

NOV 09 1989

2096

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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 10-900a). Type all entries.

1. Name of Property

historic name Carey, J.W., House

other names/site number N/A

2. Location

street & number Byron Road, Route 3

not for publication

city, town Prosser

vicinity

state Washington

code WA

county Benton

code 005

zip code 99350

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
1	2	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	2	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

Washington State Office of Archaeology and Historic Preservation

State or Federal agency and bureau

Date

10/26/89

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. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the
National Register

Mark Z. Baker

7 December 1989

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling

Current Functions (enter categories from instructions)

Domestic: Single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation brick

walls weatherboard

roof wood shingle

other _____

Describe present and historic physical appearance.

The J.W. Carey House is a two-story, wood frame Queen Anne residence located about one mile west of Prosser, Washington, near the banks of the Yakima River. Built in 1895, the house is a well preserved example of the comfortable "suburban" residential architecture of the period. The house, surrounded by a lawn planted with shrubs, birch trees, and conifers, overlooks the river to the north and Northern Pacific railroad tracks to the south. The property was originally part of a ten-acre tract in the Fruit Vale subdivision, promoted by the Prosser Falls Irrigation Company, but subsequently was subdivided to the present one and one-third acres. In addition to the house, the property includes two small wood frame outbuildings, with gable roofs and clapboard siding, which are not historically associated with the property.

The Carey House is constructed of a balloon frame resting on a brick foundation, with 2" x 4" studs rising the entire height of the structure from floor to roof. The house is built on a cross plan, with intersecting gabled wings. At the northeast juncture of the wings, a square tower rises two stories and is capped by a steeply pitched pyramidal roof with flared eaves. The building has a partial basement.

The house is sided on the exterior with bevelled red pine clapboards and wood trim, and the roof is covered with cedar shingles (replaced since original construction). Windows across the facade are mostly tall and narrow, double-hung wood sash units with one-over-one lights and molded frames with entablature hoods. The windows are sometimes spaced singly, and other times paired. Cornerboards trim the edges of the house and simply molded freize boards underscore the projecting boxed cornices. The gable ends have modified returns, and in the apex of each gable is an ornamental king post truss with pendant. Two chimneys rise from the roof: a double-stacked unit near the center of the house and a single stack rising from above the rear kitchen wing.

The front entry to the house is located on the east wall of the corner tower. The single leaf door has a glazed upper panel framed by a border of small square panes (in the so-called Queen Anne motif). The entry is sheltered by a porch which wraps around the base of the tower from the east-facing to the north-facing gable ends. The porch has a engaged shed roof, supported by square posts. A railing features square balusters and a square newel post where the short flight of steps leads to the porch deck.

To the east of the entry porch is a projecting gable end with a cutaway bay on the ground story. The windows in the bay have Queen Anne upper lights. The second story of the gable end overhangs the cutaway bay (with spindle work and pendants at the overhang). French doors in the face of the upper story lead to a small balcony supported by large knee post braces, and ornamented with a railing with decoratively sawn banisters

See continuation sheet

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

To the west of the entry porch, a projecting gabled wing features a ground story lighted by paired double hung, one-over-one, windows; the upper story features French doors leading to a small balcony supported by knee braces and ornamented with a railing with decoratively sawn banisters. On the south side of the house, the projecting gable end features a cutaway bay on the first story. The bay is accessed through French doors, and is lighted by double-hung windows with Queen Anne style upper lights. The second story of the gable end overhangs the cutaway, with ornamental spindle work and pendants at the overhangs. The upper story of the gable end has paired double-hung windows. To the east of the gable end, dormer windows project from the slope of the roof. A one story gable roof extension spans the rear elevation and features a single leaf door, bay window, and dormer window.

The interior of the house features an entry stairhall in the corner tower, with pine wainscoting and curved staircase with pine railing. The hallway is separated from the livingroom by French doors with upper glazed panels. A fireplace is in the northwest corner of the living room. A front parlor is located to the east of the living room, and accessed through sliding pocket doors. To the west of the living room is the dining room. A rear parlor is located beyond the hallway. The rear kitchen also includes a back stairway leading to the second floor and down to the basement. Upstairs, a built-in window seat is located in the stairhall, and several bedrooms are located off the hall. Balconies lead off two of the bedrooms, and the third bedroom has a built-in window seat. Throughout the house, window and door surrounds feature simple classical moldings in pine; hallways have pine wainscoting; doors are pine with brass hardware; floors are tongue and groove pine; and ceiling heights are in excess of ten feet.

