

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

For NPS use only

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

received APR 4 1986
date entered

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

MAY 2 1986

1. Name

historic Old North Yakima Historic District

and/or common N.A.

2. Location

street & number North Front St., North 1st St., East A St., and East Yakima Ave. not for publication

city, town Yakima vicinity of

state Washington code 053 county Yakima code 077

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input 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 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
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various - see continuation sheet

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Yakima County Courthouse

street & number 128 North 2nd St.

city, town Yakima state Washington 98901

6. Representation in Existing Surveys

title Yakima City Survey (Lund Building listed on National Register 1983)
has this property been determined eligible? yes no

date 1985 federal state county local

depository for survey records Office of Archaeology and Historic Preservation

city, town Olympia state Washington

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Old North Yakima Historic District is a collection of nine historic buildings located within the original Northern Pacific right-of-way and adjacent city block to the east in downtown Yakima. The District, which includes the Northern Pacific depot, the historic city hall, an opera house and brewery, and several historic hotels, was the first center of trade and transportation in the city. Built between 1889 and the second decade of the twentieth century, the buildings are constructed primarily of brick with one building and part of another constructed of native stone. The buildings range in size from one to four stories and reflect a variety of Victorian and early twentieth century commercial designs. Although the ground stories of some buildings have been altered considerably, the integrity of the District as a whole is maintained in well-preserved upper stories, historic fenestration patterns, and ornamental details. Collectively, the buildings reflect their historic role as a commercial center of the city, and form the last intact remnant of Old North Yakima.

The Northern Pacific passenger and freight depots are the symbolic and functional heart of the District. Free standing and stylistically sophisticated, the Mission style depots are surrounded by a brick dock, tracks, and open space. Facing the depots across Front Street (and continuing around East A Street) is a continuous row of brick and stone commercial buildings. Oriented to the depot, most of the commercial buildings are ornamented only on the principal, street front facade. However, several major buildings in the District—including the Roza and Sydney hotels and the Lund Building—are located at intersections and are ornamented on both street facades.

Generally the buildings in the District reflect two periods of construction. The oldest group of buildings, built between 1889 and 1899 includes the Lund Building and Switzer's Opera House. The Lund Building is essentially unornamented but does feature segmental arch windows typical of the period, while the Opera House reflects a more elaborate Renaissance Revival style with a ground floor arcade. The later group of buildings was constructed between 1909 and 1914 and includes straightforward examples of the restrained classicism characteristic of the period with simple brick courses at the cornice, arched windows, and regularly spaced fenestration. Buildings from both periods share several qualities which help unify the group including similar materials, regular and symmetrical fenestration, and raised brickwork at the cornice. In addition, the buildings are generally organized into a tripartite division, with large plate glass bays on ground level store fronts surmounted by upper stories with regularly spaced fenestration, and a crowning cornice usually ornamented with decorative brickwork at the frieze. Together, the buildings form an architectural wall which serves as an effective backdrop to the depots on North Front Street.

Despite several altered ground floor facades, no modern structures have been built within the District boundaries, which retains its historic character. Surrounding the District are a profusion of parking lots, vacant lots, and modern structures which help delineate the boundaries of the District and attest to its special character within this part of Yakima. To the north along East A Street are modern public buildings; to the east and southeast along North First Street are historic buildings with remodeled facades, a parking lot, a new restaurant, and modern bank buildings; and to the south along East Yakima Avenue are vacant lots where, until a few years ago, stood historic structures of similar age, construction, and character to those remaining in the District. To the west, several sets of railroad tracks covering an area ca. 75 meters wide separate the District from the so-called "Fruit Row," a strip of mostly fruit warehouses of an age and thematic association, as well as architectural style, different

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1889–1935:period of **Builder/Architect** A.F. Switzer and others (see text)
significance

Statement of Significance (in one paragraph)

Situated in the heart of the downtown area, the Old North Yakima Historic District is historically significant for its association with the growth of transportation, government, and commerce in the Yakima Valley. Since 1885, when the Northern Pacific Railroad selected the site for its first depot in the region, thereby creating the town of North Yakima, the District buildings—the depot, brewery, opera house, hotels and taverns, and retail stores—served as a center of commercial activity and the nucleus for subsequent development in the present city of Yakima. While commerce quickly spread beyond the confines of the District, the buildings remained and continued to serve as important elements of the city's economy for a half century more. Architecturally, the District was once the jewel of the city and today represents the best collection of late Victorian and early 20th century commercial design remaining in Yakima. The district is surrounded by new construction, vacant lots, and altered historic structures, and is the last remaining element of the original fabric of Yakima's historic commercial core.

