Related Properties (Phase 1 Identified)

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 was extant in 1920 and 2019.

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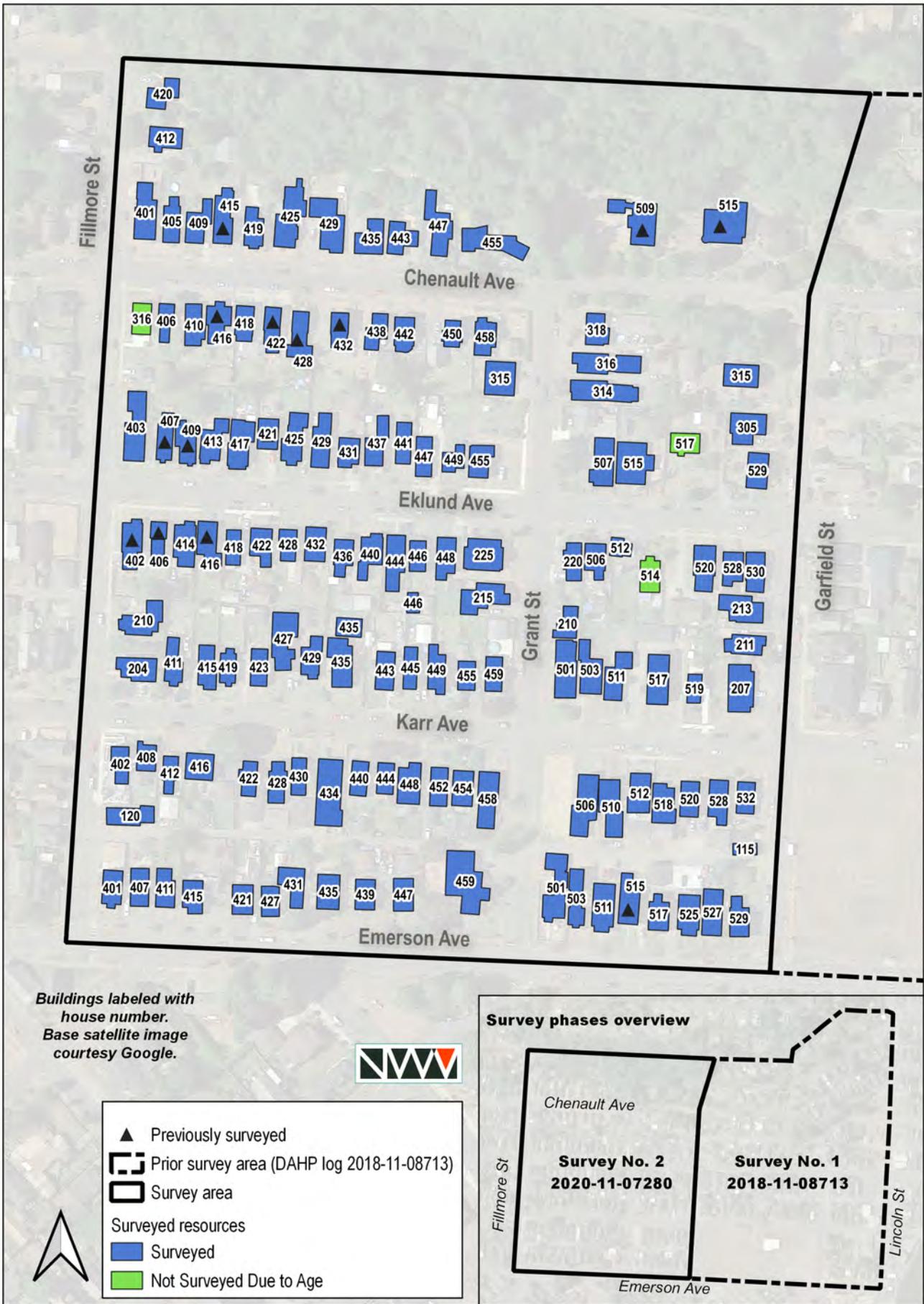
1910 U.S. Census. Hoquiam city, Grays Harbor County, Washington. Heritage Quest.

1920 U.S. Census. Hoquiam, Grays Harbor County, Washington. Heritage Quest.

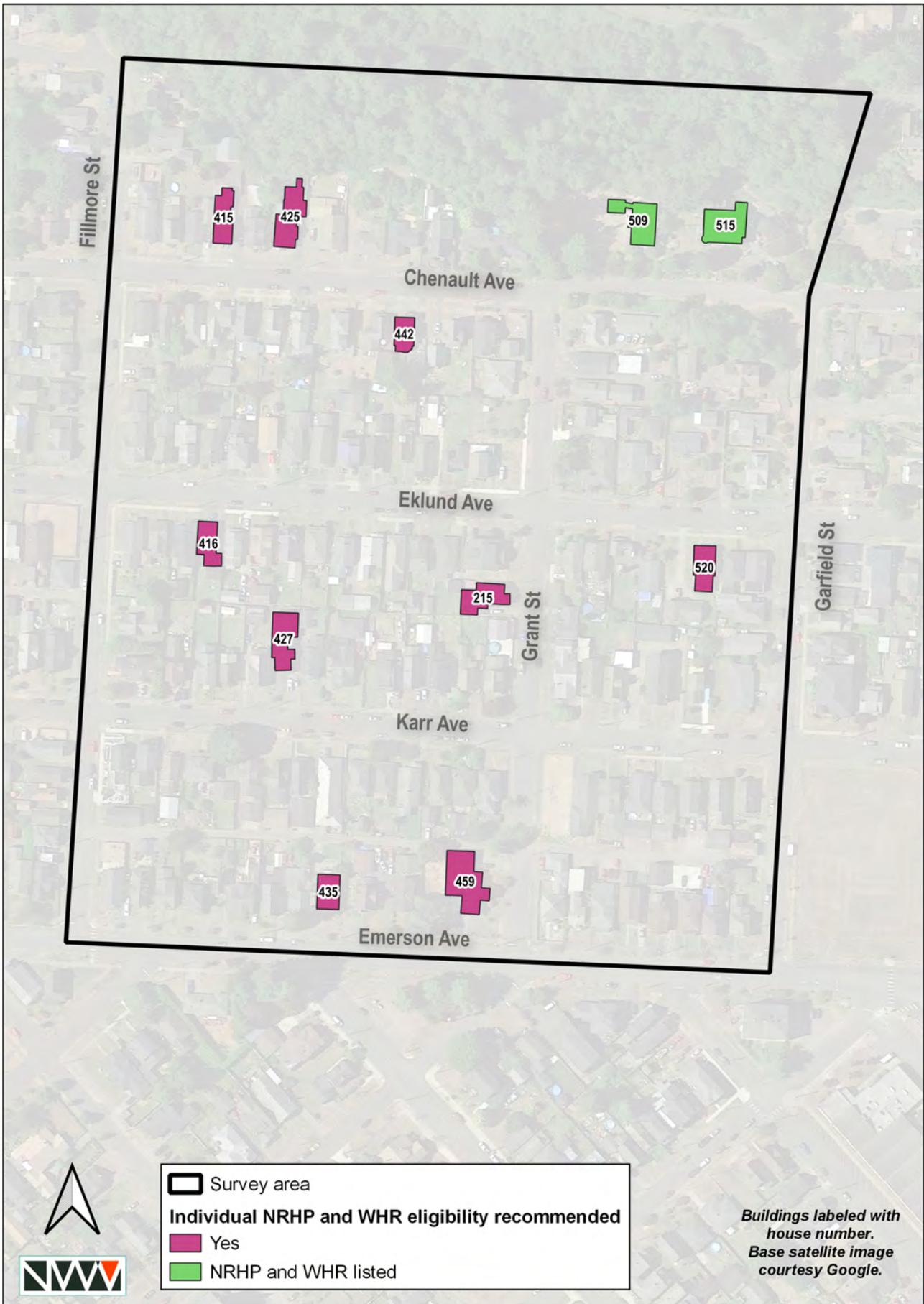
1930 U.S. Census. Hoquiam, Grays Harbor County, Washington. Heritage Quest.

# Maps

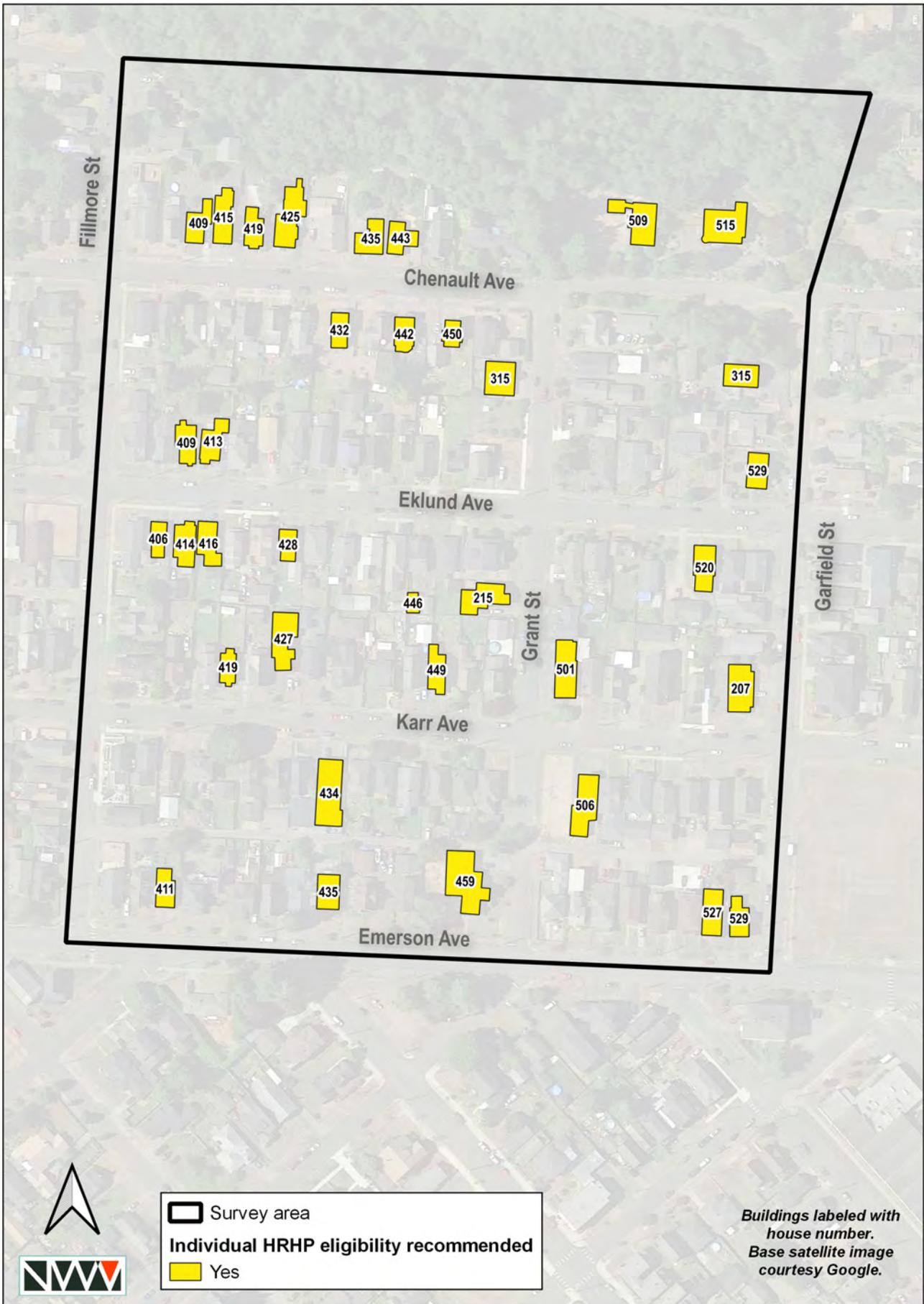
The following maps were developed as part of this survey.



