

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JAN 13 1987

date entered

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

1. Name

historic N.A.

and/or common Historic Resources of Grandview, Washington (partial inventory: historical & architectural properties only)

2. Location

street & number See inventory forms not for publication

city, town Grandview and vicinity 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 checked="" type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input checked="" type="checkbox"/> government | <input type="checkbox"/> scientific |
| Multiple | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| Resource | n/a | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Multiple ownership (see inventory forms)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Yakima County Courthouse

street & number North 2nd & East B Streets

city, town Yakima state Washington 98901

6. Representation in Existing Surveys

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

date 1986 ☐ federal ☒ state ☐ county ☐ local

depository for survey records State Office of Archaeology and Historic Preservation
111 W. 21st Avenue

city, town Olympia, WA 98504 state WA

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 checked="" type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

Physical Setting

Grandview, Washington, is a small agricultural trade center located in the fertile Yakima Valley. The topography of Grandview and its immediate hinterland is relatively flat, surrounded on the north, east and south by the Rattlesnake and Horse Heaven Hills. In the distance west, the Cascade mountains rise dramatically above the orchards of the valley and provide the vistas for which Grandview was named. Settlement in the city is concentrated along the railroad tracks and bordered by the irrigation canals. The town center is small--less than three square miles--and population is estimated at 5,800 people. Orchards and farmlands spread out from the city in all directions.

Town Morphology

Platted in 1906, Grandview was laid out on a traditional gridiron plan, with a diagonal railroad track, running northwest to southeast, superimposed on the grid. The town is thus bisected and several of the lots are irregularly shaped. The character of the city reflects a pattern of development established shortly after the town was founded. A clearly defined, low-scale commercial core is flanked by neighborhoods of frame houses. Historically, residential areas were located to the east and west of the downtown; today, residential development forms a ring around the business district with agricultural land on the fringe of the incorporated city. Some strip development has occurred along the principal highway coming into town.

Building History

The architectural fabric of Grandview reflects several periods of expansion and construction. Between 1906 and 1920, the community grew dramatically, prospering as a trade center for surrounding farms and benefitting from the development of irrigation systems. By 1920, agricultural expansion had peaked and further growth was forestalled until 1942 when the Roza Canal project, with storage reservoirs on the eastern slopes of the Cascades, was brought to Grandview. Although Grandview's economy declined in the interim, several large scale public works projects--including a new high school, city park, and municipal building--were completed during the Depression era.

Once land reclamation began again, development resumed. Cultivated acreage increased, Grandview's commercial center grew more dense, and a number of new residences were built. One highly visible result of increased irrigation was the introduction of landscape elements which previously had not grown in the arid city.

World War II signalled a dramatic period of growth for Grandview. In 1942, the Hanford atomic energy works opened and the regional impact was considerable. Many Hanford workers were housed in Grandview, although none of the hundreds of houses built for those employees has survived. Beginning in the 1950s, however, new industrial plants opened in the city, and large fruit processing plants and wineries--completely out of scale with the historic buildings--were located closed to the downtown core.

Building Stock

The resources in this nomination reflect the range of property types in the city, including four commercial buildings, two residences, two public buildings, and a barn. Like most of the older buildings in the city, the buildings in the nomination are low scale and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

simple, built of brick or wood frame construction with simple gable, hip, or flat roof forms, and a minimum of applied ornament. While a few properties were designed by architects, most buildings were the product of builders and contractors. Unfortunately, several important building types--including most of the town's historic churches and the original Union Pacific Railroad station--are no longer extant or have been moved (as in the case of the station).

Building materials in Grandview vary according to building type and period of construction. Buildings in the downtown area are predominantly brick masonry--including the Keck, Iowa, Grandview Herald, and City Hall Buildings. The Grandview State Bank Building is faced in sandstone. The widespread use of masonry construction in commercial buildings followed the fire of 1911 when all buildings east of Division Street between Main and Second were destroyed. Public buildings of the 1930s were also constructed of masonry. By contrast, the houses of Grandview are nearly all wood frame structures, sheathed in horizontal wood siding. One of the few exceptions is the Dykstra House which has a veneer of structural tile, brick, and stucco.