Historical Background

In terms of historical significance, few events can compare with the arrival in the Yakima Valley of the Northern Pacific (NP) in the winter of 1884–1885. To avoid land disputes with residents of nearby Yakima City (present-day Union Gap), NP officials decided to build a new town four miles to the north. The townsite of North Yakima was officially platted on February 4, 1885, and was reportedly modeled after Salt Lake City, with wide streets and alleys and "liberal reserves for public parks." The Northern Pacific offered free lots to those who would settle in the new community, and soon businessmen began moving buildings by horses from Yakima City. North Yakima grew rapidly over the ensuing years, with the hub of commercial activity being on Front Street along the NP tracks. There, on North Front, the City Hall was built in 1889–1890. A fire in May 1890 destroyed all the frame structures along that street (the brick City Hall was spared and prevented the flames from spreading) and another fire two years later claimed wood buildings clustered on the corner of East A and North First streets. The fires proved to be only temporary setbacks, spurring the erection of more substantial brick and stone structures in the core of the city.

Recovery from fires and the economic depression that began in 1893 came in the form of a building boom in the years 1899–1902. Many commercial and residential structures were built during that period, and by 1904 the city's population had doubled from what it had been in 1900. A new Northern Pacific depot was built in 1899, and landscaped parkways along the railroad right-of-way facing Front Street enhanced the area's fashionable character. The Opera House on North Front was experiencing a theatrical revival and hosted numerous public functions, including banquets welcoming National Guardsmen home from the Spanish American War and the Philippine Insurrection.

Although the block bounded on the west and east by North Front and North First streets was, as one source termed it, the "brightest jewel in the city's crown," the area was by 1900 beginning to lose its preeminence in the growing city. The commercial and cultural center was in those years shifting eastward

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property ca. 4 acres

Quadrangle name Yakima West

Quadrangle scale 1:24,000

UTM References See continuation sheet.

A

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 Zone Easting Northing

B

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 Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code

state	code	county	code

11. Form Prepared By

name/title Craig Holstine and Glen Lindeman, Historians
Archaeological & Historical Services

organization Eastern Washington University

Edited by Leonard Garfield, Architectural Historian
 Office of Archaeology and Historic Preservation

date January 1986

street & number Mail Stop 168

telephone (509) 359-2239

city or town Cheney,

state Washington 99004

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 *J. Stamm*

title DSHPO

date 3.24.86

For NPS use only

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

Entered in the
 National Register

date 5/2/86

James M. McPherson
 Keeper of the National Register

Attest:

date

Chief of Registration

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Owner of Property

Burlington Northern Passenger and Freight Depots, North Front Street
Burlington Northern Railroad
999 Third Avenue
Seattle, WA 98104

Lund/Greystone Building, 5 North Front Street
Dr. Robert and Peggy Henretig
4901 West Lincoln
Yakima, WA 98908

Top Que Billiards and Video Games, 7 North Front Street
Clenton Holmes
1009 Goodlander Drive
Selah, WA 98942

Yakima Brewing and Malting Company and English Pub, 25 North Front Street
and Old City Hall, 27 North Front Street
Elwood E. Miller
2903 West Yakima Avenue
Yakima, WA 98902

Cascade Apartments, 31 North Front Street
and Hotel Roza, 26 North First Street
Northwest Realty Company, % Richard Dameyer
20 East A Street
Yakima, WA 98901

Blue Banjo Tavern, 22 North 1st Street
Donald J. Lizotte
1511 South 8th Avenue
Yakima, WA 98902

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from those represented in the Historic District. The District is unique in its age, architecture, and thematic associations.