Map 1. Survey Area and Surveyed Resources



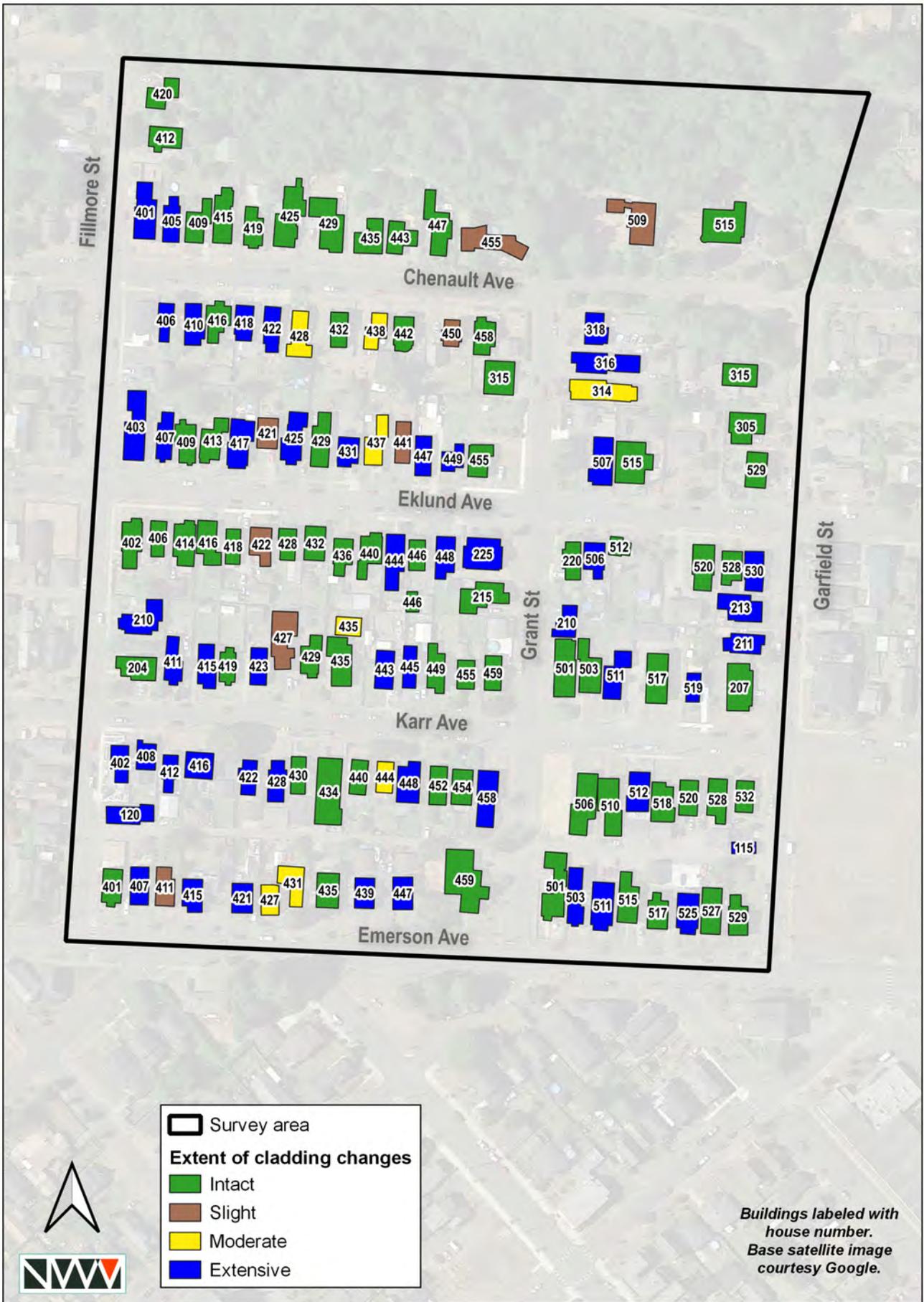
Map 2. Individual NRHP Eligibility



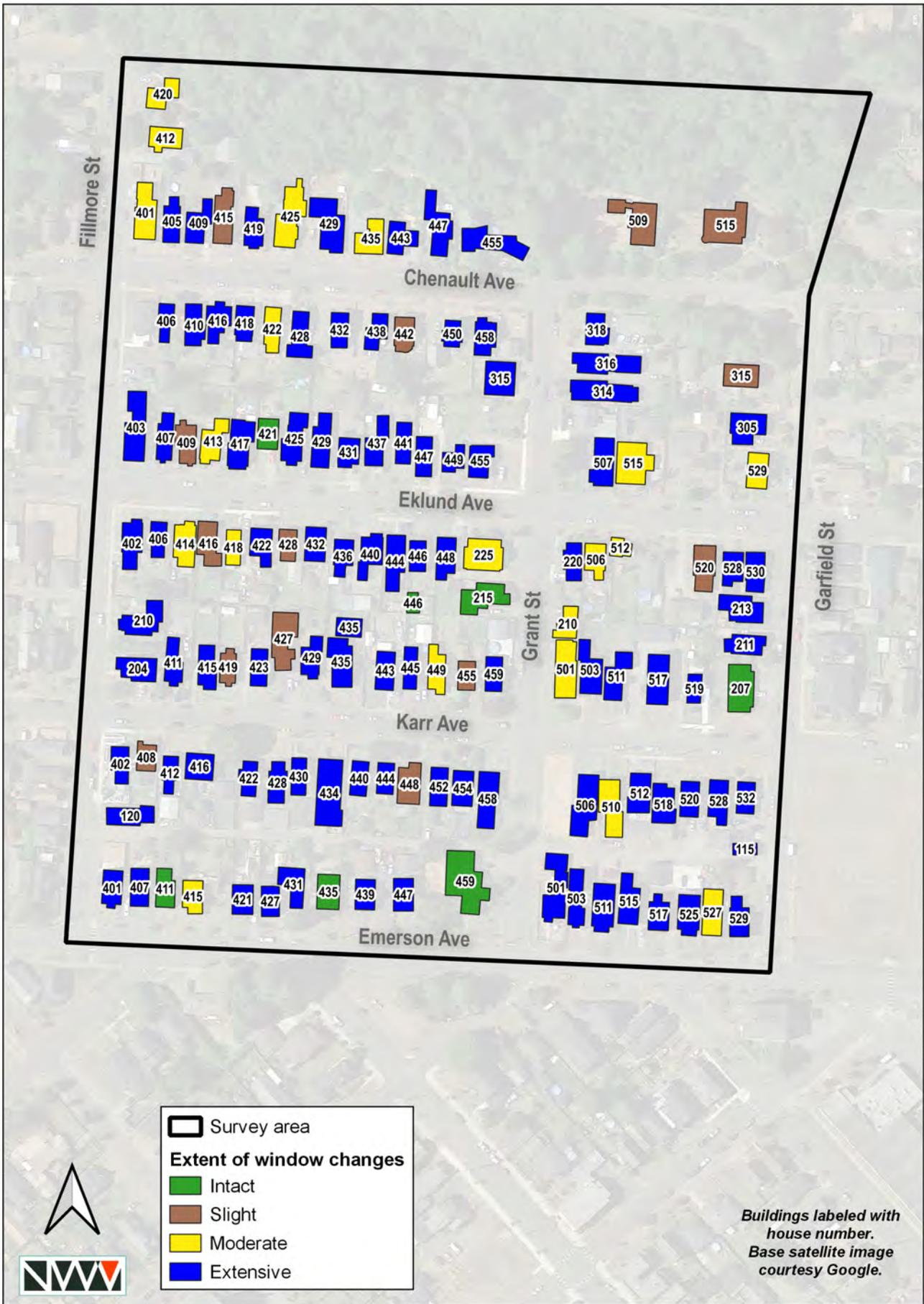
Map 3. Individual HRHP Eligibility



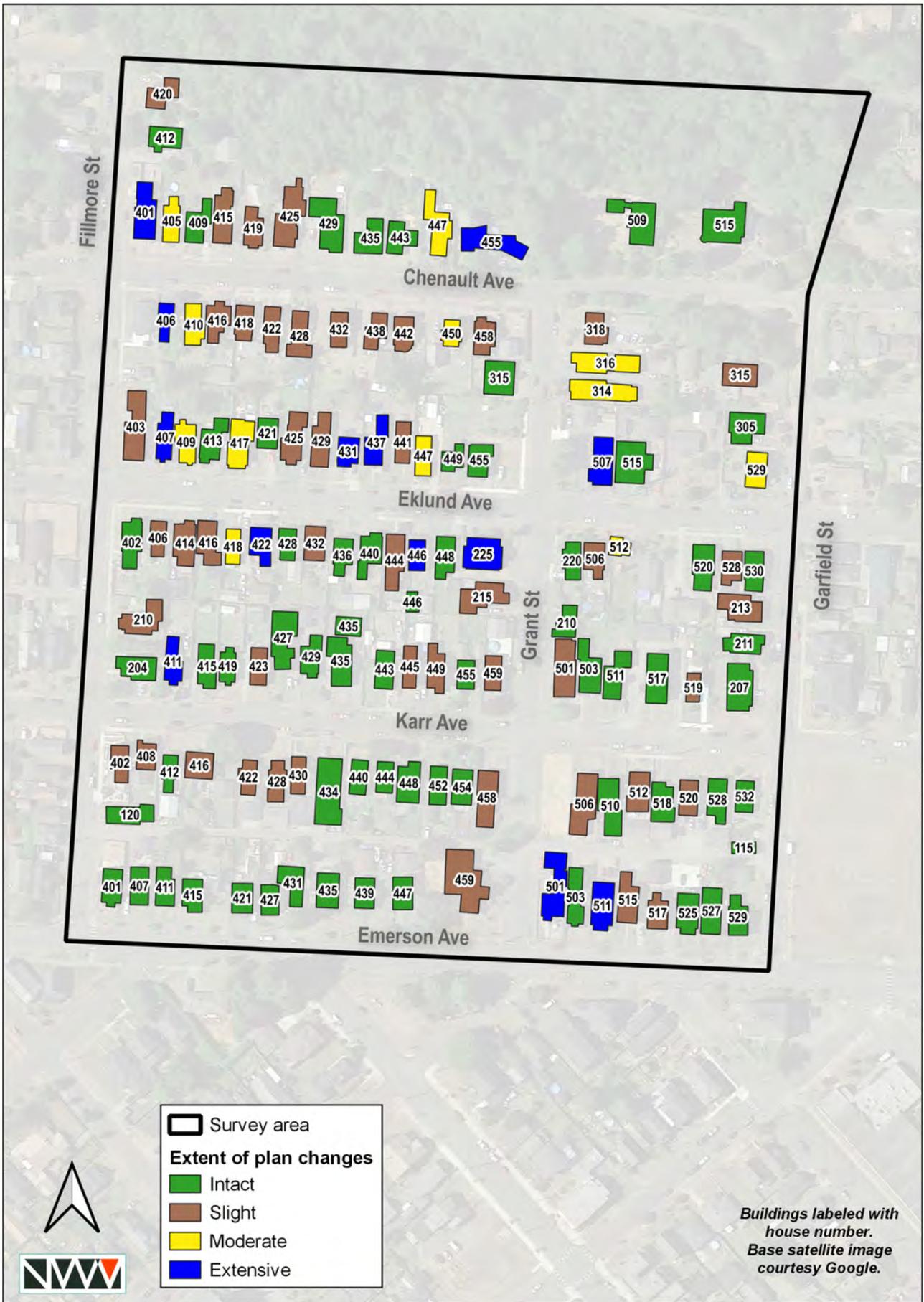
Map 4. District Analysis



