

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

DATA SHEET  
FOR NPS USE ONLY

RECEIVED SEP 17 1976

DATE ENTERED

DEC 18 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Carbonneau Mansion

AND/OR COMMON

Carbonneau Castle

**2 LOCATION**

STREET & NUMBER

620 S. 48th Avenue

— NOT FOR PUBLICATION

CITY, TOWN

Yakima

CONGRESSIONAL DISTRICT

— VICINITY OF

#4 - The Honorable Mike McCormack

STATE

Washington

CODE

53

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 checked="" 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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Dale S. & Sarah L. Kroll

STREET & NUMBER

620 South 48th Avenue

CITY, TOWN

Yakima

— VICINITY OF

STATE

Washington

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Assessor's Office, Yakima County Courthouse

STREET & NUMBER

2nd and "B" Street

CITY, TOWN

Yakima

STATE

Washington

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Washington State Inventory of Historic Places

DATE

January, 1975

— FEDERAL  STATE — COUNTY — LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Office of Archaeology and Historic Preservation

CITY, TOWN

Olympia

STATE

Washington

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

---

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Carbonneau Mansion is a substantial, well-preserved structure constructed c. 1910, situated on the western edge of Yakima. The building faces due east and is surrounded by trees, shrubs, and plantings of unusual variety. An original carriage house once located to the south of the residence has been removed, and small unobtrusive outbuildings have been constructed in recent years to the rear of the mansion. Presently, the house occupies a buffer zone between town and country. The expansion of a residential neighborhood and its accompanying commercial services is gradually encroaching upon the country setting. Soon the vacant field directly across 48th Avenue from the mansion will become a development of condominiums and single family homes.

The local use of the term "castle" in reference to the Carbonneau mansion is apparently descriptive not of its dimensions but of its massing, its floor plan, and its building fabric. The house is constructed of rusticated units of cast stone laid in regular courses. It measures roughly 52' x 47' including a one-story frame addition to the rear. The core of the structure is a gabled rectangle, two and one-half stories in height. At either corner of the main facade is a three-story turret, that to the north being round in plan, that to the south polygonal. The "castle" rests upon a cement block foundation. The regularity of the rusticated cast stone surface is broken horizontally by slightly protruding belt courses arranged at various levels. Further surface variety occurs within each gable where cedar shingles form the exterior facing.

The roof surfaces of the mansion are sheathed with wooden shingles as well. Projecting eaves with exposed rafters occur on each elevation. The forward or eastern slope of the gable features a centrally-placed gabled dormer with a multipaned, single-sash window. On the rear or western slope, two cast stone chimneys project from the plane of the rear elevation. The upper extremities of flat-roofed turrets provide the building's most distinctive and fanciful detail. An elaborately moulded cornice is supported by bold mutules and consoles, underscored by a moulded architrave. Above the entablatures are crenellated parapets. These turret elements are entirely fabricated of pressed metal.

The main entrance to the Carbonneau mansion is located centrally on the street facade. A cast stone verandah is flanked by the base of each turret. The front door is a single plank which would appear to be a replacement of the original. An unobtrusive sign advertising the gift shop and gallery within obscures the transom light above. A second entrance leading to the interior stair hall, is located on the south gable end. Here the original panelled door and transom are intact.

The fenestration placement and design remains unaltered on all elevations. The majority of windows consist of one over one light sash, the upper portions of which are fixed and small in proportion. A single rectangular, multipaned window, identical to that of the dormer, occurs in each gable end of the uppermost story.