With the exception of the large processing plants, nearly all the buildings in town are one or one-and-a-half stories, although two buildings from the earliest period of commercial expansion--the Keck and Iowa Buildings--and one building from the Depression era--the High School--are two stories. Nonetheless, even the most pretentious structures, like the Grandview State Bank and Grandview Herald Building, derive their imposing character less from size than from applied architectural features like an overscaled pediment (Herald) or pilasters (Bank).

Central Business District

The buildings of downtown Grandview are one or two story masonry structures with party walls and ground story retail shops located on narrow rectangular lots. The uniformity of height and material, and the physical contiguity of the structures, creates an unbroken wall of buildings at the heart of downtown on Division Street from Main to Second and that portion of Second where it intersects with Division. Only the Grandview Herald Building is a free-standing structure. The street width to building height proportions vary between 2:1 and 1.5:1. The sidewalks in front of the stores are often sheltered by awnings (a treatment that dates at least to the 1920s) hung above the transom windows. The railroad depot, once located at the intersection of Main and Division, provided an important anchor to the district. (It was moved to Sunnyside in 1980.) The nominated structures in the downtown area are all located on Division, which has been the historic retail center of the city since 1906.

Common architectural features on the facades of the storefronts include large plate glass storefront windows, small recessed entries, and transoms (sometimes covered or painted). Some original wood sash windows on upper stories remain. Most roof forms are flat with parapet walls to obscure the roofline when viewed from the street. Several new buildings, and several altered historic structures, break the historic character of the area and create visual incongruence in the downtown.

Although most of the buildings in the commercial district are vernacular in character, the nominated structures do reflect some stylistic influences. The Keck and Iowa Buildings,

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

dating from the earliest period of commercial development (1910-1911), incorporate common classical elements of the era like brick cornices with corbels, decorative brick panels, and raised parapets. Larger and taller than the surrounding buildings, the structures are distinguished by their integrity and character. Unfortunately, both buildings have suffered alterations to the transom windows and storefronts.

The Grandview State Bank Building (1918) is an excellent example of Neoclassical commercial architecture of the early 20th century, faced in sandstone and ornamented with pilasters, a projecting cornice, and a parapet. The Grandview Herald Building (1922) reflects a more restrained classicism with a pedimented entry and decorative brick surrounds outlining each window and door.

Residential Architecture

Houses in Grandview are almost entirely frame, one story structures with wood siding, commonly designed in the bungalow and Craftsman styles of the period. Most properties have gable or hip roofs and front porches with posts. Setbacks are common and most houses have both front and back yards with large trees. Many houses have been converted to duplexes or apartments and additional entries have been added. Some houses have suffered from poor maintenance or have been resided with noncompatible materials.

One of the finest examples of the Craftsman-bungalow period in the city--and one of the earliest--is the Morse House (1910). The frame house is an elongated one story cube in form, with a front porch sheltered by a massive cross gambrel roof. Heavy porch braces, exposed rafter tails, and leaded glass windows illustrate the craftsman detail found in other Grandview houses of the period. The Howay-Dykstra House (c.1920) is a wood frame Arts and Crafts style structure with a veneer of structural tile blocks, brick, and stucco, resting on a rusticated stone foundation. The "modern" materials are frankly expressed and the building gains distinction from the unusual materials and the geometric massing of the house.

The Cornell-Marble House is an example of rural residential architecture from the same period (1912) and is a one and a half story vernacular frame farmhouse reflecting Colonial Revival influence. A front porch with Tuscan columns, clapboard siding, and gambrel roof characterized the house.