8. Statement of Significance

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)

Architecture

Period of Significance

1895

Significant Dates

1895

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Not known

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

Built in 1895 by an agent of the Northern Pacific railroad, and designed in the fashionable Queen Anne style of the period, the J.W. Carey House is among the most significant examples of historic residential architecture in the Prosser area. The large frame house, distinguished by multiple gabled wings, a tall corner tower, and a well preserved exterior, reflects the hallmark features and commodious "suburban" character of the style as it appeared in speculative housing subdivisions around the state. Located near the Yakima River on land originally subdivided by the Prosser Falls Irrigation Company for small orchards, the house is one of the best examples of residential architecture from Prosser's initial boom.

Historical Background: Permanent American settlement in the Prosser area began in 1880 when James Kinney settled on the banks of the Yakima River, just west of today's city. Two years later (1882) Colonel William Ferrand Prosser and his wife Flora Thorton Prosser staked a homestead claim, and platted a townsite at the location. By the 1890s, ownership of both the original Prosser townsite as well as much of Kinney's settlement of Kinneyville (including the nominated parcel) had passed to the Prosser Falls Irrigation Company, which (in affiliation with the Prosser Falls Land Company) resold the land, attracting settlers with the lure of irrigated parcels and water rights. The sales of irrigated land led to a boom. In 1899, the city of Prosser was incorporated, and six years later the town became the seat of newly created Benton County (formed from portions of Yakima and Klickitat counties).

Like most of Prosser and the lower Yakima Valley, the history of the nominated property was closely linked with the irrigation company. In 1890, the nominated parcel was included in 156 acres sold by the Northern Pacific railroad to Edna Rich, who in turn sold the land that year to Kinney. By 1895, however, the land was owned by the Prosser Falls Irrigation Company, which platted the riverfront property into a subdivision of ten acre tracts known as Fruit Vale. The company sold water rights along with land, and envisioned the parcels becoming small orchards

In 1895, one of those ten acre tracts was sold to J. W. Carey, a Northern Pacific agent who built the two story house that stands today. But the following year, the property reverted to the irrigation company and was sold at auction to the company's president and future

See continuation sheet

9. Major Bibliographical References

Lyman, W.D. History of Yakima Valley. (S.J. Clarke: 1919).
Information on ownership history from property abstract and Benton County records.

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

Acres of property 1.35 acres

UTM References

A

1	1	2	8	3	8	4	5	5	1	1	9	4	0	0
Zone		Easting				Northing								

C

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

B

Zone		Easting				Northing								

D

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

See continuation sheet

Verbal Boundary Description

N.E. quarter of Section 10, Township 8 North, Range 24 East, Lot 1. The nominated property is described thusly: beginning at the southwest corner of Lot 1, proceed north to Bryon Road; proceed east along the edge of Bryon Road approximately 280 feet; proceed south to the south lot line; proceed west along lot line to point of beginning.

See continuation sheet

Boundary Justification

The nominated property includes the 1.35 acres that includes the Carey House and surrounding lawn. Because the property is architecturally significant, the remainder of the original 10 acre parcel is not included, and is now under separate ownership.

See continuation sheet

11. Form Prepared By

name/title Edited by L. Garfield from information provided by Millie Zimmermann

organization GFWC, Meridian Club date August 1989

street & number Route 3, Box 3284 telephone (509) 786-2439

city or town Prosser state Washington zip code 99350

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

United States Senator Levy Ankeny (who handled many sales of the ten acre tracts). In 1903, Ankeny resold the land to a firm of Connecticut attorneys. Owners in the early 20th century included Pauline Nelson, and Robert and Jennie Frankhouser; a variety of fruit trees, including peach, apple, and pear, were planted on the property during that period. The first long-term residents were the J.S. Christian family, who purchased the property in 1918 and lived there (and operated a turkey ranch) until 1943. In 1975, Dennis and Linda Yule bought the house and the surrounding one and one-third acres.

Architectural Significance: A windshield survey of Prosser indicates that the Carey House is among a handful of well preserved Queen Anne houses built during the area's initial boom period, when irrigated land led to increased settlement and to the establishment of small orchards. This house is directly related to the promotions of the irrigation company, and it reflects the popular Queen Anne style frequently used in speculative housing in the period. Although no architect is associated with the house, the design is a good example of the modified Queen Anne style, characterized by multiple gables, cutaway bays, and a dramatic corner tower. The house is distinguished from its city counterparts in Prosser by its size and the complexity of its design, indications that the house was meant to be a comfortable country estate. The house retains good integrity and is being carefully maintained and rehabilitated by its current owners.