The only significant exterior alteration consists of a frame addition to the rear of the house. This one-story space houses a large recreation or work room, and is said to have been undertaken in the late 1930's or 1940's, as an enlargement of an earlier summer kitchen appendage. The addition is sheathed with shiplap and includes a raised deck at its north end, adjoining a large swimming pool.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	SEP 17 1976
DATE ENTERED	DEC 12 1976

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The interior of the mansion is notable chiefly for its unusual spacial arrangement, seemingly inspired to some degree by Carbonneau's French background, and for its consistan of wooden detail. The basement contains several interesting features: An original steam boiler and coal chute, a root cellar (possibly a later creation), and a laundry room complete with laundry trays and dumbwaiter. On the main floor, a spacious entrance hall which is clearly non-English in concept serves rather as a general circulation area and gathering place. It contains a marbled, concrete mantlepice, flanked by original bookcas

Dark-stained, single-panelled sliding doors provide free-flowing access to the dining room and parlor, located in the north and south turrets respectively. Each of these formal spaces retains original door and window frames, baseboards, and picture mouldings, as well as plastered walls, and filagreed steam-heat radiators. To the rear of the dining room is the kitchen, one of two possible food preparation areas. It has been updated with modern kitchen equipment. To the rear of the parlor is the side entrance hall and stairwell, featuring the original dark-stained woodwork and staircase, as well as a remodelled powder room under the stairs. The staircase, tucked in a rear corner of the house, is a design feature of probable French origin.

The second floor of the mansion has a large "ballroom" directly above the entrance hall below. This "ballroom" may actually have been intended as another circulation area, more public than the bedroom suites which flank it. It also retains a marbled concrete mantlepice along its near wall. The well-maintained maple flooring is still intact, as is the double-chute dumbwaiter which provided food or laundry service from the kitchen below. Carbide light fixtures in the "ballroom" are the only visable evidence of the house's original lighting system. To either side of the "ballroom" are bedrooms. The master bedroom in the polygonal turret to the south is a self-contained suite including a private dressing room, or cabinet, and a bath.

A steep and narrow staircase leads to the third floor turret rooms, which in all probabili served as servants' quarters. Both turret spaces are sheathed on wall and ceiling with narrow tongue-in-groove siding. Both rooms have skylights, but the north turret also has several window openings in the east wall. It is only the north turret which was equipped with a radiator. Connecting the two rooms is a low-ceilinged passage with wide-board horizontal wall sheathing and flooring.

Presently the mansion is a combination private residence and gift shop/art gallery. The owners have utilized two rooms on both first and second floors as commercial space, thus opening a large portion of the mansion to public viewing. In addition, tours of the entire mansion are offered to interested school groups.

# 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 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" 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 **c. 1910**

BUILDER/ARCHITECT **unknown**

## STATEMENT OF SIGNIFICANCE

The Carbonneau mansion was constructed c. 1910 for Belinda Mulrooney Carbonneau, a robust and wealthy businesswoman from the Yukon Territory, and for her husband Count Charles Eugene Carbonneau, a French champagne merchant allegedly of noble blood. The mansion is chiefly significant as the only remaining physical remnant of the life of Belinda Mulrooney a leading character in the Klondike Gold Rush of the late 1890's. Neither the architect nor the builder associated with the house has been documented. The French influence of the Count in the design of the "chateau" is discernable, however, in its massing and its floor plan. The unusual Carbonneau couple and their imposing residence are an intriguing chapter in the history of the Yakima Valley.

Belinda Mulrooney was born in County Sligo, Ireland, in 1872, but grew up in the struggling coal mining area near Scranton, Pennsylvania. Late in 1892, she set off for Chicago and the Columbian Exposition with a few hundred dollars saved from housekeeping positions. There she purchased a small lot on the fairgrounds while construction was still in progress. Subsequently, Belinda leased one-half of the lot to the original Ferris Wheel attraction, and opened a sandwich concession on the other half. With \$8,000 in her pocket at the close of the Fair, Belinda traveled to San Francisco where she engaged in short-lived restaurant and hotel jobs. She soon landed a promising job as the first stewardess on the City of Topeka, a steamship which shuttled between Seattle and Scagway, Alaska. During the two years which followed, Belinda increased her shipboard earnings up and down the Pacific Coast with a bit of trading on the side. She transported dry-goods and ready-mades from Seattle to Indian squaws in each port of call, in exchange for ever-valuable furs.