Institutional Buildings

The public buildings of Grandview were constructed in the 1930s, mostly as the result of the federal government's WPA program of public works. Not surprisingly, the High School Building reflects the streamlined classical influence of the period, with Moderne elements including a recessed entry bay with glass block and carved stone panels illustrating education motifs. By contrast, the City Hall is a utilitarian brick veneered structure with a modern addition.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Agricultural Property

The most unusual property in the nomination is the Cornell-Marble Round Barn (c.1916) located on the periphery of the city. The barn, which is in good condition, is believed to be one of less than a dozen round barns in the state.

Percentage of Building Types

Even within the Grandview city limits, 44 percent of the land is in agricultural use. The remaining land includes 28 percent in residential use (mostly single family houses), 15 percent in public ownership; eight percent in commercial use; and five percent in industrial use. Outside the city limits, land is almost entirely in agricultural use.

Methodology

The survey and inventory of historical resources in Grandview was conducted by Robin Abrahams and Anne Van Dyne, partners in 2G Design. Both principals are architectural historians and urban designers. The survey was prepared under contract with the Washington State Office of Archaeology and Historic Preservation. The survey covered the entire incorporated area of the city and areas directly adjacent when important to the fabric or history of the city. The intent of the survey was to record all buildings that were (1) historically significant because of an association with an important event or person; (2) buildings that were architecturally significant because of age, construction, style, or state of preservation; and (3) all buildings in the central business district, including nonhistoric buildings, to assess the potential for a downtown historic district.

For the purposes of the survey, the town was divided into four sectors and the survey was conducted in the summer of 1986. Research was conducted at the following centers: the Ray Powell Museum of Grandview; the Grandview Library; the University of Washington (Seattle) Northwest Collection; the Grandview Herald; the State Library in Olympia; and the Yakima Valley Museum in Yakima. In addition, oral interviews were conducted with members of the Grandview community. As a result of the windshield survey and the historic research, 89 properties were recorded on inventory forms. The most significant of these has been included in the multiple resource nomination. A historic district was not identified, although the commercial core of the city may have potential for district designation should future rehabilitation work restore some of the original features of the buildings. The survey of Grandview did not identify archaeological resources or assess their potential significance.

State Register of Historic Places

Three properties included in the multiple resource nomination are nominated only to the Washington State Register of Historic Places. The State Register is a list of historically significant properties which do not meet all the criteria of the National Register program. The Keck and Iowa Buildings are included in the State Register in recognition of their association with the early commercial history of the city but have suffered loss of integrity to storefronts. City Hall is significant for its association with the growth

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

of local government but has loss some integrity through the addition of a non-historic wing. Future restoration or rehabilitation work may lead to a National Register designation for the Keck and Iowa Buildings.

Total Number of Resources Nominated to the National Register

Principal Contributing Buildings:

Cornell-Marble Barn (1)
Cornell-Marble House (1)
Grandview High School (1)
Grandview Herald Building (1)
Grandview State Bank Building (1)
Howay-Dykstra House (1)
Morse House (1)

Anciliary Contributing Buildings:

Howay-Dykstra Garage (1)

Total Contributing Resources: 8

Noncontributing Anciliary Buildings:

Cornell-Marble garage (1)
Grandview High School Addition (1)

Total Noncontributing Resources: 2

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 checked="" 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 type="checkbox"/> 1800–1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900– | <input checked="" type="checkbox"/> communications | <input type="checkbox"/> industry | <input checked="" type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates See inventory forms **Builder/Architect** See inventory forms

Statement of Significance (in one paragraph)

The nine properties included in the Historic Resources of Grandview nomination are significant for their association with the architectural, commercial, political, educational, agricultural, and communications history of a small trade center in the lower Yakima Valley of Washington State. Built during the community's initial settlement and later periods of growth (1906–1937), the resources reflect the evolution of a typical farm service center in the early 20th century, when the arrival of railroads and the expansion of irrigation systems transformed the valley into a highly productive agricultural belt. Properties in the nomination which represent that growth include the community's first substantial commercial blocks, the major bank building, the offices of the local newspaper, the city hall and high school, a rare round barn, and three outstanding examples of residential architecture. All of the nominated properties retain good integrity and strongly convey their historic character.