Contributing Buildings Within the District:

All buildings within the District boundaries were constructed within the period of significance (1889-1935), all maintain upper level integrity, all are associated with the themes of transportation, commerce, or government, and all contribute to the general character of the District in the historic fenestration patterns, use of materials, and relationship to each other. All buildings are contributing elements within the District boundaries. Buildings are numbered as they appear on the accompanying map. Modern names applied to the buildings are followed by street address, parcel number, historic name, and date constructed.

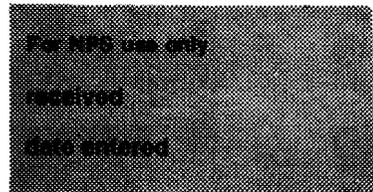
1. Burlington Northern Passenger Depot, North Front Street (No parcel no.)
(Northern Pacific Railroad Passenger Depot, 1909-1910)

At the northwest corner of the Historic District, the Northern Pacific Railroad Passenger Depot stands on the east side of several sets of tracks immediately west of the intersection of North Front and East A streets. The Mission Revival style depot is one of Yakima's finest examples of period revival design from the early twentieth century. It was built in 1909-1910 at a time when the rival Union Pacific Railroad was entering the Yakima Valley with a branch line (the Oregon Railway and Navigation Company). The depot's grand scale reflects the Northern Pacific's preeminent role in the development of the city founded by the railroad a quarter century earlier.

Rectangular in shape, the building is much longer than it is wide, providing maximum frontage along the tracks to the west and North Front Street on the east. A tall, two and one-half story central block with gable roof and Mission-shaped parapets dominates the facade, with one and one-half story gable roof wings extending on either side. The building's integrity is excellent, having undergone very few modifications over the years. Its original tile roof has been replaced with asbestos shingles, an upstairs office has been refurbished with modern wood paneling, and the ceiling in the main lobby has been lowered below the original vaulted ceiling. On the south end, modern smoked glass has been installed in an office that was perhaps added under the roof awning after the building's initial construction. In the main lobby, the ticket counter is intact, complete with wooden drawers, cabinets, a safe, and signs reading "Tickets" and "Baggage." Tall vertical windows off the ticket counter provide views both up and down the tracks, while a larger plate glass window faces directly onto the tracks. Also on the first floor are bathrooms, an office on the south end, and a large baggage room on the north end. The upstairs is divided into offices. A coal-burning, steam heat furnace and storage room containing company records are in the basement. On the exterior, very little has changed. All walls are constructed of salmon-colored brick, as are the curvilinear roof parapets on all four gable ends, giving the structure its Mission Revival style appearance. Hipped roof porches supported by columns displaying bands of raised brickwork extend beyond both the north and south parapet walls of the depot. An expansive brick dock surrounding the building is raised above the street level, reflecting the facility's design to accommodate the dawn-ing automobile age when trucks began unloading local goods and produce at the depot.

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The original Northern Pacific depot, a relatively small frame structure, stood about in the middle of what is now Yakima Avenue south of the present freight depot. In 1899, that building was moved a few meters north and enlarged along designs drafted by architect Cass Gilbert. Both north and south of the depot between the tracks and Front Street, the Northern Pacific maintained an attractive parkway of lawns, trees, and flower beds. On the site of the present passenger depot, curving sidewalks, a fountain, and a gazebo enhanced the grounds enjoyed by the general public. In 1909-1910 the old depot was divided and moved to two locations in the city to serve as housing. When the present depot was constructed, the parkway along North Front Street surrounding the new depot was paved over in brick. In time, the railroad stopped maintaining the parkway along South Front Street. The loss of the attractive landscaped parkways contributed to the decline of the area along Front Street and helped determine the character of the district over the succeeding three-quarters of a century.

2. Burlington Northern Freight Depot, North Front Street (No parcel no.)
(Northern Express Company Office and Freight Depot, 1909-1910)

Located on the northwest corner of East Yakima Avenue and North Front Street, the freight depot, like the passenger depot to the north, was constructed in 1909-1910 of salmon-colored bricks which are raised in bands on the corners delineating each corner pier. Unlike its neighbor, however, the freight depot retains its original tile roof, giving it a similar Mission-style appearance. The rectangular building has a low, hipped roof with small gable vented dormers on all four sides. Offices with plate glass windows occupy its southern end facing East Yakima Avenue. The northern portion of the building is a large single storage room with modern roll-away doors. A local Farmer's Market, which leases the building from Burlington Northern, has added new windows and doors on the depot's north end. Otherwise, the building retains nearly all of its historic character.