When rumors of gold in the Klondike reached Seattle in the spring of 1897, Belinda had already tackled the formidable Chilkoot Pass out of Scagway, and was enroute to Dawson City with \$5,000 worth of silk underwear, cotton goods, and hot water bottles. Once over the pass, the party sailed from Lake Bennett some 400 miles down the barely-thawed Yukon River. In the makeshift village of Dawson at the end of the journey, Belinda realized a 600% profit on her cargo. She opened a small restaurant and proceeded as rapidly as possible to erect cabins from dismantled boats and rafts, for quick sale to an ever-growing influx of prospectors.

Twenty miles up Bonanza Creek from Dawson, where prospecting was taking place in earnest, Belinda built a roadhouse, known variously as the Grand Forks Hotel and the "Magnet", late in the summer of 1897. In the two-story log structure with kennels for sled dogs to the rear, Belinda tended bar, peddling her liquor at the highest prices on the Klondike. During that rough and scurvey-ridden winter, Belinda herself is said to have acquired half a dozen mining properties.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Berton, Pierre, The Klondike Fever, Alfred A. Knopf, New York, 1958.

Morgan, Murray, One Man's Gold Rush, Collection of photos by E. A. Hegg, University of Washington Press, Seattle and London, 1967.

See Continuation Sheet

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one  
 UTM REFERENCES

A 

1	0
---	---

6	8	6	0	4	0
---	---	---	---	---	---

5	1	6	2	4	1	0
---	---	---	---	---	---	---

  
 ZONE EASTING NORTHING

B 

--	--	--	--	--	--

--	--	--	--	--	--

--	--	--	--	--	--

  
 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Florence K. Lentz

ORGANIZATION

Office of Archaeology and Historic Preservation

DATE

June 25, 1976

STREET & NUMBER

P.O. Box 1128

TELEPHONE

(206) 753-4116

CITY OR TOWN

Olympia

STATE

Washington

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

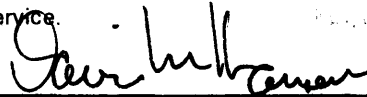
NATIONAL

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 9-13-76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

AGL DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
 ATTEST

DATE

12/12/96

DATE

12/6/76

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
SEP 17 1976
RECEIVED
DATE ENTERED DEC 18 1976

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The following year Belinda executed plans for a luxury hotel in Dawson City. On opening day the Fair View Hotel purportedly took in \$6,000 at the bar in the first 24 hours. Electric lights, Turkish baths, and 22 steam-heated bedrooms with brass bedsteads were the talk of the town. Owing no doubt to a shortage of milled lumber, the Hotel's interior partitions consisted solely of stretched canvas covered with elegant wallpaper.

Furnishing and equipping the Hotel was an ordeal of high adventure in itself. Belinda had ordered silverware, china, linens, cutglass chandeliers, and bedsteads well in advance. She had signed a contract with a drayman from Vancouver named Joe Brooks for transport of the cargo from Skagway to Dawson across White Pass, prior to the onset of winter. Brooks cantankerously dumped Belinda's shipment at the base of the pass, accepting a more lucrative offer to haul a load of whiskey. Outraged, Belinda descended into Scagway and called for assistance upon the notorious Jefferson J. (Soapy) Smith, self-made "Dictator" of Creede, Colorado, and more recently of Scagway. A man not normally prone to offer unselfish aid to others in times of need, Soapy acted swiftly on behalf of Belinda, and with a gang of toughs overtook and liberated the pack train from the unscrupulous Joe Brooks' possession. Belinda herself, evidently a participant in the raid, appropriated Joe Brooks' own prized pinto. The Fair View Hotel shipments were thus packed into Dawson in due time.

In the spring of 1900, as Belinda's business enterprises prospered and expanded, a suave European nobleman arrived in Dawson, representing a French champagne export house. Disdaining the rough and unshaven prospectors and gamblers with whom she dealt on a daily basis, Belinda found the Count an acceptable match, despite persistent rumors that the Count was a fraud, in reality a barber from Montreal. The following autumn, after a large church wedding and an elaborate banquet at the Fair View Hotel, the couple honeymooned in Paris in a reportedly grand manner.