Historical Background

The history of Grandview is inextricably linked with the arrival of the railroad and the development of an irrigation system in the Yakima River Valley. In 1889, the Northern Pacific Railroad established a subsidiary company--later known as the Washington Irrigation Company--to irrigate the railroad's substantial land holdings in central Washington, thus increasing the value of the land and the business of future rail lines.

The theory was simple and, once the engineering possible, a reality: irrigate the land, bring settlers by rail, and sell them the property. In 1894, the Rocky Ford Lateral of the company's Sunnyside Canal was extended to Euclid, a pioneer settlement close to the site of Grandview. The company built more laterals in the Grandview area until 1905 when the U.S. Reclamation Service assumed operation. Between 1907 and 1910, laterals were extended to irrigate the newly platted Grandview Orchard Tracts, agricultural lands owned and subsequently sold by the Washington Irrigation Company.

With the extension of irrigation, the railroad was not far behind. In 1906, two agents of the Granger Land Company (a subsidiary of the Washington Irrigation Company) platted the future townsite of Grandview as a location for the terminus of the Sunnyside branch of the line. With both railroads and irrigation at hand, the townsite became an attractive property.

Lots in Grandview were opened for sale on May 13, 1906. At the time, six people lived in the future city. By day's end, \$14,000 worth of property had been sold. The boom was on and development happened almost at once. In 1906, the first general store, bank, and hotel opened in Grandview and within three years the town boasted many residences, businesses, and the first elected local officials.

This initial period of development in Grandview (1906–1920) coincided with the expansion of agriculture in the surrounding valley. During those early years, most of the historic structures in the city--and most of the resources included in the nomination--were built. In 1906, the city had one farmhouse; by 1909, Grandview boasted several neighborhoods and

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property See inventory forms

Quadrangle name See inventory forms

Quadrangle scale 1:24,000

UTM References See inventory forms

A

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Zone Easting Northing

B

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Zone Easting Northing

C

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

D

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

E

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

F

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

G

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

H

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Verbal boundary description and justification

See inventory forms

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 Katie Dutcher, Architectural Historian (Narrative text edited by L. Garfield)

organization 2G Design date September 30, 1986

street & number 107 South Main telephone (206) 624-2281

city or town Seattle state Washington 98104

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X 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 12/31/86

For NPS use only

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

See Continuation sheet for listings
Keeper of the National Register

date

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

a distinct retail core. In 1911, after a disastrous fire destroyed the early frame structures on Division Street, the first important brick business blocks--notably, the Iowa and Keck Buildings--were constructed on opposite sides of the main street. Within ten years, more imposing commercial structures, like the Grandview State Bank (1918) and the Grandview Herald (1922), lined Division.

By 1920, agricultural development in the area had peaked and further irrigation was stalled until the development of a more advanced water storage system. Slow population growth in Grandview during the period reflected the economic stagnation of the era. The agricultural depression of the late 1920s, followed by the Great Depression of the 1930s, stalled the town's growth and building subsided. Significantly, however, the local government, in partnership with the WPA programs of the federal government, constructed the first permanent civic facilities in the city during these years. The Grandview City Hall and Grandview High School (both completed in 1937) were the culmination of years of effort and planning.

