

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

For NPS use only

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

received JUL 23 1985

date entered AUG 23 1985

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

**1. Name**

historic H.M. Gilbert House

and/or common H.M. Gilbert Homeplace

**2. Location**

street & number 2109 West Yakima Avenue \_\_\_\_\_ not for publication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"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

**4. Owner of Property**

name Yakima Valley Museum & Historical Association

street & number 2109 Tieton Drive

city, town Yakima \_\_\_\_\_ vicinity of state Washington

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Yakima County Auditor's Office

street & number Yakima County Courthouse, Room 117

city, town Yakima \_\_\_\_\_ vicinity of state Washington

**6. Representation in Existing Surveys**

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

date 1984 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records Office of Archaeology and Historic Preservation

city, town 111 W. 21st Ave., KL-11, Olympia state Washington 98504

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 H.M. Gilbert House is a two-story Queen Anne cottage built in 1898 on a commanding hilltop site on the western fringe of Yakima. Originally, the property included barns and outbuildings; today, the farm structures are gone and the acreage reduced, but the house still reflects a rural ambiance, surrounded by an expansive lawn, shaded with trees, and ornamented with gardens and shrubs.

The frame house has an irregular plan, composed of two intersecting gable roof wings, with additions on the west and south facades and a veranda which wraps around three sides of the house. A polygonal turret with pavilion roof rises from the southeast corner of the porch roof near the juncture of the cross gables.

The house rests on a cut stone foundation and is sided with clapboards on the lower stories and diamond-shaped shingles and diagonal board siding on the upper stories. Windows and doors are framed with plain wooden trim; corner boards articulate the edges of the house. The veranda is sheltered by a shed roof supported by simple, square posts. The veranda railing has plain rails and banisters.

Although the house was based on plans supplied by architect D.S. Hopkins of Grand Rapids, Michigan, the house was modified during construction by the local builder, and was subsequently enlarged with several additions. The first story of the front (east) facade is lighted by two one-over-one double-hung sash windows. The windows flank the central door. On the second story of the facade, a band of five double-hung sash windows with diamond-shaped lights in the upper sash enclose the original balcony, thus providing extra space for the bedroom. The attic level of the east facade projects slightly beyond the lower stories. A diamond-shaped ventilation panel is set in the center of the gable wall. The turret is glazed on four sides with one-over-one double-hung sash windows.

The south elevation of the house is dominated by the gable end of the north-south roof. A one-story box bay window, added after the original construction, projects from the first floor bedroom. Above the bay, paired one-over-one double-hung sash windows light the upper story. Shed roof dormers project from both slopes of the gable. About 1920, a one-story bedroom addition with hip roof was added to the southwest corner of the house. The addition, which is sided with clapboards, has windows at each corner and a chimney that rises against the addition wall. Above the addition on the second story level is an enclosed gable-roof sleeping porch.

The west elevation originally featured a one-story hipped-roof kitchen wing. Since then, an annex has been built on the northwest corner of the house for servants quarters, and a north extension and small porch have been added north of the kitchen wing. The veranda on the north side of the house has been enclosed to enlarge the sitting and dining rooms, and an exterior chimney rises against the north wall.

The interior plan on the first floor includes a living room, dining room, master bedroom (now a library), kitchen, pantry, and second bedroom addition. The upstairs includes bedrooms and two sleeping porches. All of the original fir trim still surrounds door and window openings. Well worn oak flooring covers the dining and sitting room floors. No original lighting fixtures remain except on the front porch. No original wall paper has been uncovered as yet, and most of the walls and ceilings have been poorly covered with wallboard after extensive water damage to the interior of the house in the early 1950's.

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The original wall surfaces seem to be lath and a very thin coat of plaster. Bathroom tubs and sinks are original and most of the old glass and wood muntins in the windows remain.

Although originally a farmhouse, none of the assorted outbuildings remain on the property. The barn was moved west of Yakima to another Gilbert family property where it still stands. The property was subdivided into residential lots in the 1920's and 1930's. The grounds still give the impression of a country house. Green stretches of lawn are framed by old-fashioned flower beds. From the street the house is framed by two huge elm trees, started from shoots Gilbert brought from the East. In the 1920's the Gilbert family had landscape plans drawn up to improve the garden, but probably they were not implemented. Currently, the house is operated as a museum by the Yakima Valley Museum and Historical Association, and has been partially restored and refurnished.

