

United States Department of the Interior  
National Park Service

MAR 28 1991

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 Carmichael, Elizabeth Loudon, House  
other names/site number N/A

2. Location

street & number 108 W. Pine  not for publication  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>                            | <u>0</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>                            | <u>0</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.  
Jacob E. [Signature] 3/2/91  
Signature of certifying official Date  
Dept. of Community Development, Office of Archaeology & 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. 5/1/91  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
[Signature] Signature of the Keeper 5/1/91 Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
Domestic: single dwellingCurrent Functions (enter categories from instructions)  
Domestic: single dwelling

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Queen Anne

Materials (enter categories from instructions)

foundation stone  
walls stoneroof other: composition  
other

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Describe present and historic physical appearance. ·

The Elizabeth Loudon Carmichael House is a two and one-half story Queen Anne Style residence built of masonry construction and located in Union Gap, Washington. Resting on a large corner lot in a residential neighborhood, the house is distinguished by rusticated stonework and a crenelated tower. The building is surrounded by a lawn, which measures 150 feet along Pine Street and 150 feet along Second Avenue, and is ornamented by deciduous and evergreen trees. The imposing scale and substantial character of the house stand in dramatic contrast to the smaller, wood frame houses nearby.

The Carmichael House is constructed entirely of coursed ashlar masonry. The house rests on a foundation of quarry-faced basalt, above which rise walls of rough-faced sandstone blocks laid in irregular courses. The complex plan of the house is composed of a central cube with steeply pitched hipped roof, and full-height gabled wings projecting from the north facade and west side elevation. A round two-story engaged tower, crowned with a battlement, projects from the northwest corner of the main block between the gabled wings.

A one-story veranda spans the north facade and wraps around the east side of the house. The veranda is composed of a hip roof with entablature supported by stone columns with a lattice-like wood railing, and a wood deck resting on arched stone piers. A one-story, hipped-roof rear wing, also built of stone, projects off the main block. The rear wing is accessed through a single leaf door, surmounted by a transom, located in the east wall. The rear entry is sheltered by an open porch with turned columns and spindle-work brackets. Two stone chimneys rise on the exterior of the house, one at the southwest corner of the west wing, and one on the east side of the north wing.

The stone walls of the house are punctuated with deeply recessed window openings, framed with heavy stone lintels and projecting stone sills. Set within the openings are wood frame windows with double-hung, one-over-one wood sash. The north wing facade is lighted by a rectangular double-hung window on the first floor, and a central round arch opening on the second floor. The round arch, which is outlined by stone voussoirs, contains paired double-hung one-over-one sash windows with rounded upper lights. At the third floor level, the gable peak features an arcade of three small round arch windows. On the west gable, three unusually narrow double hung-wood sash windows light the first floor, while two similarly narrow windows are centered above on the second floor. Elsewhere, the house is lighted by more regularly proportioned double-hung windows. Several windows have been replaced, including a window on the first floor of the facade and two windows on the rear wing.

The most visually arresting element of the house is the corner tower, which is encircled on both stories by double-hung windows. The tower features a molded cornice, above which rises a parapet ornamented

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with modillion blocks and crenels. The cornice of the main house is underscored by a plain stone stringcourse that runs beneath the eaves of the roof. The eaves feature boxed cornices which project slightly beyond the planes of the walls. The roof is sheathed in composition shingles, added sometime in the mid-20th century, which constitute the only substantial new material on the exterior of the structure. Although the exterior retains much of its original character, however, the stonework is deteriorated in areas, with evidence of flaking, erosion, and spalling. This damage, together with attempts to repatch the ashlar and repoint the mortar with concrete, detract from the character of the original masonry.

The main entrance to the house is located beneath the front veranda. A single leaf door, surmounted by a transom, leads to a stone vestibule and stairhall. Although this entryway remains intact, the remainder of the interior was substantially modified following extensive water damage in the mid-1960s. The original floor plan is still evident--including front parlor, living room, and rear dining room--but the original plaster walls and millwork were all damaged and removed. As a result, the interior retains almost no integrity.

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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     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Industry  
Commerce  
Architecture

Period of Significance

1900-1912

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Carmichael, Elizabeth Loudon

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.

Distinguished by its stone walls and castellated tower, the Elizabeth Loudon Carmichael House is historically significant for its association with a pioneer Yakima Valley businesswomen whose commercial acumen led to the development of a leading industry in the region. Elizabeth Carmichael arrived in Yakima County in 1885, established a prosperous mercantile store at Yakima City, served as city postmistress for many years, and in 1902 founded a creamery that was a leading business in Yakima City as well as an important stimulus to the region's dairy industry. At her death in 1920, Carmichael's creamery was one of the principal firms in the Yakima Valley, and Elizabeth was widely hailed as an important business leader. The house that she built in 1900, known almost at once as the Carmichael Castle, was one of the most imposing Victorian residence in the city, and today remains a vivid reminder of the business successes of its original owner.