The 1940s were a significant transition period for Grandview. In 1942, the Roza Canal Project, with reservoirs on the eastern slopes of the Cascades, reached Grandview and allowed reclamation to continue and agricultural production to expand. But World War II introduced other important changes to the community. Hundreds of workers employed by the federal government at the Hanford atomic power works lived in the Grandview area in the 1940s. In addition, increased migration of seasonal farm laborers added an important new element to the community. These workers, mostly Latinos from Mexico and the southwestern United States, formed an important labor pool during the war years and remained a significant part of the city's population. In the years after 1949, the fruit packing industry evolved into the food processing industry and temporary employment became year-round. National corporations that located in or near Grandview included Libby, Welch's, and Safeway. Population growth through the 1970s is attributable to the increase in the industrial base of the city.

Commercial Significance

As the region prospered, Grandview became an important trade center and several downtown buildings reflect the community's role as a hub of trade and commerce for the agricultural hinterland. The earliest frame commercial buildings were destroyed in the fire of 1911, but the Keck Building, built the year before, and the Iowa Building (1911) are the first substantial brick blocks constructed in the city. Both buildings were designed in the vernacular commercial idiom of the era, with decorative brick work, raised parapets, and corbelled cornices. Both structures housed retail space on the ground story and offices above. The first library in town, established by the Women's Improvement Club, established a facility in the Iowa Building in 1914 and three years later moved across the street and took up quarters in the Keck Building. Some loss of integrity has marred the original storefronts and transoms of the building but rehabilitation is possible.

The first bank in Grandview opened in 1906 under the management of the Prosser Bank. The Grandview branch was open two days a week and staffed by a clerk from Prosser. Local businessman A.W. Hawn bought the bank in 1908 and reorganized it as the Grandview State Bank in 1910. In 1918, Hawn built a Neoclassical structure--the nominated Grandview State Bank Building--at the busiest intersection in town (with backroom space for the offices of

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

a doctor and dentist). Mr. Hawn was the community's premier banker until his death in 1921. In 1933, at the height of the depression, the bank--now known as the Grandview First National Bank--was closed for a week by Governor's orders, but reopened and remained in business at the location until recent years. The property continues to be the most elaborate commercial structure in the city.

In comparison with other commercial structures in town, the three nominated buildings are distinguished by size, architectural character, historical associations, and integrity. Because of some loss of integrity, the Iowa and Keck Buildings are nominated to the Washington State Register of Historic Places.

Communications Significance

The first issue of a Grandview newspaper was published on March 9, 1909, by S.J. Starr. Within two years, Chapin Foster purchased the paper and served as publisher from 1911 until 1924. Under his management, the paper, renamed the Grandview Herald, became the community's sole--and therefore, invaluable--source of news and public information. Since its founding, the Herald has never had a rival and even today it is the only local paper in town. In 1918, in recognition of the paper's importance to the region, Chapin constructed a new headquarters and printing plant on Division Street just a few doors from the railroad depot. The building is the only major free standing structure in the commercial district and is distinguished by a classical pedimented entry and decorative brick work.

Governmental Significance

Three years after the town was platted, Grandview citizens elected their first public officers. John Monroe was elected the first mayor in 1909. Despite this long history of municipal government, the city offices were not located in permanent quarters. Instead, the government moved among a variety of rented spaces. In 1928, in an attempt to remedy the situation, the city council purchased Lots 1 and 2 for the construction of a new city hall. But the Depression interfered with the city's plans and not until 1937 did voters approve a bond issue for the construction of the hall and the purchase of fire equipment. The city's efforts were assisted by the PWA. When completed, the new city hall housed the council chambers, treasurer's office, fire department and firefighters' apartment, library, and jail. It is the only property associated with local government in the community during its historic period. A recent addition to house fire trucks detracts from the integrity of the original building and the structure is therefore nominated to the Washington State Register of Historic Places.

Educational Significance

With the sudden arrival of settlers in 1906 and the following years, education became an immediate concern. The first schoolhouse in the area began operation in Euclid in 1894. Grandview's first school--a four room frame structure--was completed in 1906. In 1910, the school had an accredited high school curriculum. In 1918, a separate brick high school structure was built which no longer stands. In 1937, the school district built a new high school structure, designed by Yakima architect John Maloney and assisted by a \$36,000 grant from the federal government. It is the largest, most important, and last

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

extant structure associated with the history of Grandview's school system. In addition, it is a well preserved example of the simple classicism of the Depression Era with art moderne and carved stone panels representing educational themes.