## 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1898- 1934 **Builder/Architect** D.S. Hopkins

### Statement of Significance (in one paragraph)

The H.M. Gilbert House is historically significant as the "homeplace" of a pioneer orchardist, fruit dealer, farmer, land developer, and banker who made important contributions to the economic and agricultural growth of the Yakima Valley. The Queen Anne house, which served as the center of Gilbert's extensive operations, is sited on a hill-top overlooking Yakima and is a notable example of late nineteenth century domestic design. Based on mail-order plans supplied by architect D.S. Hopkins of Grand Rapids, Michigan, the house is distinguished by multiple gables, a broad veranda, and a polygonal turret.

Horace Maun Gilbert was born in 1862 and reared on a family farm in Geneseo, Illinois. He and his future wife, Marion Richey, graduated as honor students from Knox College (Galesburg, Illinois) in 1885. Three years later, Gilbert earned a master's degree in veterinary science, and in 1892 he and Richey were married. Soon after, the Northern Pacific Railroad, which had completed a line to Yakima in 1885, hired Gilbert to promote the Yakima Valley and attract settlers to the area. But the public relations assignment turned out differently than Gilbert had planned. He convinced himself that his future lay in this promising valley.

In 1897 Mr. and Mrs. Gilbert with their three children, a cow, a team of workhorses and a driving mare, left their comfortable life in Illinois and prepared for the challenge of a new life in Yakima. Gilbert purchased a twenty-acre tract of land on Yakima Heights, an area that was annexed to Yakima in the 1930's. Here, the Gilberts planted apples, peaches, and grapes and began to build the home where the family lived for more than fifty years. It was the focal point from which the "Gilbert empire," with its orchard interests spreading over both the upper and lower valley, was developed.

The original Gilbert orchards were set out in May 1898 with apples (mostly Winesaps) and grapes (mostly Concords). There was also a small peach orchard and a cherry orchard as well as an assortment of nectarine, pear, and almond trees. Two years after this initial orchard, Gilbert formed a real estate investment firm--Richey-Gilbert Company--in Toppenish with his father-in-law James Richey. In 1900, the two men built the Gilbert Canal, heading in the Yakima River above Wapato and extending almost to Toppenish. The partners cleared 3,500 acres north of Toppenish where they grew melons, potatoes, and other produce. Later, the partners cleared another 3,500 acres and expanded their farming efforts to include cantelopes and watermelons. As Gilbert's development and farming operations grew, he extended his efforts into banking circles, organizing and serving as cashier and president of the first bank (Central Bank) in Toppenish.

When the Tieton Canal was built in 1911, Gilbert bought 160 acres where the West Park Shopping Center in Yakima is now located and planted apples, pears, and peaches. That year he was elected president of the Tieton Water Users Association and served in that position for 20 years. In 1913, he planted a 160-acre apple orchard west of Wiley City, fifteen miles west of Yakima. Later, another 300 acres was added to this orchard. By 1919 the Richey-Gilbert Company was extensively engaged in the wholesale fruit trade as

# 9. Major Bibliographical References

An Illustrated History of Klickitat, Yakima, and Kittitas Counties, with an outline of the early history of the State of Washington, Interstate Publishing Company, 1904.  
 Brown, Joseph C. Valley of the Strong, Westcoast Publishing Company, 1974.  
 "Death Takes Mrs. Gilbert," Yakima Herald-Republic, April 23, 1951.

(continued)

# 10. Geographical Data

Acree of nominated property less than one

Quadrangle name Yakima West, WA

Quadrangle scale 1:24,000

UTM References

A 

1	0	6	8	8	7	1	0	5	1	6	3	1	7	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing							

C 

Zone		Easting				Northing							

D 

Zone		Easting				Northing							

E 

Zone		Easting				Northing							

F 

Zone		Easting				Northing							

G 

Zone		Easting				Northing							

H 

Zone		Easting				Northing							

Verbal boundary description and justification

Lot 4, Block 4, City of Yakima.