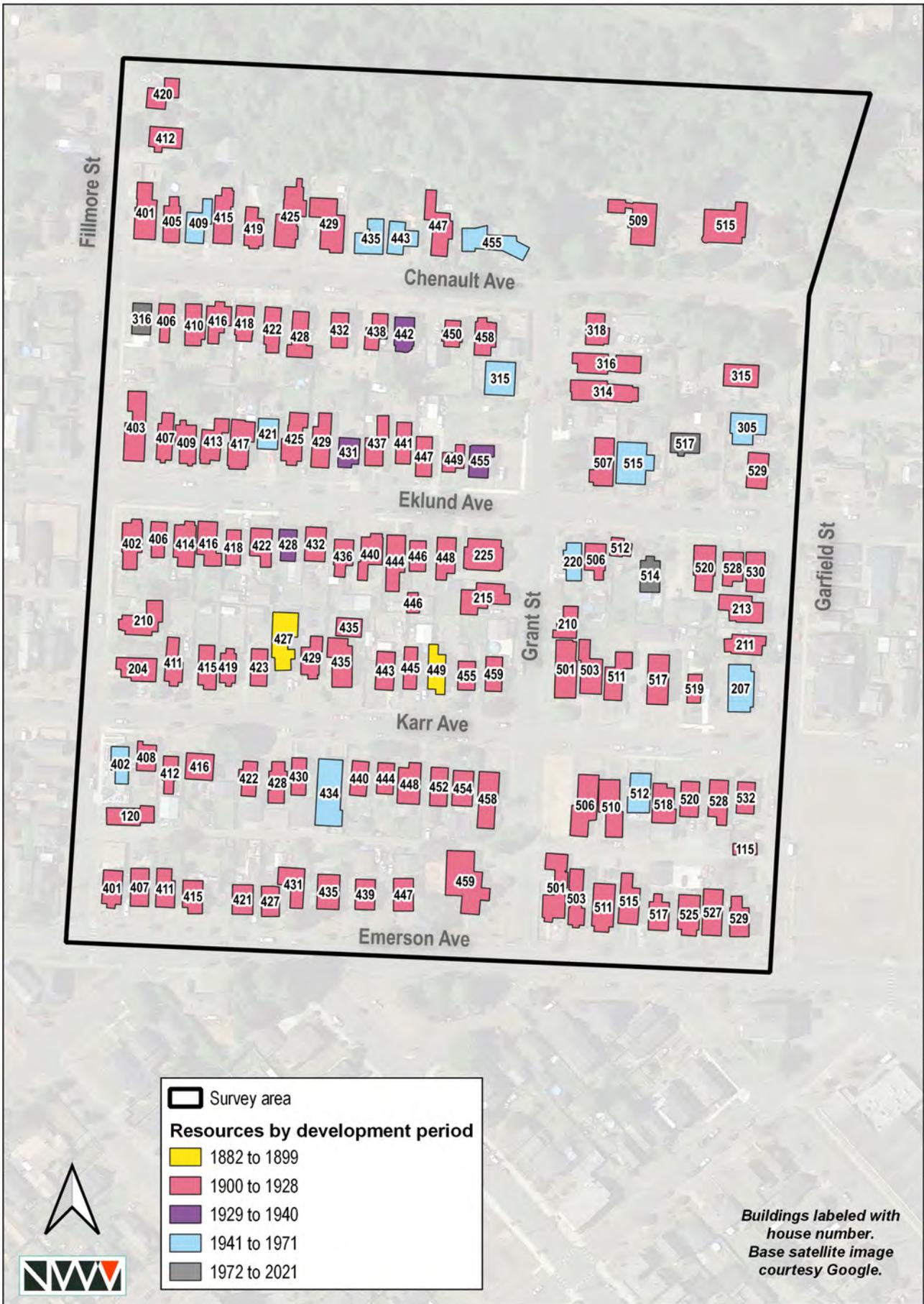
Map 5. Cladding Changes



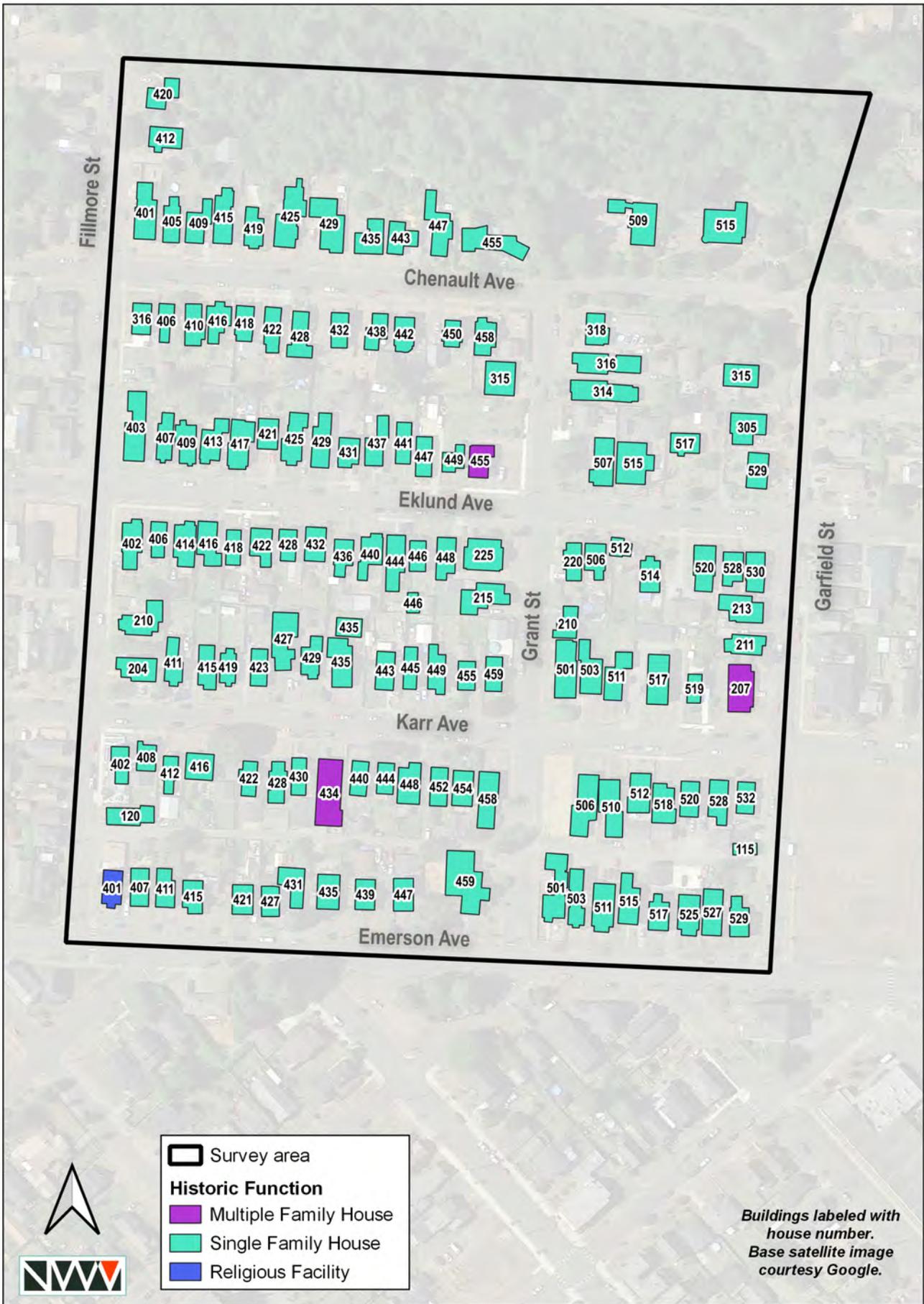
Map 6. Window Changes



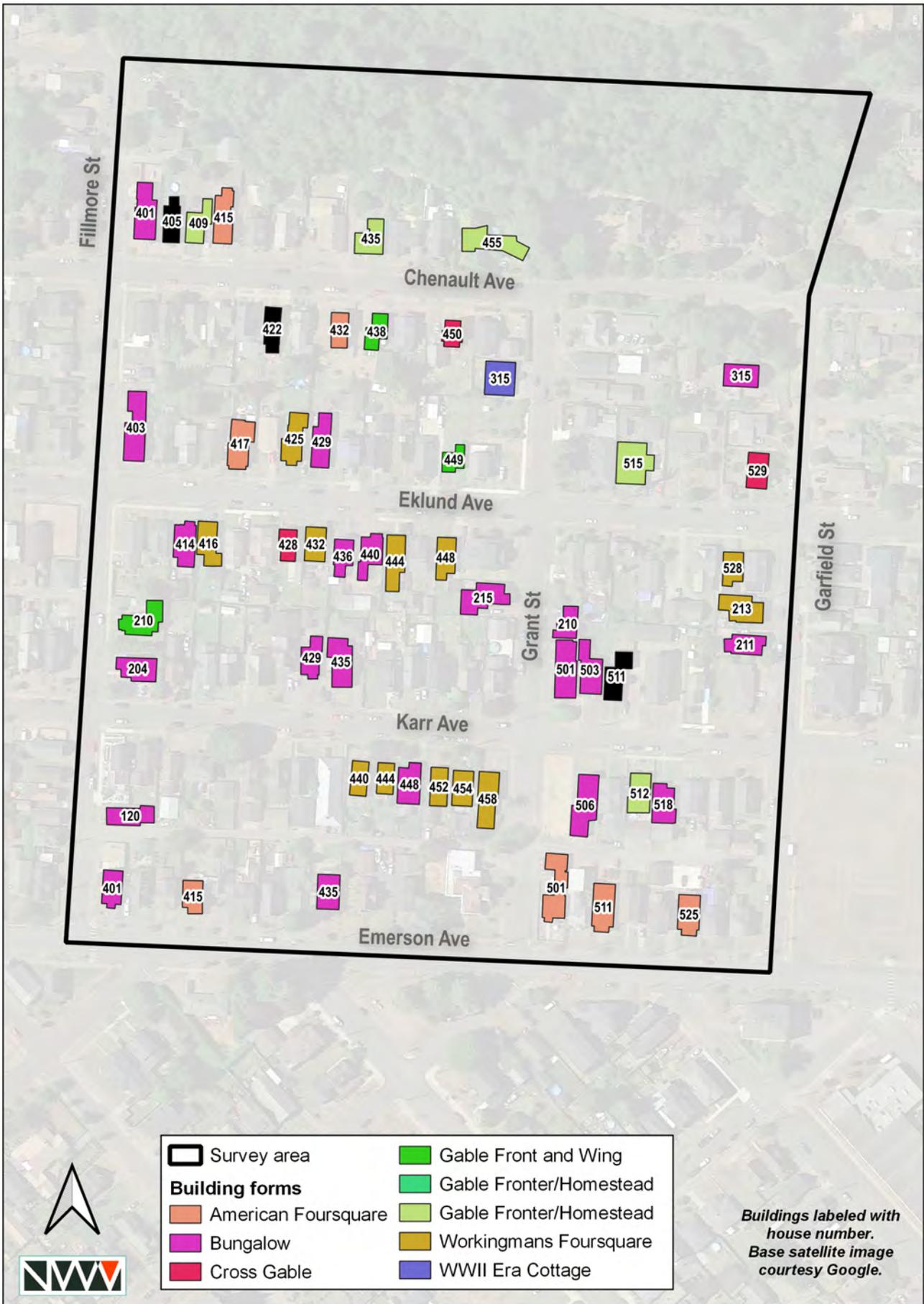
Map 7. Plan Changes



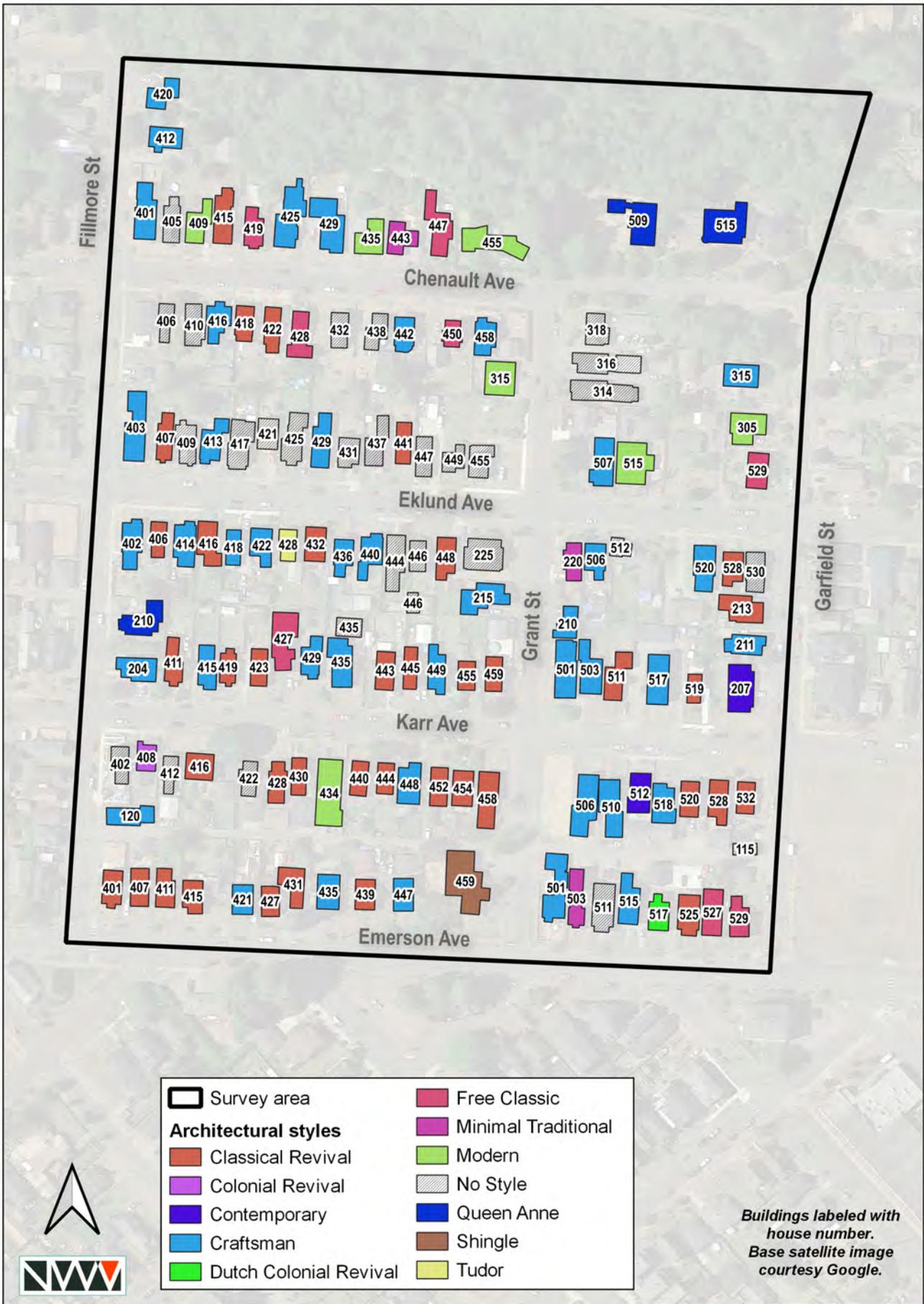
Map 8. Development Periods



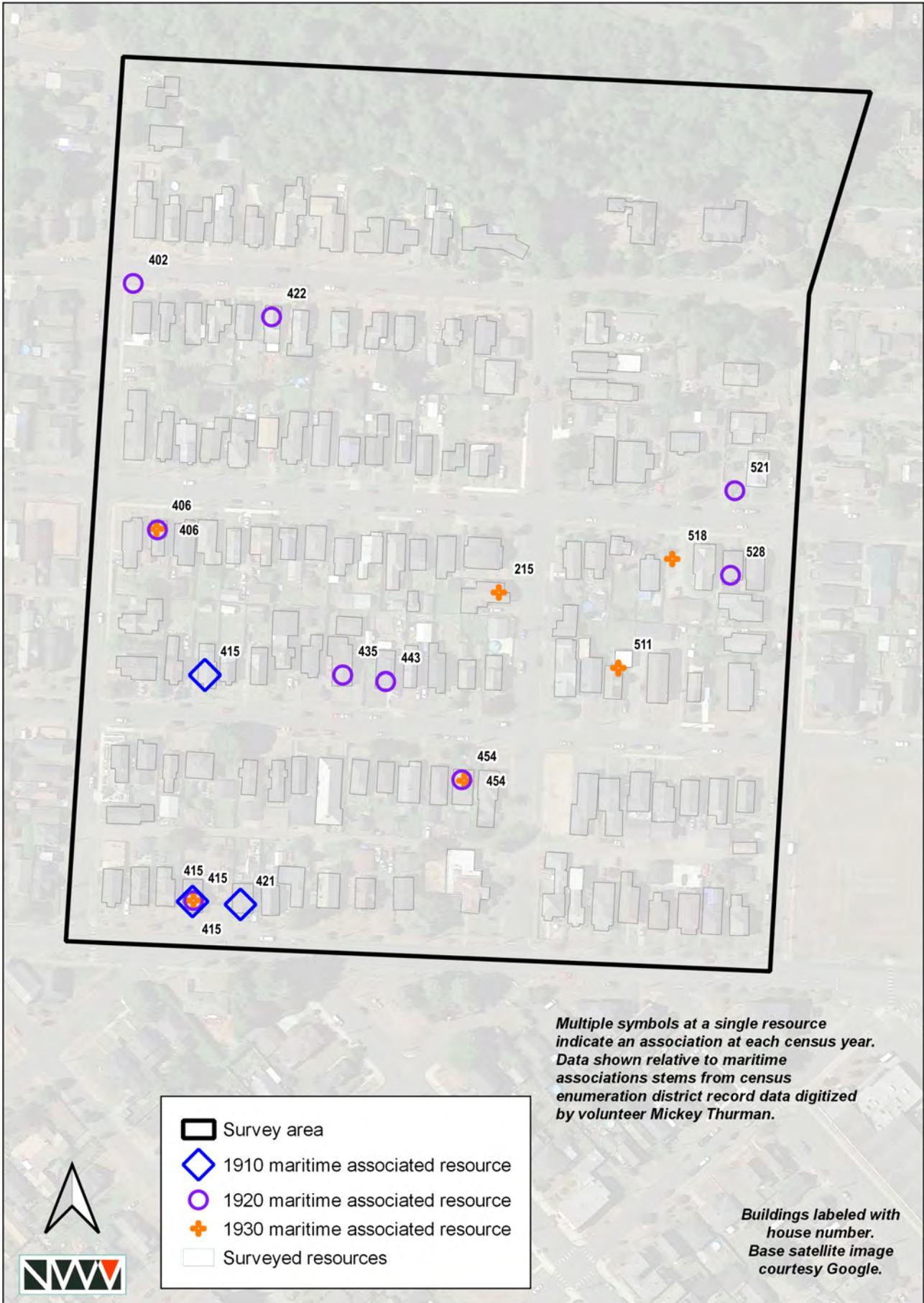