Agricultural Significance

Since its founding, Grandview's economy has been dependent on the production of the surrounding farmland. The area prospered as a center for vineyards, orchards, hops, and other crops, and the city served as a trade and service center for that agricultural activity. By 1912, the first fruit packing plant opened in the city and, by World War II, fruit processing became a year-round industry and the major part of the city's economy. Unfortunately, no structures associated with that industry were identified in the survey as eligible for inclusion in the nomination. But one agricultural building from the city's early period is well preserved. The Marble Ranch Barn (originally built by dairy farmer S.D. Cornell in about 1916) is one of the last remaining round barns in the state. The round form, heralded by progressive farming journals of the era, featured a central manger and silo, stanchions encircling the silo, and a hayloft above. The Marble Barn is extremely well preserved and is distinguished by its gambrel roof with bellcast eaves, radiating structural bents, and original exterior tongue-and-groove siding.

Architectural Significance

Most buildings in Grandview are modest and vernacular structures built in the popular styles of the period. With few exceptions, the buildings are the product of builders and contractors rather than trained architects, and forms are kept simple, ornament minimal, and stylistic references suggestive rather than overt. Even in the most elaborate examples, decoration and "style" derive from a few details like a corbelled cornice, a pedimented doorway, or a decorative brick panel rather than from a sophisticated manipulation of massing, scale, or ornament. Rarely does the "architecture" hide the form or functional purpose of the building.

Because the community developed in the early 20th century, the preponderance of historic buildings are simple one-and-a-half story wood frame houses or low-scale brick structures serving commercial or institutional purposes. The most popular residential style--derivative of the craftsman-bungalow form--are one story houses with low pitched gable roofs, overhanging eaves, broad front porches, and craftsmanlike use of carved brackets and braces. The finest example in the city from the early period is the Morse House--an eclectic bungalow with carved brackets, exposed rafter tails, and a porch with a massive cross gambrel roof. More stylistically sophisticated is the Dykstra House of 1920--an unusual example of the use of machine-made materials like structural tile block, stucco, and brick, arranged with geometric formality. The Cornell-Marble House is one of the few examples of rural architecture from the period and reflects the modified Colonial Revival style of the period, expressed principally through the use of Tuscan porch columns and a gambrel roof.

The commercial buildings of the period reflect the popular vernacular styles of the day, usually incorporating some "classical" detail to an otherwise plain rectangular box. The earliest and largest of the city's brick commercial buildings are the Keck and Iowa

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

**National Register of Historic Places
Continuation Sheet**

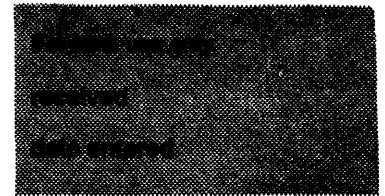
Section number 8 Page 5

Buildings, two story brick "blocks" whose planar facades are enlivened with decorative brick work, corbelled cornices, pediments, and brick piers. The ground story facades have broad storefront windows with transoms (altered) and recessed entries. By contrast, later commercial buildings retain simple rectangular forms but adopt a veneer of more studied classicism. The Grandview State Bank, for example, is a Neoclassical structure, faced in sandstone and ornamented with pilaster, parapet, and formal entry surround. The Grandview Herald, reflecting the same concern with an expressive classicism, is embellished with decorative brick "quoins" and a large scale pediment above the entry. The institutional buildings of the Depression era are, of necessity, straightforward and severe, but the High School is distinguished with an Art Moderne style entry with glass block and carved stone panels.