**Historical Background:** Born in Scotland on January 6, 1858, Elizabeth Cochrane moved with her parents to New Zealand in 1865. In 1878, after having taught school for a year, she married William Loudon. In 1884, William, Elizabeth and their three young sons left New Zealand for Yakima County, Washington Territory (following in the footsteps of John Loudon, William's brother and one of New Zealand's most prominent wheat ranchers, who settled in the Cowiche area in 1883 where he ran a stock ranch). William and Elizabeth raised stock on their Cowiche farm, and she made frequent trips to sell butter in Yakima City. But in 1885, only a few months after arriving at their new home, William Loudon died. Immediately, his widow (at the time expecting her fourth child) moved the family to Yakima City and established a mercantile business in town.

Located on the west bank of the Yakima River (about four miles south of present-day Yakima) and platted in 1883, Yakima City was the county seat and largest trade center in the valley until 1885. But when the Northern Pacific railroad platted a new town north of Yakima City and offered free lots to merchants who would relocate, over 100 buildings were moved and the "old town" lost considerable business, population, and prestige. In December, 1885, county voters selected the new town of North Yakima as the county seat.

Despite the economic calamity, Yakima City did not die. Through the 19th century, it remained a trade center for the Toppenish Valley and Parker's Bottom. Mrs. Loudon's store, only the second in the old town in the 1880s, was immediately successful. In addition, she was appointed postmistress of the city, a position she held for nine years (the longest tenure in that position in the 19th century).

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In April, 1898, Elizabeth Loudon married Colin Carmichael, a New Zealander of Scottish descent who was a hops dealer in the Yakima Valley. In July, Elizabeth Carmichael sold her store and moved with her family to Santa Rosa, California, because of her husband's poor health. For a time, the Carmichaels engaged in the purchase and sale of Yakima County hops from their California home. But in March, 1899, Mr. Carmichael died and the following September, Mrs. Carmichael and her sons returned to Yakima City.

Upon her return, Mrs. Carmichael purchased 150 acres of land adjoining the town, and at once began raising dairy cows, selling the milk and cream to customers in Yakima City. In April 1900, she once again opened a general merchandise store in town (one of three), and began constructing a large new house in the city's residential neighborhood.

The house that Elizabeth Carmichael built was a massive stone Queen Anne style residence, constructed of cut ashlar reputedly hauled by her sons from a Selah quarry. Located on a landscaped yard that covered an entire city block, the house was a Victorian showplace, complete with steeply pitched roof, projecting gabled wings, and a dramatic corner tower with battlement. Within Yakima City, its scale was unrivalled, and together with the Alexander McAllister House (NRHP, 1990) it reflected the finest residential architecture in the small community at the turn of the century. A 1904 history of the county described the building as "one of the most beautiful and comfortable homes in Yakima County." Nearly two decades later, at the time of her death, a newspaper noted that the house was still "admirably known" throughout the valley.

Shortly after completing the house, Mrs. Carmichael expanded her business. According to her grandson, she "was determined that the community needed a creamery," especially in the wake of a recent out-of-town promoter who persuaded local businessmen to invest in a proposed creamery, only to abscond with their money. Thus, in September 1902, Elizabeth Carmichael opened the Yakima City Creamery in a frame building, with adjacent ice house, on Main Street. The creamery was the first such facility in the region.

Initially, the creamery produced cream and butter for a mostly local market. But the valley's population tripled between 1900 and 1910, and the company's business expanded accordingly. Soon, creamery wagons were making frequent deliveries to customers in North Yakima and elsewhere in the valley. By 1904, according to the county history of that year, the creamery was a "fair-sized plant" and one of only two "important manufacturing concerns" in the Yakima City vicinity.

In 1905, a new product line was added when Mrs. Carmichael announced that "the Yakima City Creamery will make the finest ice cream it is possible to make, and will continue to keep it such fine ice

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cream that I am proud to have my name on it." Carmichael Ice Cream, which was still produced in the 1980s, was one of the first locally produced brand name consumer products in the valley.