3. Greystone Building, 5 North First Street, Parcel No. 191319-23400
(Lund Building, 1898-1899)

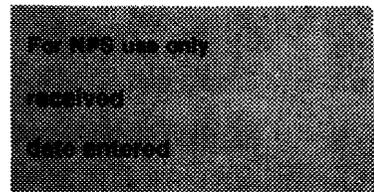
This structure was listed in the National Register of Historic Places on October 13, 1983.

In 1898-1899, retired seaman and local entrepreneur Thomas Lund obtained architectural blueprints for a saloon, and hired A. F. Switzer to build it for \$4,000. Upon completion of the building, Lund opened the Alfalfa Saloon, which continued to operate here until about 1910. Afterward, it became The Chicago Clothing Company, which remained active until 1968, making this one of the longest term businesses in the city's history. Today, the building contains a quality women's clothing shop, a restaurant, and a specialty wine cellar. The Lund building and its additions are known locally as the Greystone Building.

The Lund-Greystone Building is not the oldest structure in the Historic District, nor is it architecturally the most significant. Its ashlar and uncoursed rubble walls and prominent location on the corner of East Yakima Avenue and North Front Street make it one of the most distinctive buildings, however. The original stone structure is connected with later masonry additions abutting on the north and east sides. A damaged west wall facing North Front Street originally constructed of sandstones was recently replaced

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with a new wall of basalt stones. Greater amounts of mortar were used in the new wall, changing its appearance somewhat from that of the older wall. Original arched wooden window casings were retained, enhancing the historic character of the restored wall. The southwest corner of the building is chamfered where the original saloon door entered from the street. That was replaced and plate glass storefront windows were installed when the building was altered for retail use in 1910.

4. Top Que Billiards and Video Games, 7 North Front Street, Parcel No. 191319-23414
(Commercial Saloon and Lodging House, 1902)

This structure was erected in 1902 for Thomas E. Mallette at a cost of \$6,000, which was a fairly sizeable sum for the times. Originally known as the Commercial Saloon and Lodging House, the first floor was a tavern and the upper story served as a hotel and apartments. As was common for many shopkeepers of this era, Mallette permanently resided at his place of business. A painted advertisement for Mallett's Commercial Saloon can yet be seen today on the north wall of the building. Apparently, Mallette vied primarily to serve the needs of "commercial men" (salesmen, product representatives, etc.), who frequented the railroad depot located across the street.

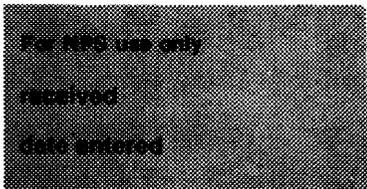
Mallette, however, operated the Commercial Saloon and Lodging House only a couple of years before it was acquired by a new owner, Frank E. Sherman, in about 1904. At this time, the business was redesignated The Sherman, a name by which the tavern would be best known and which was retained into the 1910s. Sherman likewise did not remain in business here for long, selling out to Henry B. Madden and Theodore Peickart by about 1906.

With the adoption of statewide prohibition on January 1, 1916, the Sherman Bar could no longer sell liquor, but boarders apparently continued to reside in the upstairs rooms. The saloon eventually was converted into a restaurant that various new proprietors continued to operate over the years, most notable of which were T. L. Brown and Gus Cizek (Brown's Cafe, ca. 1923-1927), and Harry and Italy Brandt (Mecca Cafe, ca. 1929-1937). A painted advertisement for Brandt's Mecca Cafe still can be seen on the south wall of the structure. By 1938, the Mecca closed and the first floor of the building stood vacant for some time. The second floor boardinghouse, however, had continued operating over the years under various owners, and was renamed several times (i.e., State Hotel, Phoenix Hotel, etc.). Today it is known as the Holmes Apartments. The first floor of the building now is occupied by the Top Que Billiards and Video Games.