Map 9. Historic Use



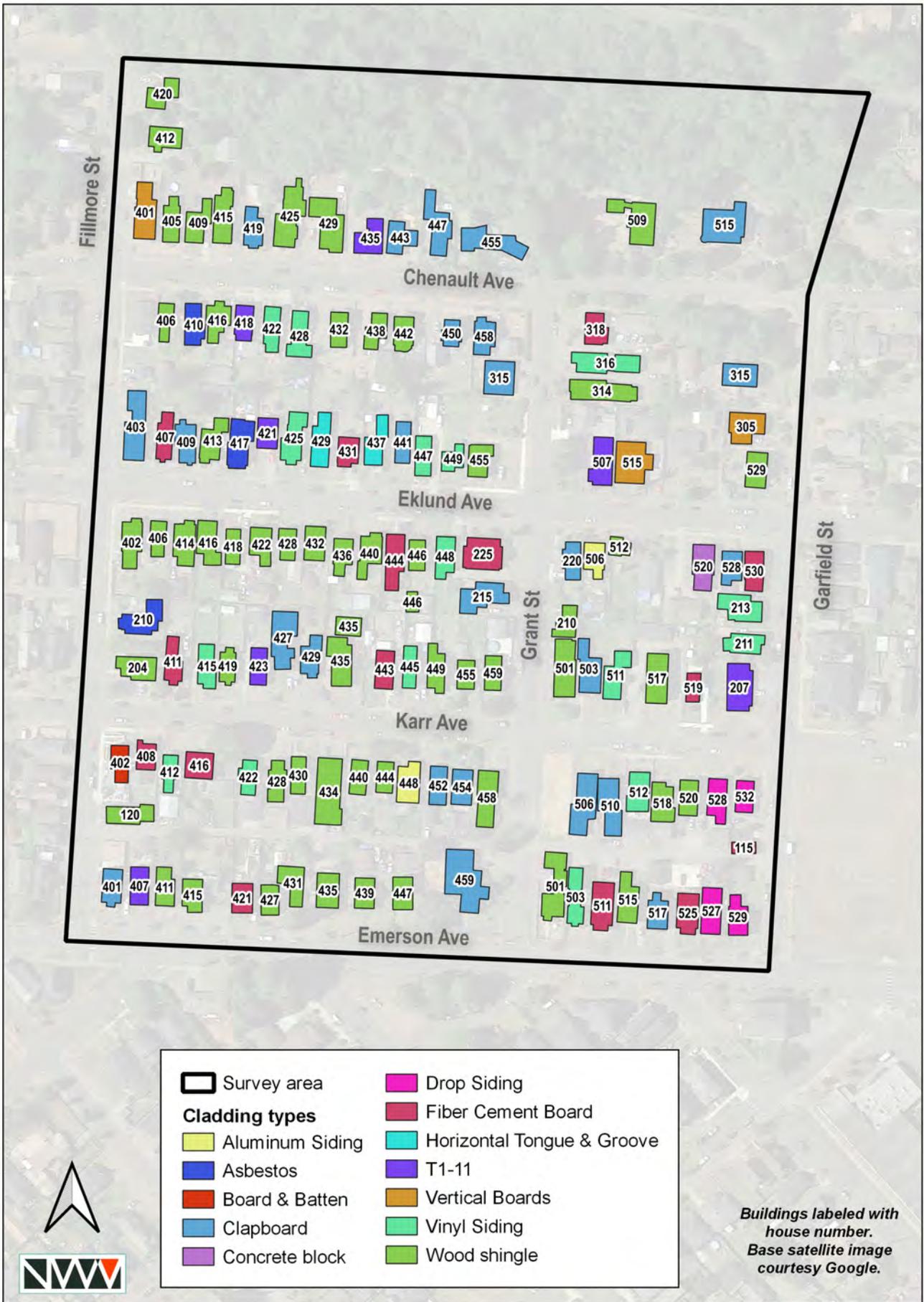
Map 10. Building Forms



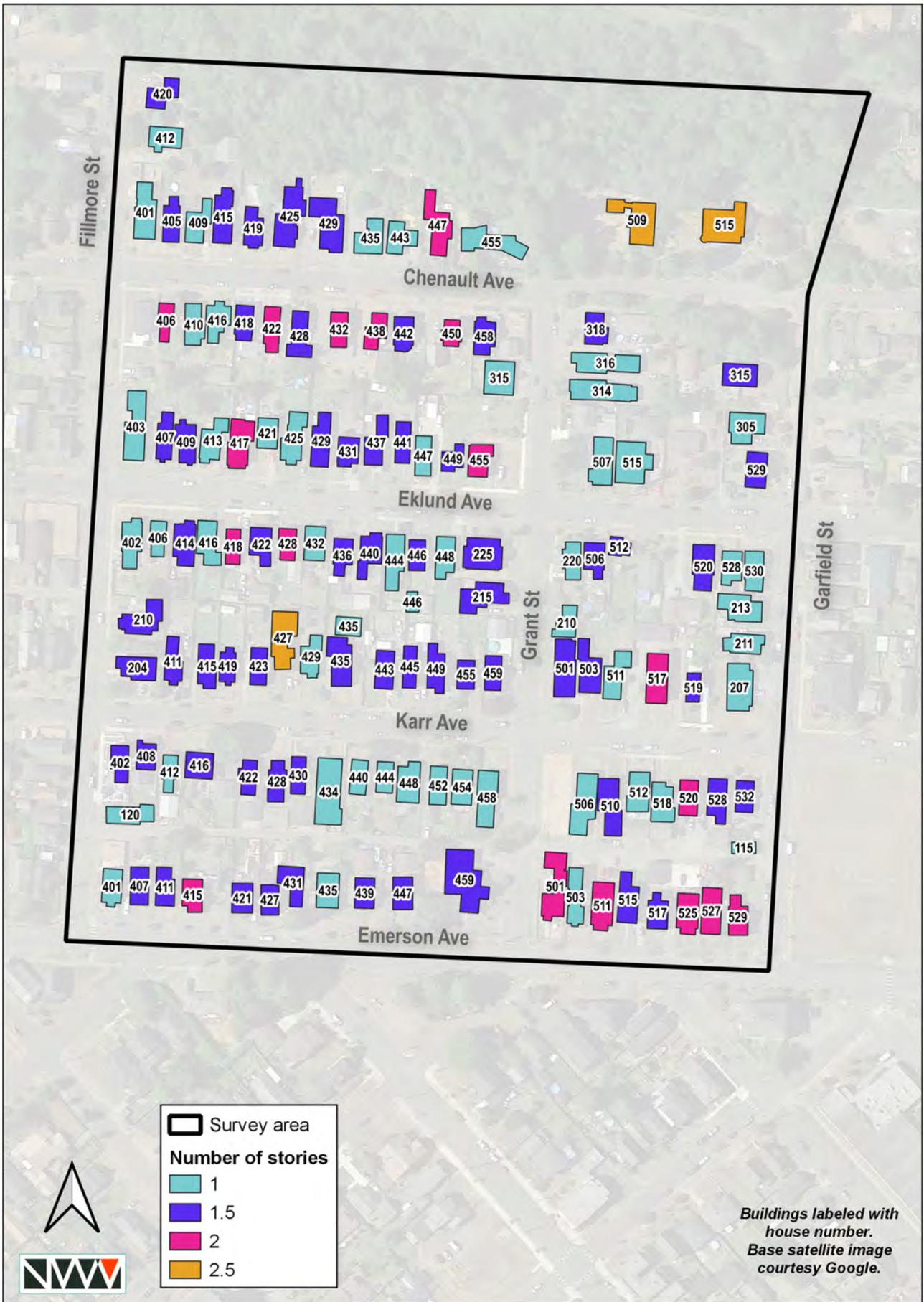
Map 11. Architectural Styles



Map 12. Maritime Associated Resources



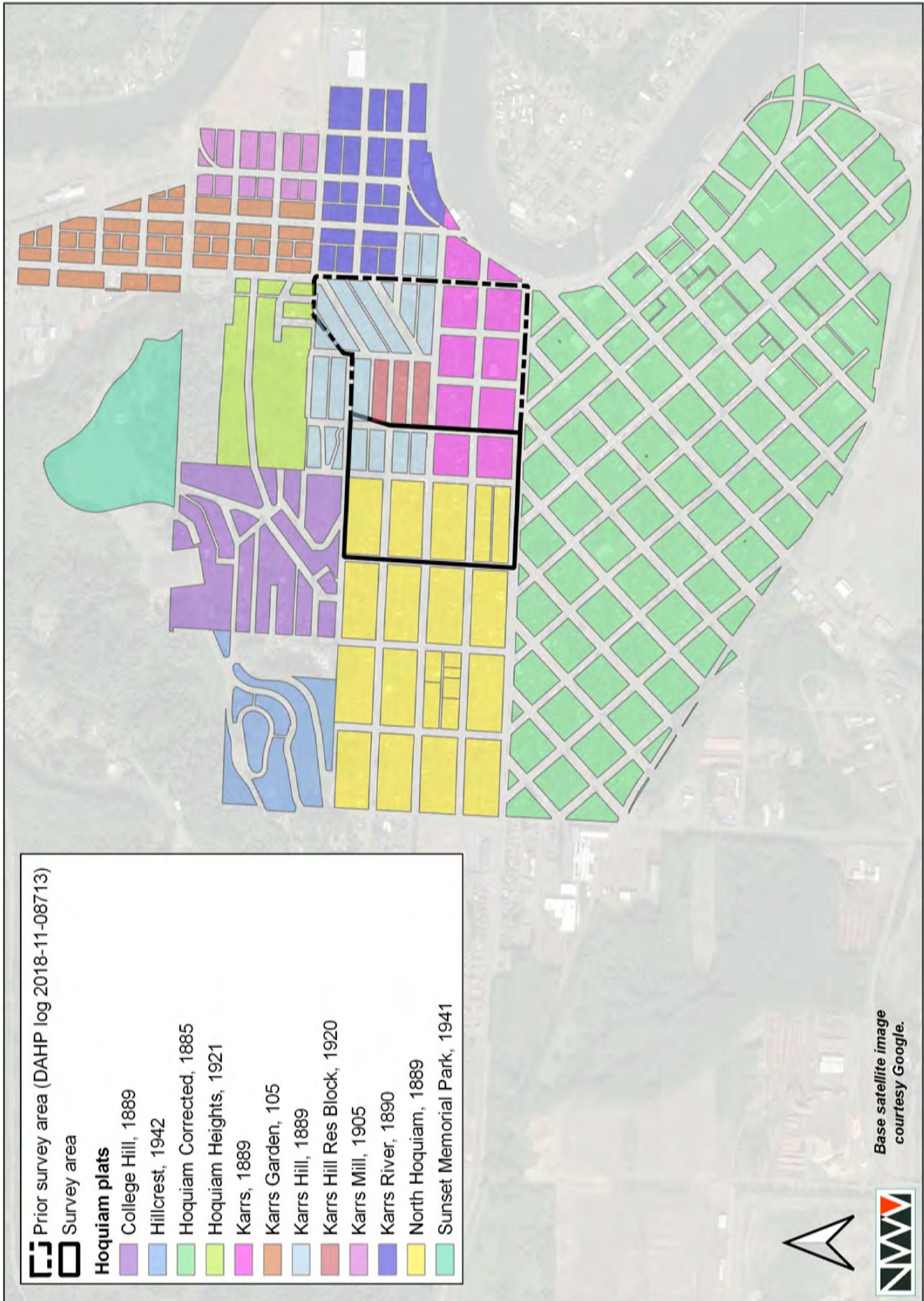
Map 13. Cladding Types