Preservation Activity

Although Grandview, like cities across the state, has lost many historic buildings and seen others insensitively remodeled, many older buildings remain and form an important part of the town's character. Interest in preserving that historic character has been expressed by both public officials and private citizens. As a first step in fostering an awareness and appreciation of historic resources, the city worked with the State Office of Archaeology and Historic Preservation to conduct a survey and prepare a nomination of historic resources in the community. A copy of the inventory forms and nomination are on file with the city and will serve as the a starting point for future preservation activity. Private interest in preservation has been most visibly demonstrated by the recent restoration of the Dykstra House, a historic home which has been converted to a restaurant.

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number 9

Page 14

Continuation of Section 9 - BIBLIOGRAPHY

Anonymous. Ray E. Powell Museum. (brochure) Grandview: Grandview Herald.

Anonymous. History of Grandview, Volumes I - III. Grandview: Typescript in Ray E. Powell Museum, 1927.

Anonymous. Scrapbooks, Grandview: Ray E. Powell Museum.

Baker, Peggy. "Grandview Moving Forward in Spirit of Its Pioneers." Yakima Sunday Herald, Sunday, February 4, 1962, p. C-1.

Blumenson, John J.G. Identifying American Architecture Nashville, Tenn.: American Association for State and Local History, 1977.

City of Grandview. Sub-Area Comprehensive Plan. Grandview: City of Grandview, 1981.

Coutler, Calvin B. "The Victory of National Irrigation in the Yakima Valley, 1902-1906." Pacific Northwest Quarterly 42 (April 1951).

Crawford, Jeanne R. ed. As the Valley Was. Yakima: Yakima Federal Savings and Loan Association, 1968.

Edwards, G. Thomas. "Irrigation in Eastern Washington, 1906-1911." Pacific Northwest Quarterly 72 (July 1981), pp. 112-120.

Fleming, Ralph. Interview. Grandview, July 26, 1986.

Fridlund, Paul. Interview. Grandview, July 22, 1986.

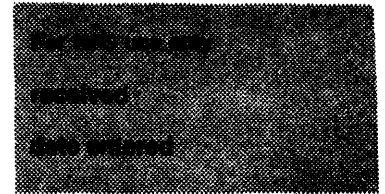
Gamboa, Erasmo. "Mexican Migration into Washington State." Pacific Northwest Quarterly 72 (July 1981): pp.121-131.

Johnson, Tennis. Interview. Grandview, July 26, 1986.

Kelly, Marvin. Interview. Grandview, July 25, 1986.

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

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



Continuation sheet

Item number

9

Page

15

Continuation of Section 9 - BIBLIOGRAPHY

Morse, Chancey. Interview. Grandview, September 3, 1986.

Munsen, Oattie. Interview. Grandview, July 26, 1986.

Sandborn Map, dated 1925 with 1942 corrections.

Troianello, Craig. "Barn in the Round" Yakima Herald-Republic,
Sunday, April 27, 1986, p. B-1.

Womack, Royal. Interview. Grandview, July 26, 1986.

Woodbridge, Sally and Roger Montgomery. A Guide to Architecture
in Washington State.

Yakima County Assessor's Office, Yakima, property ownership
records.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Grandview MRA
State Yakima County, WA

Nomination/Type of Review

1. Cornell Farmstead

Entered in the
National Register

for Keeper

Date/Signature

2/17/87
Alvina Byers

Attest

2. Grandview Herald Building

Entered in the
National Register

for Keeper

2/17/87
Alvina Byers

Attest

3. Grandview High School

Entered in the
National Register

for Keeper

2/17/87
Alvina Byers

Attest

4. Grandview State Bank

Entered in the
National Register

for Keeper

2/17/87
Alvina Byers

Attest

5. Howay--Dykstra House

Entered in the
National Register

for Keeper

2/17/87
Alvina Byers

Attest

6. Morse House

Entered in the
National Register

for Keeper

2/17/87
Alvina Byers

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest