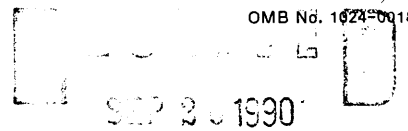


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

## NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

### 1. Name of Property

historic name McAllister, Alexander, House  
other names/site number N/A

### 2. Location

street & number 402 West White Street  not for publication  
city, town Union Gap  vicinity  
state Washington code WA county Yakima code 077 zip code 98903

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	—
<input type="checkbox"/> public-State	<input type="checkbox"/> site	—	—
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	—
	<input type="checkbox"/> object	—	—
		<u>1</u>	—
			Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  
 See continuation sheet.

Signature of certifying official *[Signature]* Date 9/12/90  
Washington State Department of Community Development Office of Archaeology and Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I hereby, certify that this property is:  
 entered in the National Register. entered in the National Register  
 See continuation sheet. 10/25/90  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
Signature of the Keeper *[Signature]* Date of Action \_\_\_\_\_

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**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

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**7. Description**

Architectural Classification

(enter categories from instructions)

Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation brickwalls wood: weatherboard  
shinglesroof composition shingles

other

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Describe present and historic physical appearance.

The Alexander McAllister house is a wood frame Victorian residence built between 1893 and 1895 and located on a large cattle ranch on the western edge of Union Gap in the Yakima Valley. The well preserved house is characterized by a complex hipped and gabled roof, corner tower, projecting bays, and wood siding and ornament. The house is the oldest and best preserved historic structure in the community, and finest example of late Victorian Queen Anne style architecture. The house is surrounded by expansive fields. The ancillary barns, sheds and garages on the property post-date construction of the house and therefore do not contribute to the significance of the property, and are not included in the nominated parcel.

The McAllister House is a balloon frame structure built on a rectangular plan composed of a central two-story cube with a steeply pitched hip roof. Perpendicular two-story gabled bays project from the rear of the side elevations. A gable dormer breaks through the roofline over the front facade, and a two-story tower, with steep pyramidal roof, rises at the southeast corner of the house. A one-story hip roof addition, perhaps added after original construction, spans the rear.

The house rests on a masonry foundation and the walls are sheathed in horizontal drop siding, with corner boards and a flared band of decorative shingles between the first and second stories. A simple frieze board runs across the house, and the eaves of the roof are boxed with a projecting cornice molding which carries across the gable ends to form a pediment. On the tower, a decorative sunburst ornaments the frieze beneath the bell cast eaves. Blind fanlights ornament the gable ends. The roof has been sided with asphalt shingles. Two brick chimneys rise from the roof--one behind the tower and one from the rear slope of the main hip roof.

Fenestration is mostly composed of the original wood frame windows, with one-over-one double hung wood sash. The windows are trimmed with wood surrounds, some of which feature curved boards beneath the sills. Windows in the facade of the corner tower are larger, fixed lights. The windows in the rear hip roof addition are smaller with nonhistoric lights, indicating that the addition may have been added to the house after original construction.

The only notable later exterior modification to the house is the enclosure of the south side porch for use as an office in the 1920's. The enclosure was faced with drop siding, and the original exterior wall left unchanged, with the original siding and small square colored glass window (lighting the interior stairway) left intact.

A one-story shed roof porch spans the front facade and shelters the main entry. Above the door, the roofline is broken by a pediment, with stick work in the tympanum. The open porch is supported by turned posts with an open stick work railing, an arcaded frieze, and wood plank floors. A single leaf, paneled door leads to the interior, which features a typically closed late Victorian plan, with a narrow entry hall and a front parlor, rear parlor, and dining room, all cut off from the hall by single leaf paneled doors. The first floor interior is distinguished by high ceilings, plaster walls, golden oak trim (including fluted door and window surrounds with bull's-eye corner blocks), and paneled oak doors with original brass hardware. The front parlor, which includes the square bay at the base of the tower, features a fireplace with an elaborate oak mantle, tile surround, and an iron fireplace grate. A pocket doorway separates the parlor from the rear dining room, which has a built-in oak buffet, a fireplace with oak mantelpiece (with classical moldings) and an iron grate. In the hallway, the side wall of the staircase is paneled and the stairway features turned balusters and a square newel. Upstairs three bedrooms project off the hallway. The only interior modification is the change to the kitchen and the replacement of the rear kitchen windows.

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**8. Statement of Significance**

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Certifying official has considered the significance of this property in relation to other properties:

 nationally     statewide     locallyApplicable National Register Criteria  A  B  C  DCriteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1893-1895

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Not Known

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State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built between 1893 and 1895 by a prominent sheep rancher and hops grower, the Alexander McAllister house is the oldest extant and best preserved Victorian house in Union Gap, and a significant example of Queen Anne style architecture in the lower Yakima Valley. Characterized by an irregular roofline, a spiring corner tower, and decorative wood siding, the house was the headquarters for a ranch that once included 10,000 head of sheep, hundreds of acres of hops, a hop kiln, and for a short while a woolen mill. Today, the mill, kiln and other historic farm buildings are gone, but the house retains excellent architectural character, evoking the prosperity of the region at the turn of the century.

Historical Background:

Located near the townsite of Yakima City (now Union Gap), the parcel of land that became the McAllister place was first owned by Sumner Barker, one of the original American settlers to the area. Barker arrived in the Yakima Valley in 1868 with his brother O.D. and son Fred, and established a licensed trading post at Fort Simcoe. With a virtual monopoly on trade, the brothers did a considerable business for several years, shipping grain by team and wagon to The Dalles and hauling back merchandise. The Barkers were also proprietors of the first store in Yakima City (established in 1869) and the owners of other land in the townsite, including the block given to the county for use as a courthouse.

In August 1881, the Barkers sold the McAllister place on the western edge of town to James Harrison Thomas, a politically connected Missourian who would soon be appointed register of the United States Land Office in Yakima City. Born in Ohio in 1842, Thomas was educated at Allegheny College in Pennsylvania, and served in the infantry during the Civil War. At the close of the war, Thomas settled at Plattsburg, Missouri, where he remained for four years until 1870 when he was appointed Deputy United States Surveyor for the Territory of Montana. Later, Thomas was appointed to a post with the Internal Revenue Department, and early in 1882, after an unsuccessful race for Congress, was named by President Arthur as Register of the Land Office at Yakima City.

Thomas administered the land office for nearly a decade, during the Arthur, Cleveland, and early years of the Harrison administrations (during which time the office was moved to the townsite of North Yakima). After retiring from the position in about 1891, Thomas remained active in land transactions, working as an attorney and real estate dealer in the valley. Eventually, he owned large parts of the Yakima City townsite, and was active in mining ventures as well. His children, too, were involved in land development in the region. His daughter Maud Granger was married to the general manager of the Washington Irrigation Company; son James was an engineer for the same company; and son Roscoe was an officer of the Wenatchee Canal Company.

A few years after he left his position as land register, Thomas sold the property to Alexander McAllister, a native Scotsman and sheep rancher (born 1858) who arrived in the Yakima Valley about 1893. That year, McAllister contracted with the St. Paul and Tacoma Lumber Company to ship materials from their Tacoma mill, presumably to construct the new house on the edge of Yakima City. According to deeds, the property was built by 1895. At about the same time, McAllister built a woolen mill on the ranch (which burned soon after completion and was not rebuilt).

At the turn of the century, McAllister acquired more land from Thomas, and his herd of sheep exceeded 10,000 head. In 1900, McAllister brought his bride Edith to the house for a short-lived marriage that ended in 1902 following the death of their infant daughter. Edith left the house that year and died in 1903.

See continuation sheet

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   8   Page   2  

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Despite personal tragedy, McAllister's business life was more successful. In addition to his large sheep ranch, McAllister cultivated about 200 acres of hops, and about 1905 built a kiln to process the crop. In the following years, McAllister leased many of his hops fields, and concentrated instead on his extensive ranching operation, an important industry in the Yakima Valley.

By 1917, McAllister's business interests had expanded to include ownership in several mining operations, and directories of the day indicate that the assessed value of his real property was exceeded by only a few others in all of rural Yakima County. (For a short while, McAllister was in business with his brother Charles, who moved to Wasco, Oregon, at the turn of the century. Charles' sons returned to the valley in 1926, however, and started one of the first flying services in Washington State.) In the last years of his life, McAllister left his home in Yakima and resided in Okanogan county where he owned a ranch. He died in 1923, and was buried in Yakima. After his death, the McAllister property was owned by the James Hodgkinson family until the 1970's, when it was purchased by the Merritt Fines family.

Through the years, the house has remained a well preserved example of its type and period, with only a few small changes to its original design. The irregular plan and roofline, projecting bays and corner tower, and decorative shingle and stick work of the house are all characteristic features of the Queen Anne style at the turn of the century. An informal survey of Union Gap indicates that the house is the best example of the style in the community, compares favorably with other examples in the lower valley, and is a strong reflection of the architectural expression of prominent ranchers in the Victorian age.

**9. Major Bibliographical References**

Illustrated History of Yakima Valley, S.J. Clarke, 1919.

Yakima Morning Herald, March 31, 1923, p.6 (McAllister obituary)

Okanogan Independent, March 31, 1923, p.1 (McAllister obituary)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

**10. Geographical Data**

Acreage of property one.

UTM References

A	<u>10</u>	<u>693210</u>	<u>5158010</u>
	Zone	Easting	Northing
C			
	Zone	Easting	Northing

B			
	Zone	Easting	Northing
D			
	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

The nominated property is a rectangular parcel described thusly: Beginning at the northwest corner of the intersection of 4th Street and the Fines property drive (western extension of West White Street), proceed westerly along the north edge of the drive to a point 10 feet west of the southwest corner of the McAllister House; then proceed north to the south bank of Wide Hollow Creek; then proceed east along the south bank to the north section line of Section 7; then proceed east along the section line to the point of beginning.

See continuation sheet

Boundary Justification

The nominated property includes the McAllister house and immediate lawn, but not the adjacent non-historic agricultural buildings or lands.

See continuation sheet

**11. Form Prepared By**

Name/title L. Garfield  
organization Office of Archaeology and Historic Preservation  
street & number 111 West 21st Avenue, KL-11  
city or town Olympia

date May 1990  
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state Washington zip code 98504