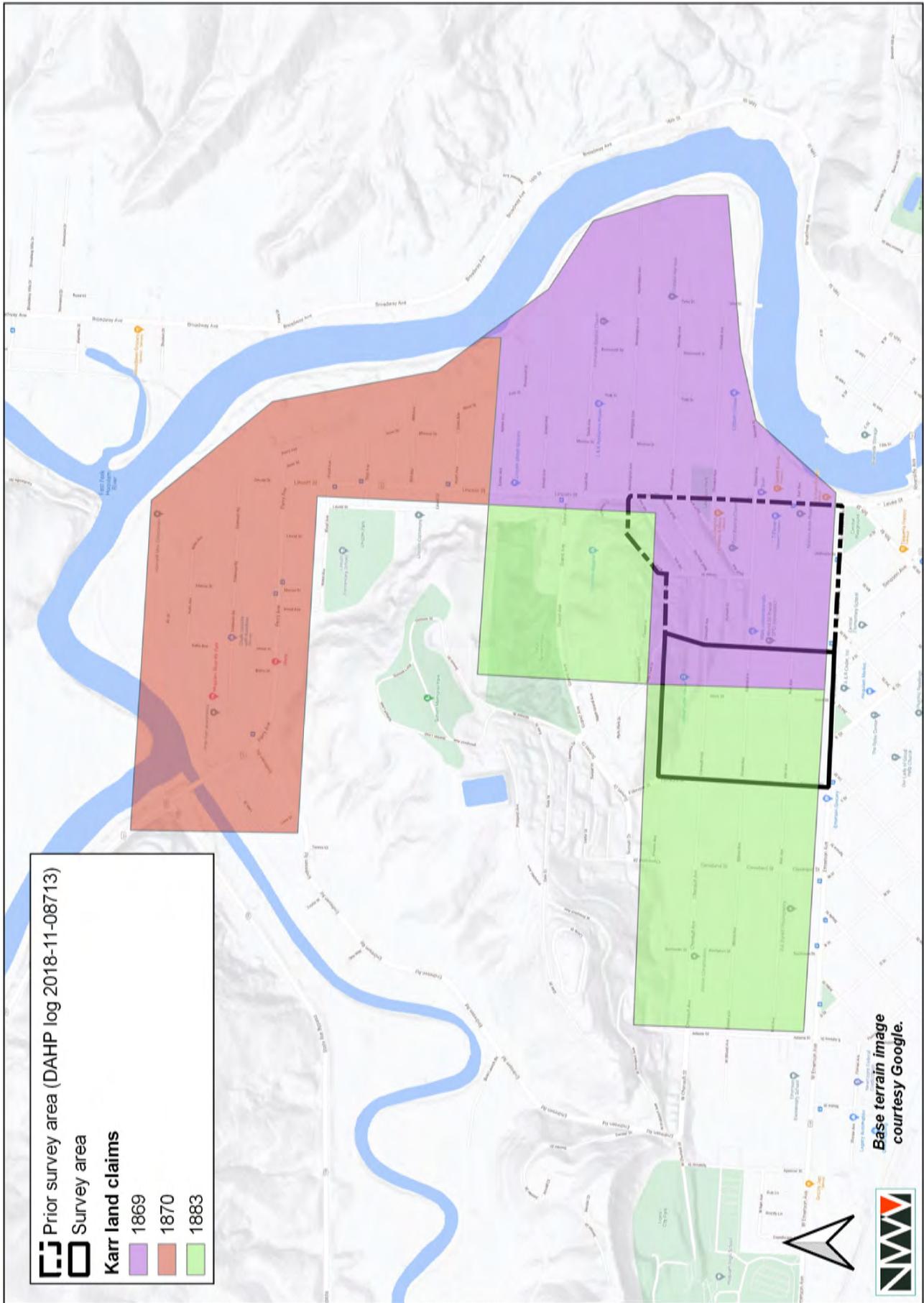
Map 14. Number of Stories



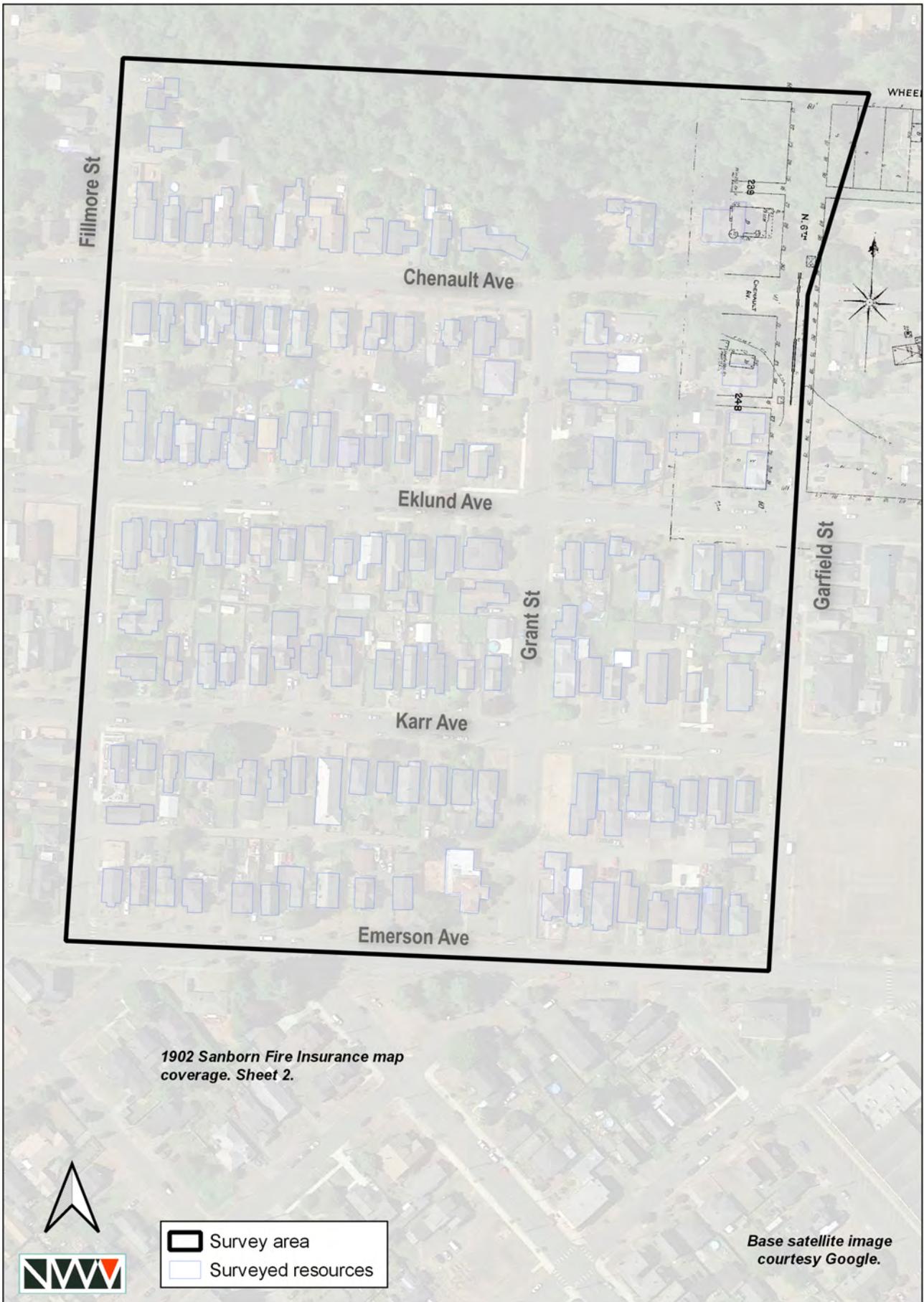
Map 15. Foundation Types



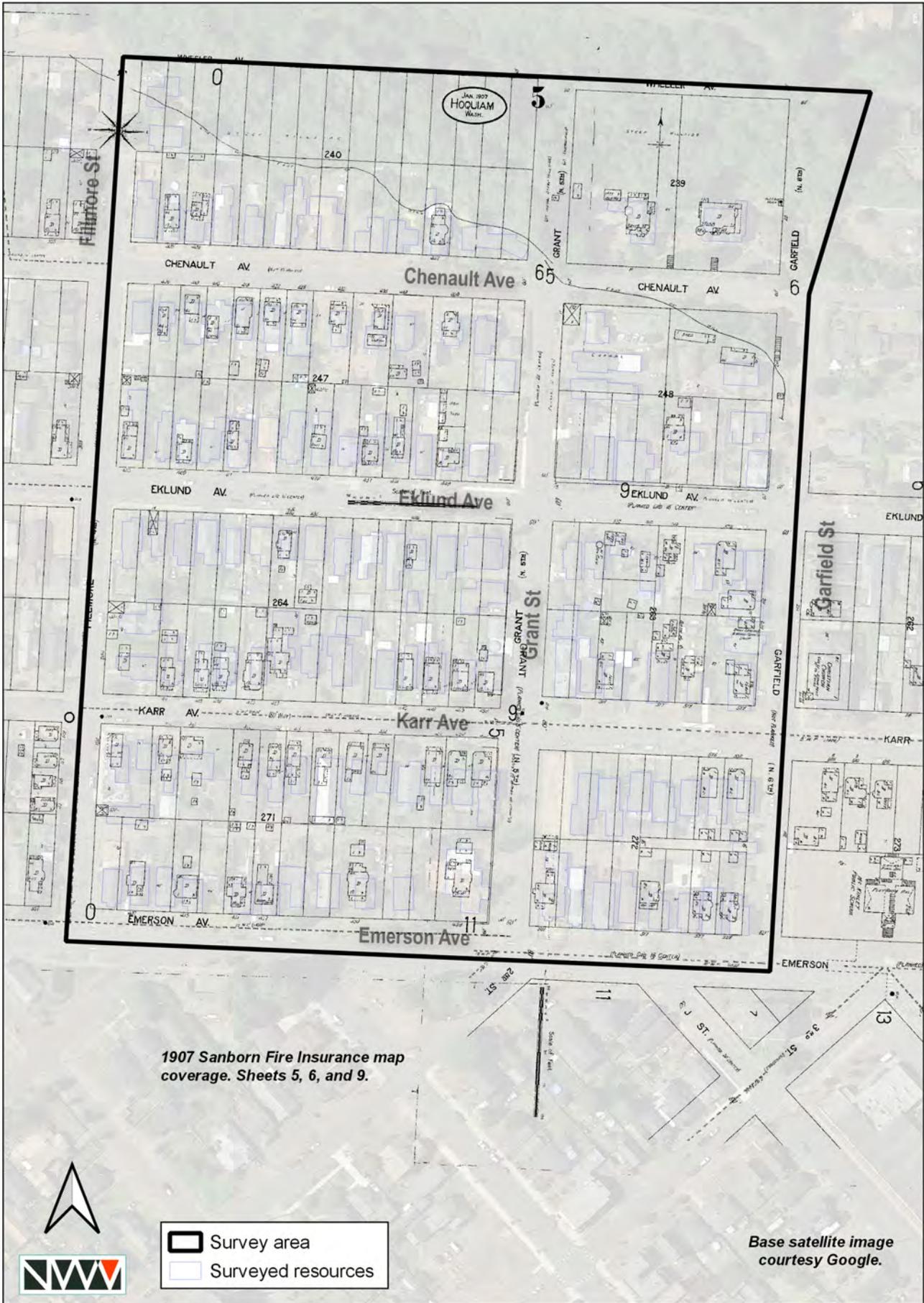
Map 16. Plats Around Survey Area



Map 17. Karr Land Claims

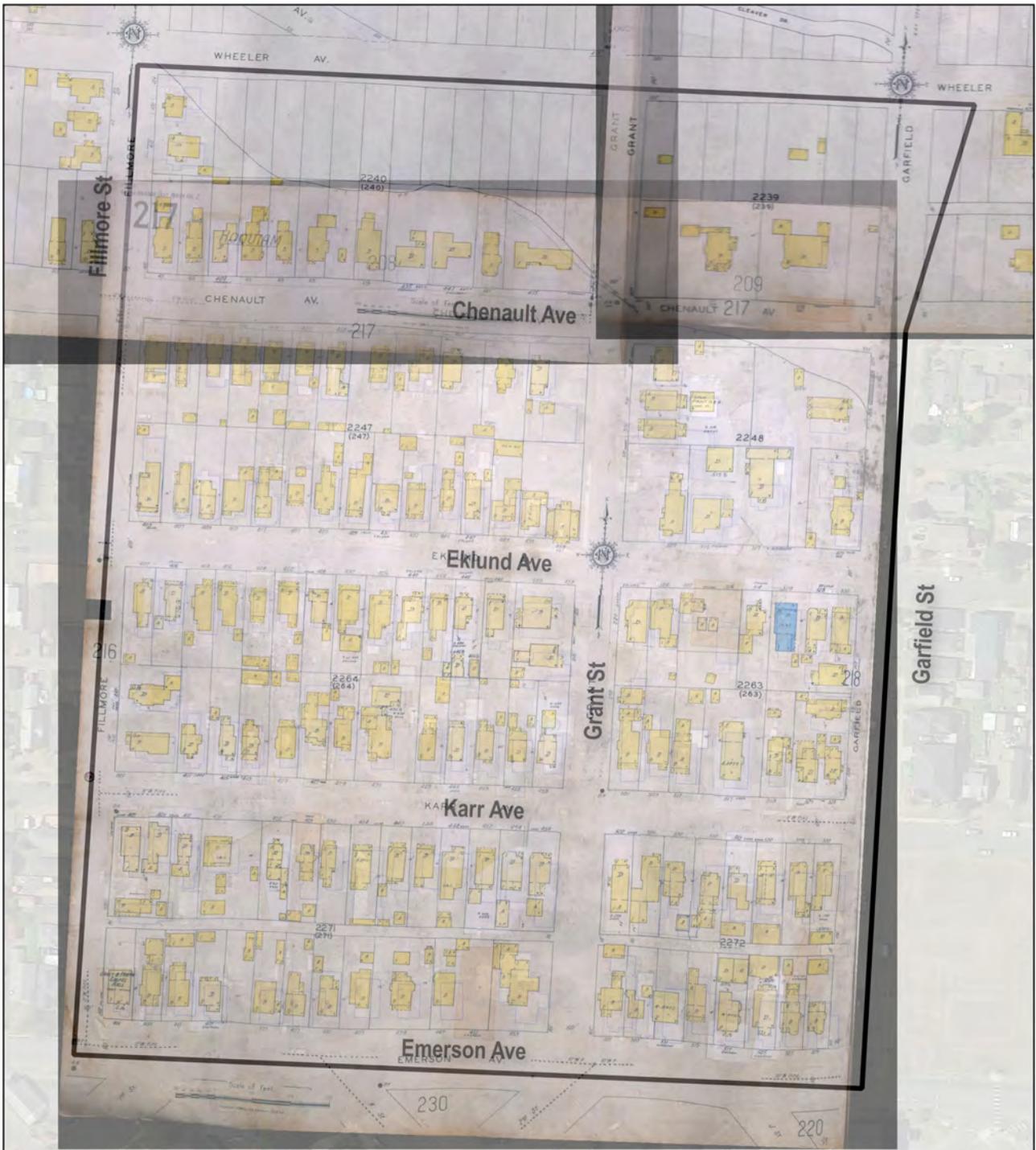