Today, this three-story brick building retains much of its original exterior integrity. Only the front of the street-level facade has been altered within the last few years with modern wood cladding and plate glass windows, above which hangs a shake-shingle awning. The upper two stories remain entirely unchanged, displaying much decorative raised brickwork, which is particularly distinct along the cornice. Arched raised brickwork over a circular design at the top of the chamfered southwest corner is particularly notable. One-over-one, double-hung sash windows are on the upper levels facing the street and alley. The building's north side has no windows, but does display a fading painted advertisement and the darkened outline of the roof of the adjacent building that burned several years ago. The roof of the Commercial Saloon is flat. A small two-story brick and frame addition, which appears to be nearly as old as the building itself, has been attached on the rear of the building. On the interior, the upper levels

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retain the original floorplan of boarding rooms, and the lower level is a billiard parlor, although its furnishings are modern.

5. Yakima Brewing and Malting Company, and English Pub, 25 North Front Street, Parcel No. 191319-23412 (Switzer's Opera House, ca. 1890-1891)

Information currently available indicates that this building probably was erected by A. F. Switzer, who also constructed several other buildings on this block and elsewhere in Yakima prior to the turn of the century. The early wood-frame structure, or structures, that originally stood at this location apparently were destroyed in the Front Street fire of May 25, 1890. At any rate, the site was unoccupied in mid-1890, and Switzer appears to have erected the new two-story brick building shortly thereafter in late 1890 or in 1891. First known as Switzer's Block, its architectural styling was the same as that exhibited by the adjacent city hall, which Switzer had built earlier.

Switzer established Yakima's first theater here, known as Switzer's Opera House, which has been described as follows: "The theater was on the second floor and had a level floor and a small stage with only three sets--parlor, kitchen, and garden. It was lit by kerosene lamps and heated, as inadequately as it was lighted, by two stoves at opposite corners of the room... Popular attractions...included 'Uncle Tom's Cabin,' 'East Lynne,' 'My Old Kentucky Home,' and 'The Mellow Kid'."

The business operated only for a few years, however, before the opening of better-equipped theaters elsewhere in Yakima brought an end to Switzer's Opera House and bankruptcy for its owner. The building was sold for \$6,000 at a sheriff's sale in 1897. A later attempt to revive the theater with vaudeville attractions failed. During this period and later, shops or restaurants also occupied the structure on the ground floor.

By about 1905, the North Yakima Brewing and Malting Company acquired the building and tore out the theater facilities. The brewery's officers included Ellensburg and Portland men, as well as Yakima residents. It prospered for about a decade, until the statewide adoption of Prohibition in 1916 forced it to shut down. By 1919, W. E. Norton and J. J. Crawford purchased the structure, and remodeled the interior to serve as a warehouse for the Yakima Transfer and Storage Company. This business was destined to remain here for more than sixty years. By this time, the structure had experienced considerable alteration, though much of the original exterior facade remained intact. Another long-term occupant in the post World War II era was Jimmie's Cafe, which operated on the ground floor until about 1971. In 1982, the structure once again became a brewery when it was occupied by a new firm known as the Yakima Brewing and Malting Company, which, at the same time, opened a British-style pub on the ground floor. Today, these businesses continue to occupy the building.

The structure's most distinctive architectural feature is the arcade of semicircular arched windows and doorways on the street level facade. Fanlights surmount the windows and doorways, and the arches rest upon rusticated piers crowned with capitals. Its upper story windows have been bricked in, with the exception of two double-hung sash windows with transom on the southwest corner. Historic photographs indicate that the windows were bricked shut very early, probably when the building first became a brewery. Other notable features on the top story include raised pilasters, as well as other raised brickwork under

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a carved wooden cornice with decorative stone brackets. The building retains its original vaulted roof, but a large wooden pediment that formerly was centered over the structure's front facade has been removed. On the rear of the building is a one-story addition of coursed stone construction and gable roof. The structure's interior has been modified over the years, reflecting its use first as an opera house, then as a brewery, later as a storage facility, and finally again as a brewery and pub.

6. Old City Hall, 27 North Front Street, Parcel No. 191319-23411
(Yakima City Hall, 1889-1890; remodeled prior to 1935)

In the summer of 1889, the city of Yakima purchased property on Front Street from T. J. V. Clark, who operated a general store in this vicinity, and from A. F. Switzer, a local building contractor. In September of that year, Switzer was hired to erect Yakima's first permanent city hall on this site for a total cost of \$5,990. Prior to actual construction, the project may have entailed the removal of wooden structures already standing there. At any rate, the two-story brick building was completed in either late 1889 or early 1890.