The Yakima City Creamery not only offered dairy products for a wide area, it also provided an important market for the dairy farmers of the region. Recognizing their common interests, Mrs. Carmichael loaned money to farmers to help them increase their herds. Mrs. Carmichael's interest in the dairy industry went beyond the local area, too. By 1904, she had served as secretary and treasurer of the Washington State Dairy Association, and was actively involved in promoting the industry. Like their mother, Mrs. Carmichael's sons (who also resided in the Castle) played active roles in business and community life during the first decade of the 20th century. William Loudon helped manage the creamery and served on the Yakima City council; James Loudon, a banker, was Yakima City treasurer; John Loudon was a physician; and Guy Loudon was the assistant manager of the creamery.

The success of the creamery led to the expansion of both product line and physical plant. The product line grew to include milk, buttermilk, cheese, and cottage cheese in addition to butter, cream, and ice cream. Physical expansion came in 1911-1912, when the creamery moved its operations to North Yakima. By 1920, a sizable plant had been built in the larger city. The Carmichael family, as well, moved to North Yakima about 1912, where Elizabeth Carmichael built an architecturally distinctive Craftsman style house on Chicago Avenue, completed in 1919, a year before her death. (The house was later lived in by her son James and listed in the National Register in 1986 in recognition of its architectural significance.)

Following her sudden death in May 1920, the Yakima City Creamery, under the direction of her sons, continued to expand. In the 1920s, new plants were built in Ellensburg, Cashmere, and Sunnyside. In the 1960s, the firm established Maid O'Clover Dairy retail stores in Yakima, Wenatchee, Ellensburg, and Sunnyside. But in 1974, reflecting a decline in locally owned dairies nationwide, the main Yakima plant was closed and processing was continued by out-of-town firms.

At her death, Mrs. Carmichael was remembered by the Yakima business community as an important business leader. W. L. Steinwig, president of Yakima's First National Bank, said that Elizabeth Carmichael established "one of the most important and helpful industries in the valley" and that she "has been recognized as an important factor in the upbuilding of the Yakima Valley." The **Yakima Daily Republic** noted that she balanced both her business skills and her home life. The newspaper wrote that she was "remarkable in many ways, but particularly so in that while she was essentially a home woman and devoted to her family, she found time for an extensive outside business which she conducted with skill and success. Primarily she was interested in the outside business because she was interested in the industry of which it was a part, but she also enjoyed business for itself, and her contemporaries of the other sex in her line of work were her ungrudging admirers for the intelligence and capacity she showed."

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Today, despite the loss of interior integrity and some exterior deterioration, the Carmichael Castle reflects the success and determination of Elizabeth Carmichael. The house remains an architectural landmark in Union Gap, and the property is the best remaining structure associated with the varied Yakima City business activities and pioneer contributions of its owner.

**9. Major Bibliographical References**

"Pioneer Yakiman Hears Final Call," *Yakima Daily Republic*, May 25, 1920, p. 1.  
 "Elizabeth Carmichael (Editorial)," *Yakima Daily Republic*, May 27, 1920. p. 7.  
 Jackson, Gary L., "Mrs. Carmichael and the Loudon Brothers, Founders of Yakima City Creamery," in *Remembering Yakima By Those Who Were There*, Vol. I (Golden West Publishing Company: Yakima), 1975, pp. 34-36.  
*An Illustrated History of Klickitat, Yakima, and Kittitas Counties* (Interstate Publishing Company), 1904, pp. 234-235; 643.  
*1900 Federal Census of Yakima County*, Abstract published by Yakima Valley Genealogical Society, 1980.  
 Jim Newbill and Herb Blissard, eds., *Yakima: A Centennial Perspective, 1885-1985*, (Franklin Press: Yakima), 1984, p. 93.  
 Maurice Helland, *Old Town (Yakima)*, 1968, pp. 33-39.

See continuation sheet

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 # \_\_\_\_\_

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 less than one

UTM References

A 10 693480 5158230  
 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 square parcel of land described thusly: beginning at the southeast corner of the intersection of Pine Street and Second Avenue, proceed 150 feet south along the east edge of Second Avenue, then proceed 150 feet east, then proceed 150 feet north to the south edge of Pine Street, then proceed 150 feet west along the south edge of Pine Street to the point of beginning.

See continuation sheet

Boundary Justification

The nominated property includes the Carmichael house and adjacent yard.

See continuation sheet

**11. Form Prepared By**

|                 |  |       |                   |                       |
|-----------------|--|-------|-------------------|-----------------------|
| Name/title      | <u>L. Garfield, with research assistance from Francis Hare</u> |       | Date              | <u>November 1990</u>  |
| organization    | <u>Office of Archaeology and Historic Preservation</u>         |       | telephone         | <u>(206) 586-2901</u> |
| street & number | <u>111 W. 21st Ave.</u>  | state | <u>Washington</u> | zip code              |
| city or town    | <u>Olympia</u>   |       |                   | <u>98504</u>          |