Map 18. 1902 Sanborn Fire Insurance Map Overlay



Map 19. 1907 Sanborn Fire Insurance Map Overlay





**1928 Sanborn Fire Insurance map coverage with revisions in 1946, 1958, and 1963. Sheets 208, 209, and 217.**

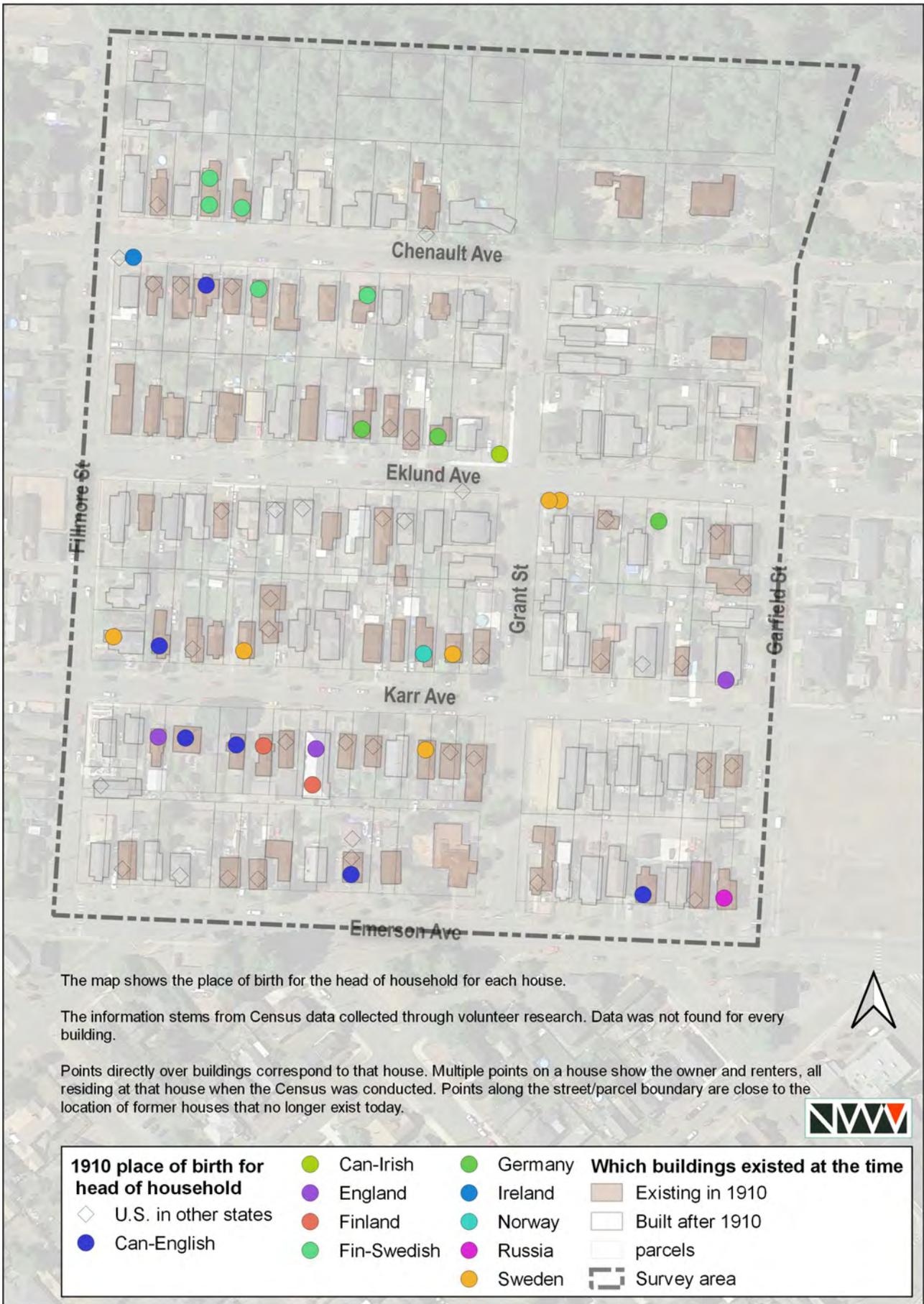


- Survey area
- Surveyed resources