On May 25, 1890, a disastrous fire swept through the business district of Yakima, consuming numerous wooden structures. The brick walls of the new city hall, however, proved impervious to the flames, and actually restricted the inferno from advancing any farther north along Front Street, thus saving other wooden buildings standing in that direction. The city hall itself apparently came through unscathed. By this time, the police and fire departments and other city office already had moved into the structure.

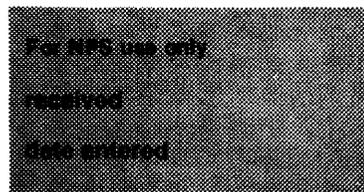
In a few years, the city hall proved too small for the growing city, which constantly put new demands on public services. By the early 1910s, the jail, fire department, and some other offices had been moved to other locations in Yakima. Sometime later, the facade and interior of the building were extensively remodeled, and the outmoded jail and fire station were rebuilt into office space. The large front doorway that had been built for the fire engines was eliminated at that time. It was probably then that the prominent bell tower was removed from the rooftop. By 1935 (and probably earlier), the remodeling had been completed and the building's street facade appeared exactly as it does today.

For nearly another half century, the city hall continued to house the mayor, council, clerk, treasurer, commissioners, engineers, city and county health offices and laboratories, inspectors, and other offices on two floors. In about 1949, the old city hall finally had become too small and obsolete for the times, and it was abandoned for a new city hall located elsewhere. For a period in the 1950s, the old building was occupied by military recruiters or stood vacant. Eventually it was acquired and remodeled into a warehouse by the Yakima Transfer and Storage Company, which was located in an adjacent building (the old Switzer's Opera House).

The Old City Hall is probably the second oldest building in the Historic District. Early photographs reveal that its original facade was nearly identical in architectural style to that of the adjacent opera house, also built by A. F. Switzer. In those photographs, both structures have arcades of arched windows and doorways. One of the doorways was large enough to accommodate a horse-drawn fire engine which was housed in the building. By at least the early 1930s, the exterior had been altered to its present appearance. The two-story facade is rather plain, with a raised brick cornice and a stone belt

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course between the first and second floors. Anchored chains suspend a flat metal awning over the building's street level windows and doorway. The upper level facade windows are multi-paned, double-hung sash. Despite the fact that the facade has lost most of its original integrity, the alterations themselves have now gained historical significance by virtue of their being more than fifty years old. In that sense, the building retains its historic integrity. In addition, the Old City Hall is one of the oldest surviving structures in Yakima, and its historic thematic association with local government is unique to the District

7. Cascade Apartments, 31 North Front Street, Parcel No. 191319-23410
(Hotel Sydney, 1909)

First known as the Hotel Sydney, this large, rectangular building was erected in 1909 for Mrs. Julia Hess Miller, a Yakima woman of prominent means who already had been in the hotel and bartending business for some time. The following description of the construction project appeared in the Yakima Daily Republic on May 22, 1909:

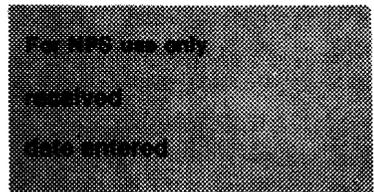
Plans are being prepared by Architect E. Workman for a \$35,000 hotel for Mrs. Julia Miller at the corner of A and Front street. The building will be three stories high, with full basement, with a frontage of 50 feet on Front Street and 140 feet on A street. The hotel office and lobby will be on Front street and four storerooms, one of which will probably be used for a dining room, will front on A street. The two upper floors are reserved for hotel purposes exclusively and there will be 60 rooms. The building is to be modern throughout with the latest hotel equipment, finely furnished and will cater to first-class trade. The construction will be of brick with stone front.