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 Patricia D. Erickson, Chairman-Restoration Committee Edited by Leonard Garfield OAHP  
 organization Friends of the Gilbert House date April 12, 1984  
 street & number Route 2, Box 2177 telephone (509) 877-4644  
 city or town Wapato state Washington 98951

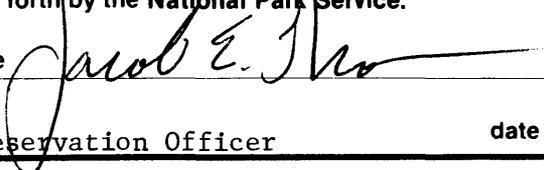
# 12. State Historic Preservation Officer Certification

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

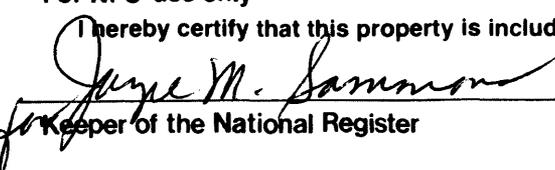


title State Historic Preservation Officer

date June 19, 1985

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



Entered in the National Register

date 8/23/85

Keeper of the National Register

Attest:

date

Chief of Registration

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producers, packers, and shippers. Their main office was in Toppenish with cold storage warehouses in Yakima and Wiley City. Additional warehouses were built at Zillah, Buena, Wapato, Donald, and Selah. The vast volume of the company's trade is indicated by the fact that it shipped over one thousand cars of fruit annually during this period.

Besides his business interests, H.M. Gilbert was an active member of the Congregational Church, the Yakima Commercial Club, the Republican Party, and helped establish the Y.M.C.A. He was a national director of the United States Chamber of Commerce in 1929 and 1930, and president of the Horticulture Association in 1908.

Mrs. Gilbert was the home guard of the family. Not only did she raise seven children, but she also took care of the 20 acre fruit farm, the "homeplace" in Yakima. In 1913, due to the industriousness of Mrs. Gilbert, the family went on a round-the-world cruise. While on that trip, a carload of apples was sold to the Hamburg-American line, and Mr. Gilbert also distributed boxes of apples in many places where he put on exhibits. On another trip to Africa with his wife, Gilbert found the Goldmine Nectarine, which he budded in quantity. He also brought the Colville apple from Northern Italy.

Mrs. Gilbert, in addition to her many activities in the Congregational Church, was a member of the Woman's Club of North Yakima, and later a charter member of the W.C.T.U., which bestowed special honors on her, and was the first president of the American Legion Auxiliary. She was a president of the Yakima Women's Republican Club and a member of Narcissa Whitman Chapter of the D.A.R. She gave great time and interest to the city schools. Always eager to better the schools, she did much to make early-day teachers feel they were an important part of Yakima.

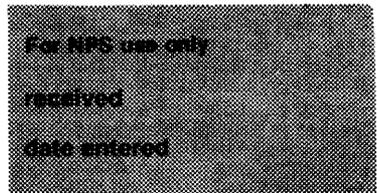
Mr. and Mrs. Gilbert not only saw the Yakima Valley's great promise, they pointed the way for much of its parade of progress. The Gilbert Homeplace, while maintaining its original pioneer farm charm, is demonstrative of the earliest period of orcharding in Yakima and is the focal point of a family that was significantly involved in the future development of the economy and culture of the Yakima Valley and Washington State. Mr. Gilbert died in 1934 and Mrs. Gilbert died in 1951.

In 1952, the home was purchased by Mr. and Mrs. L.M. Donelson. In 1982, the Gilbert family reacquired the property and donated it to the Yakima Valley Museum. It is maintained by the Friends of the Gilbert House under the auspices of the Museum. The original property was subdivided into residential lots in the 1920's and 1930's.

The plans and specifications for the Gilbert House were prepared by D.S. Hopkins, a Grand Rapids architect, and were probably ordered from the 1893 catalog Houses and Cottages, A Collection of the Designs of D.S. Hopkins, where the design appeared as a "summer cottage." The plans were modified during construction, and subsequently the house was enlarged with several additions, making it suitable as a year-round residence for a large family. Located at the western end of West Yakima Avenue, a street distinguished by fine residences from several periods, the home is a notable and well-preserved example of the Queen Anne country house in Yakima.

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- Lyman, William Denison. History of the Yakima Valley, Washington, The S.J. Clarke Publishing Company, 1919.
- McDonald, Lucile Saunders. Where the Washingtonians Lived, Superior Publishing Company, 1969.
- Our First Hundred Years: Congregational Christian Church, Yakima, 1879-1979. Golden West Publishing Company, 1978.
- Shafer, Harriet Jo. "H.M. Gilbert Homeplace," Yakima, 1984.
- Spuler, Phil. "Gilbert Home Donated to Museum," Yakima Herald-Republic, September 2, 1981.
- Woodbridge, Sally, and Roger Montgomery. A Guide to Architecture in Washington State, Seattle: University of Washington Press, 1980.