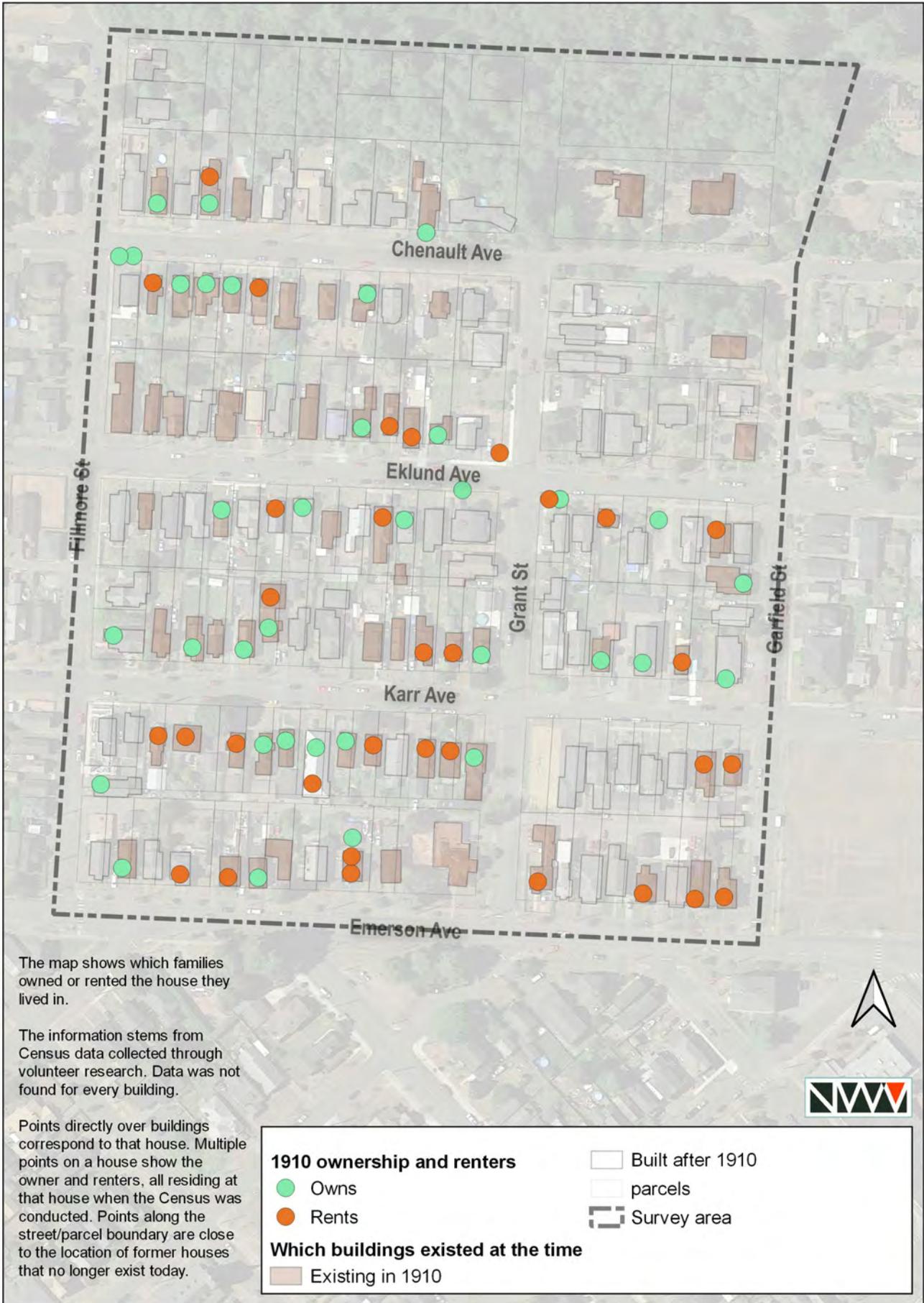
*Base satellite image courtesy Google.*

Map 21. 1928 Sanborn Fire Insurance Map Overlay





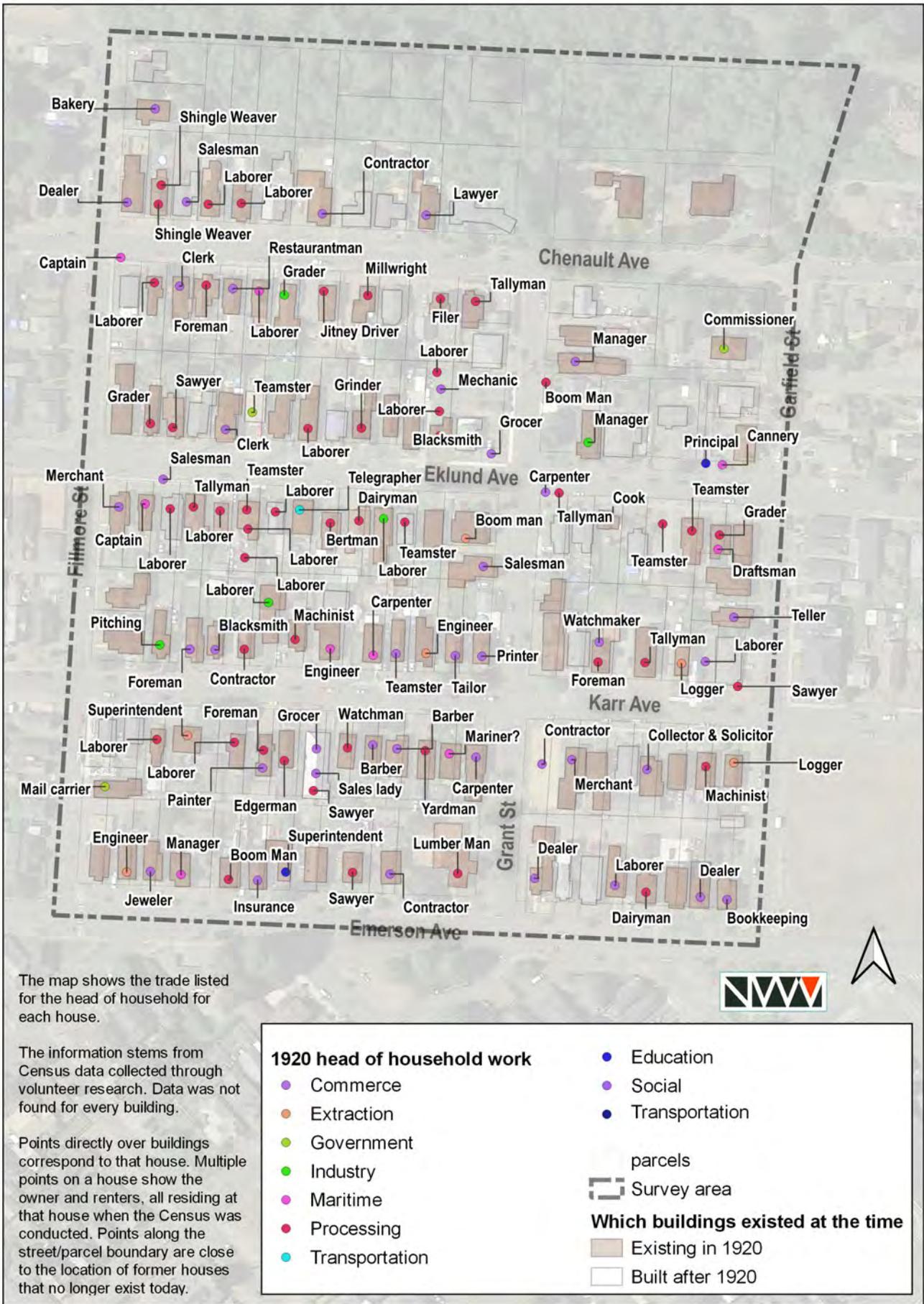
Map 23. 1910 Census Head of Household Place of Birth



Map 24. 1910 Census Tenure (owner/renter)