Work on the structure began as soon as the old wooden buildings then standing on the site were evacuated and moved to lots elsewhere in town. Completed in late 1909 or early 1910, the new hotel stood in a key location adjacent to the Yakima City Hall and across the street from the new Northern Pacific Depot, which was completed in 1910. Apparently named for Sydney Miller, who was a son or relative of Mrs. Miller's, the Hotel Sydney bid to serve the needs of traveling businessmen and others who frequented the district around the railroad depot. The new hotel had a cafe, was fireproof, had hot and cold water in every room, and rates were from \$1.00 and up. The Hotel Sydney Bar, with Amos N. Miller as proprietor, also operated in conjunction with the hotel. By 1920, the Miller family had left the Hotel Sydney and it had been acquired by others. Since that time the building has had a score of different owners and managers. In 1929, one of the new proprietors, Peter J. Hanses, changed the name to the Senator Hotel, a designation which was retained for 48 years, until the most recent owner, Richard W. Dameyer, renamed it the Cascade Apartments in 1977.

With the coming of statewide Prohibition in 1916, the hotel's bar had closed down, but the restaurant continued to operate here in conjunction with the hotel for many years. The most notable long-term proprietor was a Japanese-American named Henry J. Koga, who operated the Sydney Cafe (after 1929, the Senator Cafe) at this location from at least as early as 1928 through 1938. Afterward, Koga moved to the Oriental business district on South Front Street. Other small shops and offices also were located in the

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several business spaces located along the hotel's first-story facade on East A Street. Following the Second World War, several tenants attempted to start small businesses in the Senator Hotel, but with little success. After the 1950s, the building was used almost exclusively as apartments for low-income tenants. Today the Cascade Apartments stand uninhabited and boarded up.

The three-story brick building currently is painted white with black trim, but otherwise retains its original exterior integrity, with the exception of a molded cornice which has been removed. Notable features include lintels with decorative keystones over the second-story multi-paned, double-hung sash windows, raised brick quoins at the corners, and geometric raised brickwork at the frieze. Vacant shops with large plate glass windows are located on the lower level facing East A Street. A flat metal awning is suspended by chains over the hotel's locked front doors. The building's interior is deteriorated, in large part due to water damage from a leaky roof.

8. Hotel Roza, 26 North 1st Street, Parcel No. 191319-23409
(Hotel Michigan, ca. 1914)

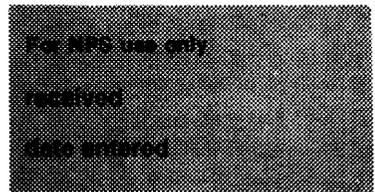
Originally named the Hotel Michigan, this large, rectangular building appears to have been erected by the Mullins family in about 1914 at the southwest corner of the North 1st Street and East A Street. At the time, Pat Mullins also owned the Hotel Washington, which stood at the opposite end of the same block (one block south at the northwest corner of North 1st Street and East Yakima Avenue; it has been razed and the site is located just outside of the historic district). The older Hotel Washington had long been one of Yakima's finest hostelries, and Pat Mullins fully intended to make the new Hotel Michigan of equal standing. Mullins is notable for being one of Yakima's early prominent hotel owners, and an unsuccessful mayoral candidate as well.

With Frank P. Mullins as manager, the Hotel Michigan prospered for many years. Advertising in the 1920s indicates that the price of lodging at that time was \$1.00 and up (with bath, \$1.50 and up), and all rooms had hot and cold water and telephones. The building also was fully serviced by an elevator. The hotel was operated continuously by Frank P. Mullins or his associates for more than three decades, before it was sold in about 1940 and renamed the Hotel Roza. The new manager, E. Flint, also operated the hotel for a long period of time. Richard W. Dameyer is the present owner of the building, which now includes the Crystal Palace restaurant as well as apartments.

Today the four-story brick building retains most of its original exterior integrity. The arched, double-hung sash windows and raised brick belt courses on the upper three levels are particularly noteworthy. Its street level has been somewhat altered, with the arched windows boarded shut along the northeast corner, and modern plate glass windows have replaced the originals in the now-abandoned shops at the western end of the structure along East A Street. Modern fire escape ladders have been attached to its north side. A 1981 Yakima County Assessor's report noted that the building had undergone "no structural changes," and had been brought up to city codes. The building's age, size, retention of integrity, and location make a significant contribution to the extent and character of the Historic District.

