

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

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received JAN 29 1985

date entered

FEB 28 1985

1. Name

historic LaFramboise Farmstead

and or common

2. Location

street & number 5204 Mieras Road not for publication

city, town Yakima vicinity of

state Washington code 053 county Yakima code 077

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>n/a</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Paul and Cherie J. Bergevin

street & number 5204 Mieras Road

city, town Yakima vicinity of state Washington 98901

5. Location of Legal Description

courthouse, registry of deeds, etc. Yakima County Courthouse

street & number 2nd and B Streets

city, town Yakima state Washington 98901

6. Representation in Existing Surveys

title Washington State Inventory of Cultural Resources has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Office of Archaeology and Historic Preservation

city, town 111 W. 21st Ave., Olympia state Washington 98504

7. Description

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site (house & barn)
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date ca. 1910 (Shed)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The LaFramboise Farmstead is located in an agricultural setting between Yakima and Moxee City in eastern Washington's Yakima Valley. The nominated property consists of a residence, a barn and associated silo, a blacksmith shop, and a storage shed. A tobacco kiln was once part of this complex, but it has been removed. Hop fields surround the site, with the eastern boundary of the property edged by a grove of oak trees planted by Antoine LaFramboise ca. 1900.

Residence. The two story frame residence was built by Antoine LaFramboise between 1898 and 1902. The Queen Anne inspired home is rectangular in plan with an extension to the south and two to the east: a single story bedroom and a larger milk room with servant's quarters above. A porch supported by simple turned columns runs across the north or entry elevation, and returns partially on the east and west. The structure is clad with clapboards on the first floor and a combination of clapboard and decorative shingles on the second floor. The gable roof, finished with a slight bell cast, is oriented on an east-west axis with an additional gable on the north elevation and a major hip roofed extension placed centrally on the south elevation. A swept dormer appears above the entry on the north elevation and gable roofed dormers extend from and flank the slope of the extension to the south. Cresting once appeared on the main roof and on the two gabled dormers. A low pitched gable covers the single story extension on the east and the adjacent two story addition is covered with a pyramidal roof of equally low pitch. Scroll sawn ornament decorates the north gable end, a balconet above the front porch, the porch railing, and brackets above a window at the southeast corner.

The windows are almost all double hung set into rectangular openings. An oriel projects from the west elevation and is fitted with a single rectangular sash flanked by two smaller round-arched windows. A bellcast pentroof covers the oriel. Etched glazing is featured in some areas, including the front door.

The partial basement contains a large storage/maintenance room, with a wine cellar in the northeast corner and a smaller potato storage room with a dirt floor on the eastern side. The foundation is of stone, and provides excellent temperature and humidity control for the wine and potato areas. Latticework vents are located at ground level on three sides of the house and cover parts of the exposed foundation.

The southern rear entrance connects a small open landing with a long narrow closed-in porch. This rear porch as well as the front verandah were originally screened. From the rear porch a door opens into the kitchen-breakfast room which was originally two separate rooms; however, the wall separating them has been removed. Stairs on the western side of the kitchen lead down to the basement. A small room adjoins the kitchen on the east side; it originally was a milk room where cream was separated from milk. One window in this room has been enlarged, and paneling around all the walls has been added. A narrow staircase leads from this room to a second story bedroom, also recently paneled. This room was formerly used as a bedroom for servants, and does not connect with the other rooms on the second floor of the house.

The doorway opposite the rear entrance connects the kitchen with the dining room/parlor combination. A wall and two doors separating these front rooms and the entrance hall has been removed so that a formal entrance area no longer exists. One original wall of paneling adjacent to the staircase is intact. A large picture window flanked by two smaller rectangular windows provides a view on the north side of the parlor. Single double hung windows are present on the east side of both the parlor and dining room. Inset in an eastern wall extension is a Franklin firelace. Paneling extends above the fireplace to the ceiling and contains a hinged mirror behind which are a series of shelves. The paneling and other wood trim is pine with mahogany stain, and is original to the house.

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Continuation sheet

Item number

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A small bedroom was added ca. 1910 between the eastern arm of the verandah and the dining room. Transoms can be found above several of the interior doors, as well as the front door. Adjacent to the bedroom is a long narrow bathroom which has an outside entrance. This room was originally a servants' washroom and did not connect with the main house.

Three short flights of stairs bordered by a spindled banister lead to the second story; a landing midway is illuminated by a small etched glass window between the two floors. The second story originally contained four bedrooms and a bath; however, one wall and door between bedrooms have been removed, leaving three bedrooms at present. A balconet with cutout railing trim adorns the north facade, enclosing two double-hung windows. There is one bath on the second floor which contains the original claw-footed bath tub. A built-in linen closet is at the northern end of the hallway across from the bath. Another large bedroom is located at the rear of the house and runs the entire width of the house. A set of dormer windows marks the opposite ends of this bedroom.

Church/Blacksmith Shop. The oldest structure on the property is the 1885 church which was converted to a blacksmith shop some years later. It is a two story structure with an engaged bell tower on the north facade. Two chimneys appear at opposite ends of the steeply pitched gable roof and appear to connect with the forge and boiler equipment installed at the first floor. Narrow clapboards cover the main body of the structure; a chevron design, stick detail, and a wooden sunburst decorate the upper bell tower. Large double doors have been installed to replace a tall round arched window in the lower half of the tower. The modification was made at the time the building was acquired from the Presbyterian congregation. A shallow shed roof flanks the tower at the first floor level. Four narrow double hung windows with pointed arch tops are evenly spaced along both east and west walls. The main room of the church contains the former blacksmith shop. It is largely intact, although most of the tools were donated to a local museum. A stairway on the western rear wall leads to a large unfinished second story room originally used by the bell ringer and as a meeting/storage room. The room immediately behind the main church area and running across the entire width of the building was added by Antoine LaFramboise as living quarters while the main house was under construction.

Storage Shed. The small frame one story building a few feet directly west of the church was moved to the present location ca. 1910. It is a simple utilitarian structure with a gable roof masked by a false front penetrated by a large opening fitted with wooden doors. In the 1940's the roofline was extended southward to create a shed for farm equipment. The extension is of the same materials and massing as the original building.

Barn and Silo. Directly behind the church and storage building are a large gambrel roofed barn and a silo. The southern half of the barn consists of a large, covered, open loading platform. Large sliding doors are cut in the eastern side of the horizontal wood planking barn and face the silo. Shake shingles cover both these structures. Prominent openings for the hay loft appear in the north and south walls. The roof is marked by a centrally placed cupola and a shed roofed dormer on either side. The exact construction date of the barn is unknown, but it appears in an early photograph of the house and is believed to have been built at about the same time.

The complex exhibits a high degree of integrity and is intact except as noted above. Non-historic elements include a lamppost, recently added between the house and the church, and a swimming pool on the eastern side of the house.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates ca. 1900 **Builder/Architect** Antoine LaFramboise

Statement of Significance (in one paragraph)

The LaFramboise Farmstead is significant as the home of an early Yakima Valley pioneer. The arrival of Antoine LaFramboise in the area is related to the development encouraged by the Moxee Company through its irrigation programs, and the development of his farm represents both architectural sophistication as well as the success of irrigation in the Yakima Valley.

In the 1890's the Moxee Company--later the Selah and Moxee Canal Company--began the irrigation of rich lands in the Yakima Valley and promoted the sale of the farmland in the Great Lakes region of the United States and Canada. Responding in 1897 was Antoine LaFramboise, then about 20, who came to the valley as a blacksmith for the company. He had signed a five year contract with the firm which held him to long hours six days each week, but he was able to use the company blacksmith shop as his own after hours. He was soon able to buy a plot of about three acres which contained the Presbyterian Church, which had been built by the congregation on Moxee Company land in about 1885. LaFramboise acquired the church after the group relocated to Yakima.

He allowed the Old Holland Dutch congregation to use the building while their own church was under construction not far away. LaFramboise also gave them the bell and the decorative window at the base of the steeple, and in exchange the group rebuilt the steeple base with utilitarian front doors and a ramp. At the conclusion of his contract with the Moxee Company, LaFramboise converted the church into a large and efficient blacksmith shop. He drew work from the prospering community, and was assisted by his brother Paul who had joined him and was learning the trade. The two men lived in a small room built at the back of the church. Together they built Antoine's home, and when it was finished in 1902, he returned to Minnesota to bring back his fiancée, Eugenie LaBissonaire. They were married in 1903. The house was a showplace and served as a focus for entertainment among the Yakima Valley's French Canadians, and many stayed there temporarily while they found their own land. The LaFramboise prospered and Antoine was able to add the surrounding 30 acres, growing hops on the parcel.

Antoine sold the farm to his youngest son Leon in 1942. Leon and his family used the blacksmith shop to repair farm equipment. In 1974, he donated the contents of the shop to the Yakima Valley Museum and sold the original three acre lot containing the buildings to his son-in-law, Paul Bergevin.

9. Major Bibliographical References

Lyman, William D. History of Yakima Valley, Washington, Comprising Yakima, Kittitas and Benton Counties. Chicago: S.J. Clarke, 1919. Two volumes.
 Holy Rosary Parish Diamond Jubilee, 1900-1975. Moxee City, Washington: privately printed, updated.
Minutes of the Yakima Valley Historical Society, Inc., May 20, 1962 and June 23, 1968.

10. Geographical Data

Acreage of nominated property 1.5 acres

Quadrangle name Yakima East, WA

Quadrangle scale 1:24000

UTM References

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 Zone Easting Northing

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Verbal boundary description and justification

The nominated property is a rectangle with a point of beginning 1200' west of the common corner of Section 26, 27, 34, and 35 T13N R19E W.M., then south 220 feet, then west 300 feet, then north 220 feet, then east 300 feet to the point of beginning.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code

state	n/a	code	county	code

11. Form Prepared By

name/title	Cherie LaFramboise Bergevin	date	November 1984
organization	n/a	date	November 1984
street & number	5204 Mieras Road	telephone	(509) 452-8478
city or town	Yakima	state	Washington 98901

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date January 14, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Entered in ~~NHD~~
National Register

date

2/28/85

Keeper of the National Register

Attest:

date

Chief of Registration