Upon returning to Dawson, Belinda was offered management and one-third ownership of the faltering Gold Run Mining Company, the largest mining operation in the Klondike. Belinda successfully restored efficiency to the business by controlling rampant gambling and offering monthly bonuses for increased production to each miner. After one and a half years of management, Belinda converted the company's annual net loss to an annual net gold dust production of \$1,418,000. During this period she continued to deal heavily in furs.

The staunch individualism and fairy-tale successes of Belinda Mulrooney made her a legendary personality in her own time. Through the hospitality of the Fair View Hotel, she was personally acquainted with regional authors who immortalized her in stories, novels, and histories of the golden days of the Klondike. Among these writers were James Oliver Curwood, Rex Beach, John Service, and Jack London. In fact, it was Belinda's dog Nero, a noble St. Bernard, who served as the model for London's central character "Buck" in his novel Call of the Wild.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED SEP 17 1976

DATE ENTERED

DEC 12 1976

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

Following a foray into Fairbanks inspired by the Tanana mining boom, the Carbonneaus purchased a ranch in Yakima in 1910, and presumably began construction of the turreted mansion at that time. Local tradition has it that the Carbonneaus, while never totally accepted by Yakima society, were known to hold rather lavish parties in the mansion's "ballroom" and to entertain notable friends such as President Taft. The couple continued to summer in Europe and, according to Yakima neighbors, undertook occasional trips to Dawson, perhaps to conclude business affairs in the aftermath of the boom days.

Prior to World War I, the Carbonneaus transferred their substantial fortunes to a steamship line. The Count became a shipping magnate, and director of a Paris bank. Belinda in the meanwhile methodically established trust funds for her parents, brothers and sisters and their children, a number of who settled in the northwest. The Carbonneaus investment in international shipping, and thus their personal fortune, was totally eradicated with the advent of war. The Count himself was killed in 1916 while inspecting the front in his capacity as a purchasing agent for the Allies.

Belinda remained in the Yakima mansion for a number of years following his death, apparently with dwindling personal funds. She sold the "castle" c. 1930 and presumably returned to Seattle. Little is known of her remaining days in the city where her northwest adventures began. In the summer of 1962, she was interviewed at the age of 90 in her residence at the De Paul and Mt. St. Vincent's Nursing Home. Belinda Mulrooney died in Redmond at the age of 95 in September of 1967.

The Carbonneau mansion in Yakima is the only remaining monument to this remarkably colorful couple. Its architect and builder are unknown. However, a local tradition, as carried on today by elderly neighbors who knew Belinda and the Count, states that Charles Eugene Carbonneau himself designed the "castle" along the lines of his own chateau in France. Although no facts have been uncovered which would substantiate this claim, the floor-plan of the mansion as executed is reminiscent of French domestic design as demonstrated in French plantation houses of colonial and early 19th century Louisiana. As a home the mansion is spacious and comfortable, but not inordinately extravagant in terms of its architectural fabric. The restraint exercised was perhaps indicative of Belinda's taste, a result of her Irish immigrant background and years of experience in the Yukon.

Because of its use of cast stone, the house presents an appearance similar to various Yakima buildings of local sandstone and basalt, but its turreted facade and its interior spatial arrangement are unusually European in flavor. Historically and architecturally the Carbonneau mansion is a phenomenon unique to the area, just as Belinda Mulrooney the Klondike tycoon and her husband the dapper French County were unique to the sunny Yakima Valley.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED SEP 17 1976

DATE ENTERED

DEC 12 1976

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

---

The Seattle Times, Sunday, August 12, 1962, "Belinda: Who Gained Fame Among Rough Men."  
Wallace Vincent Mackay.

The Sunday Sun - Weekend Magazine, Vancouver, B.C., July 7, 1962, "She Was the Richest  
Woman in the Klondike", Stephen Franklin.

Wharton, David B., The Alaska Gold Rush, Indiana University Press, Bloomington, 1972.