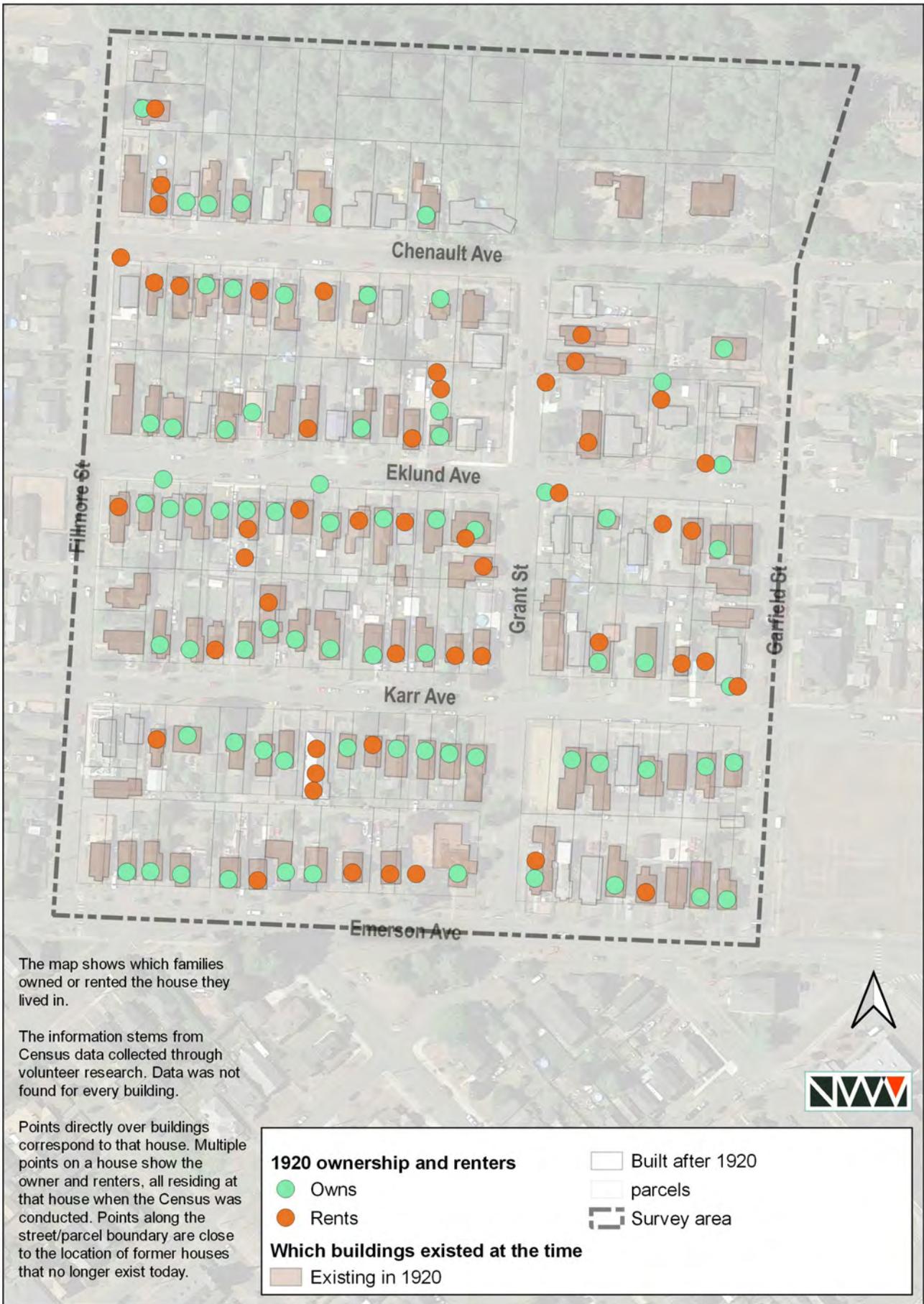
Map 25. 1910 Census Household Size



Map 26. 1920 Census Head of Household Trade



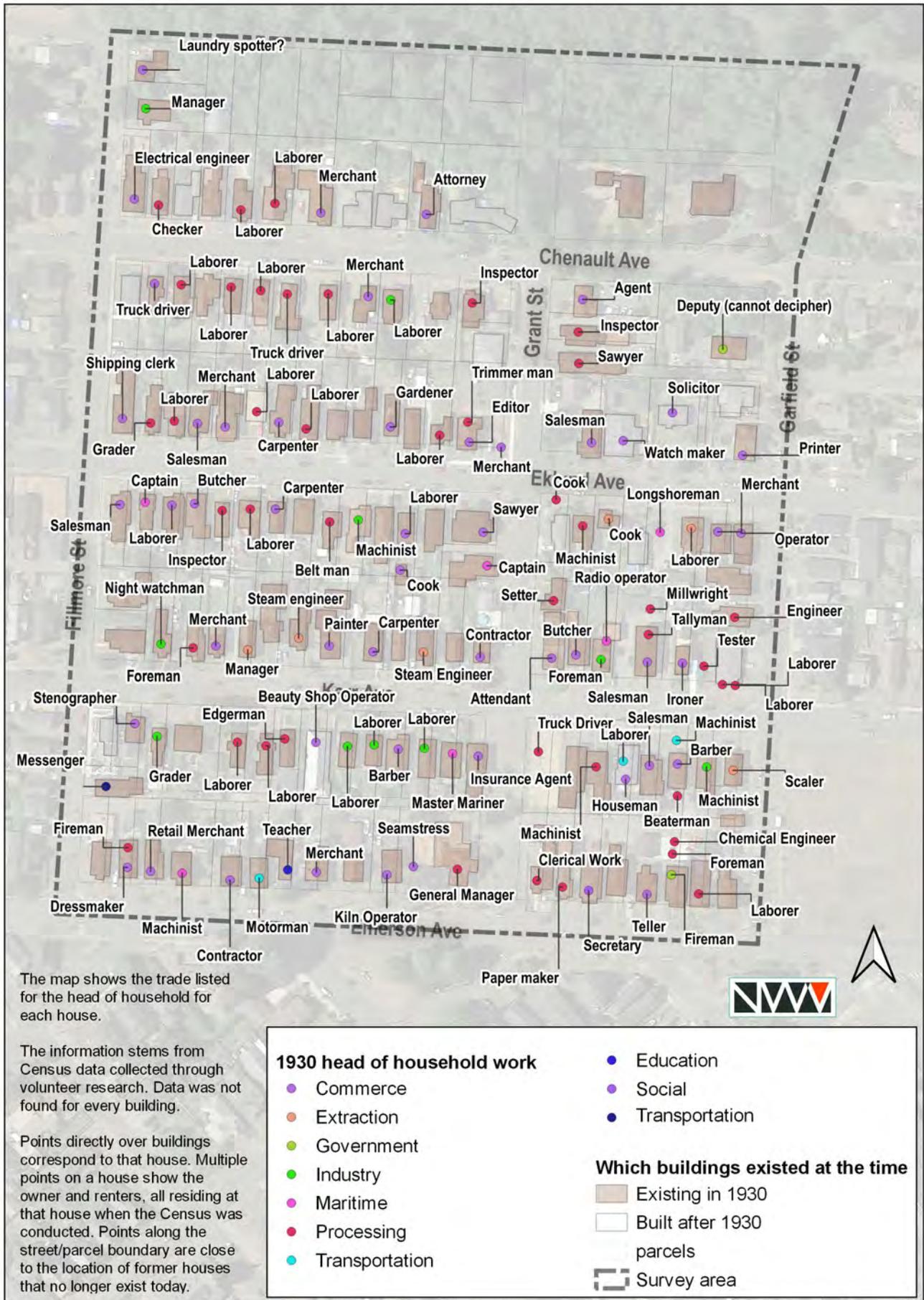
Map 27. 1920 Census Head of Household Place of Birth



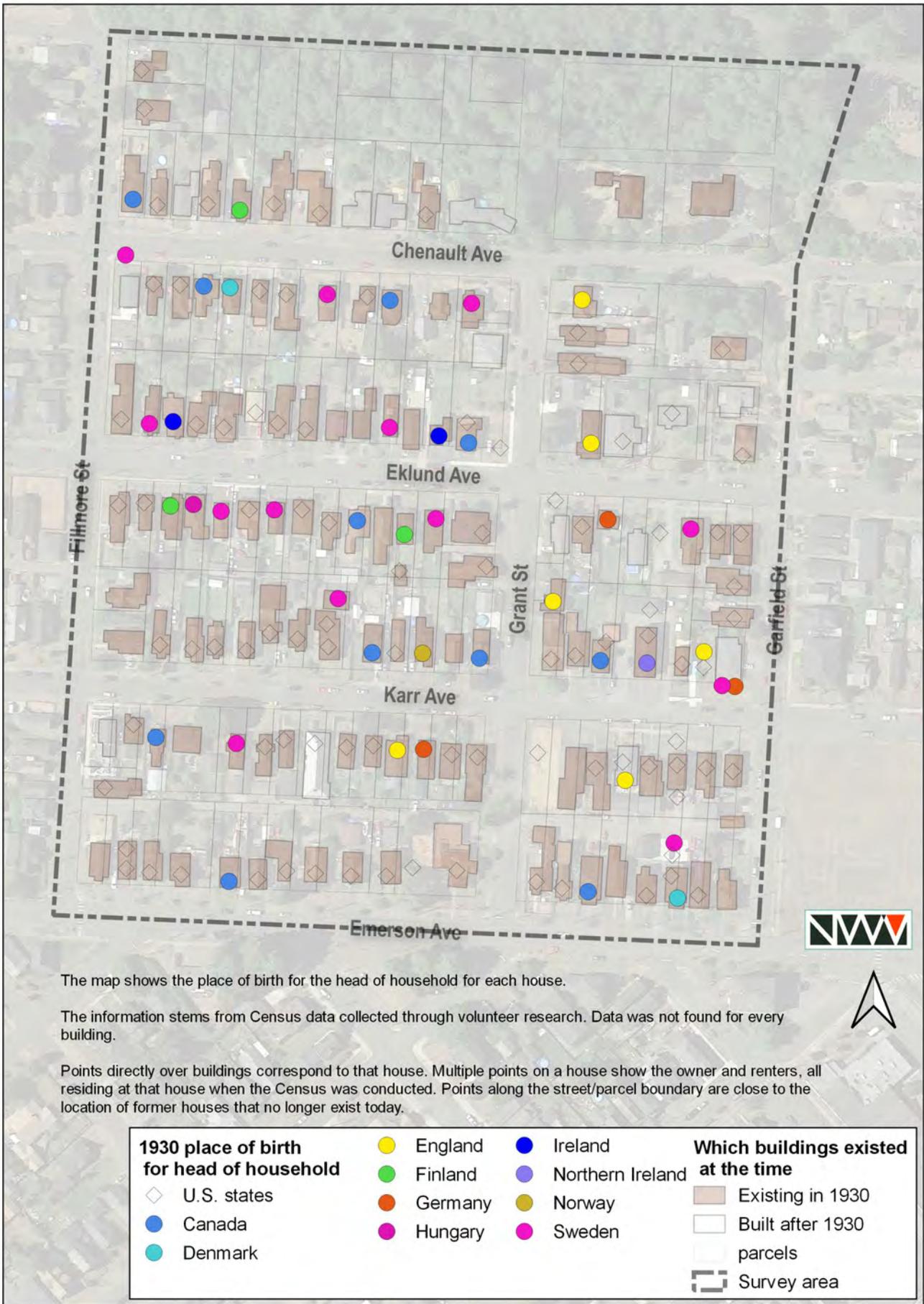
Map 28. 1920 Census Tenure (owner/renter)



Map 29. 1920 Census Household Size



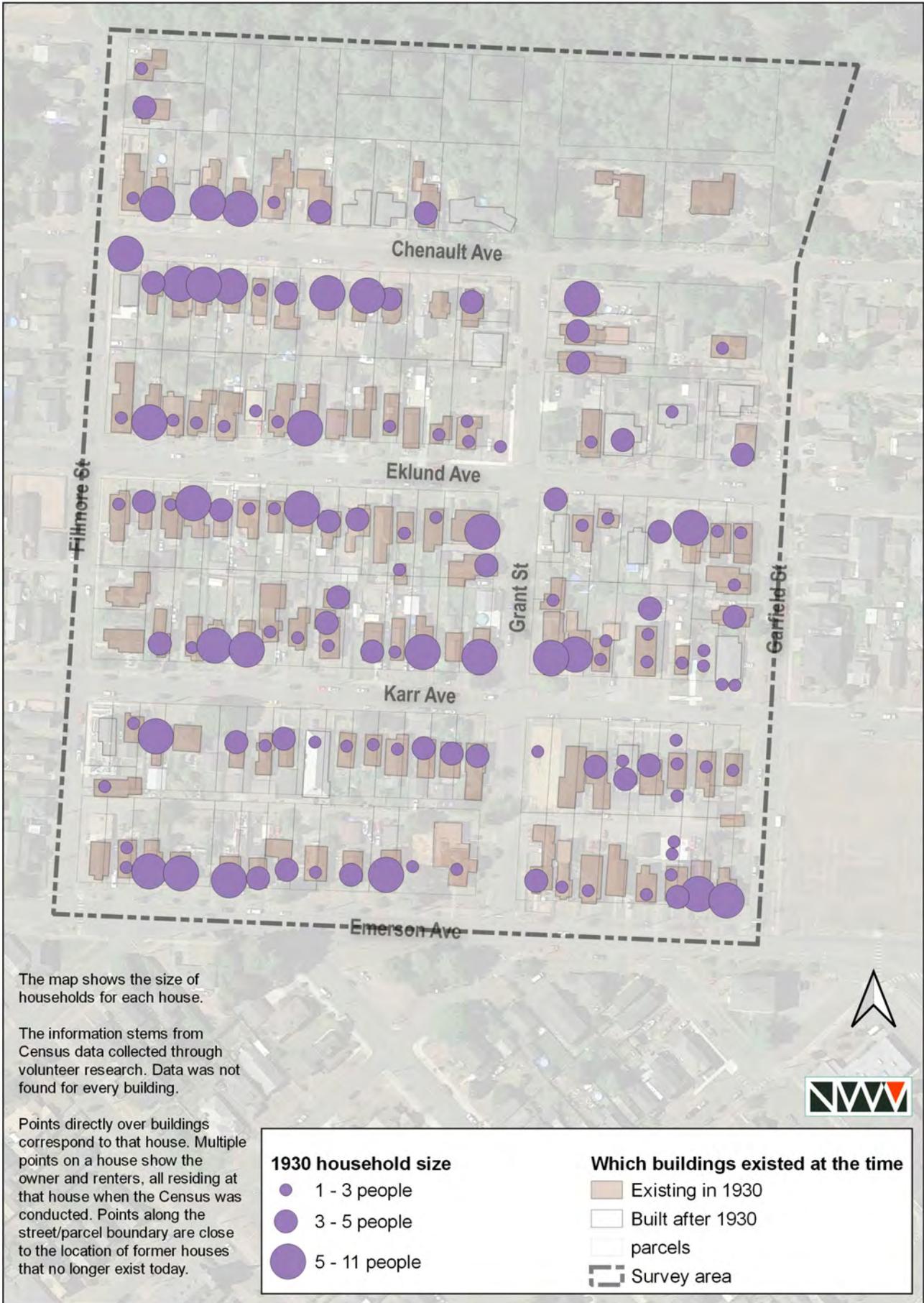
Map 30. 1930 Census Head of Household Trade



Map 31. 1930 Census Head of Household Place of Birth



Map 32. 1930 Census Tenure (owner/renter)



Map 33. 1930 Census Household Size