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9. Blue Banjo Tavern, 22 North 1st Street, Parcel No. 191319-23405
(Jean B. Dazet and Company Saloon, ca. 1914)

The Jean B. Dazet and Company Saloon stood at this location at least as early as 1907. The tavern originally may have been a wooden building, but Dazet apparently replaced it in 1914 with the existing brick structure, whose front facade was incorporated as a southern extension of Pat Mullins' Hotel Michigan. At any rate, both owners (Dazet and Mullins) probably cooperated in the erection of the two adjacent businesses in ca. 1914. By this time, Dazet had renamed his tavern The Barrel House, a designation which was retained for decades to come.

With the imposition of statewide Prohibition in 1916, The Barrel House became a soft drinks and billiards parlor. By 1920, Dazet sold out to William Harrington, who previously had been a saloon keeper in Granger. For the next quarter of a century, William Harrington and his wife Elizabeth continued to run The Barrel House, selling soft drinks, cigars, and confections, as well as operating or leasing space for a restaurant. Harrington began serving beer again after Prohibition was repealed in 1933. After World War Two, Harrington sold out to a new owner, who changed the saloon's name to the Olympia Tavern, but continued to call the restaurant the Barrel House Lunch. The business stood vacant during the last half of the 1960s, before it was acquired by James and Norma Chapman in ca. 1970 and reopened as the Blue Banjo Tavern, which it remains today.

The rectangular, two-story brick building standing adjacent to the old Michigan Hotel has been altered on its lower level with plate glass windows and a wide wooden sign. Its upper story retains what was probably the original appearance, displaying decorative raised brickwork that extends into the facade of the adjacent hotel. The inlaid matching brickwork may indicate that the saloon was built at the same time as the hotel, or possibly an earlier facade was altered to match that of its imposing and architecturally more impressive neighbor. Four one-over-one, double-hung sash windows on the upper level appear to be original. A bar currently occupying the building's lower level appears not to have been altered significantly from its original dimensions. The upstairs also retains what was probably its historic floorplan as sleeping rooms. Although the building has lost some of its integrity on the street level facade, the second story, south side, and rear remain intact and retain the structure's historic appearance.

Total county of contributing resources: 9
Total count of noncontributing resources: 0

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away from the District. Theatrical productions ceased at the Opera House, and shortly after the turn of the century the North Yakima Brewing and Malting Company acquired the building, remodeled it, and began brewing what was billed as "the best on tap and in bottles." Saloons, restaurants, and boarding houses catering to railroad travelers came to predominate in the formerly fashionable District. In 1910 the NP erected yet a newer passenger depot, built on a grand scale that added new life to the area. But at the same time, the NP's paving over of the landscaped parkway surrounding the old depot diminished the District's charm and attraction to the general public.

State-wide prohibition, which became law in 1916, affected the character of that section of the city near the railroad facilities to a considerable extent. The numerous saloons became cafes, confectionaries, soda fountains, or tobacco shops. The brewery closed, and in 1919 Yakima Transfer and Storage moved into the building, to remain there for the next 60 years. Speakeasies operated in some of the hotels and lodging houses. The city's "red light district," originally located in frame houses on South Front Street, moved north about this time into more substantial facilities on both sides of East Yakima Avenue. While demolition of aged hotels in the block south of that avenue later displaced prostitution there, the timeless profession remained firmly entrenched in the block to the north.

When prohibition ended across the nation in 1933, the District along North Front and North First streets was once again transformed to a character resembling what it had been prior to 1916. Bars and taverns returned to buildings that earlier housed saloons, but the former brewery continued as a transfer and storage facility. Hotels and lodging houses still catered primarily to rail travelers, and the City Hall remained in operation. Prostitution had come to stay, and the character of the District was established in a fashion that remained essentially unchanged over the next half century.

The frame structures that originally stood within the Historic District have all disappeared. What remains are brick and stone buildings representing the city's transformation from a frontier railroad town to an established city. The buildings are among the oldest structures in town, and their concentration within a contiguous area lacking modern intrusions is the last assemblage of truly historic commercial buildings within the city limits. The District provides local citizens and visitors with a visible link to Yakima's past and a reminder of the historic character that has vanished from the rest of the city.

Areas of Significance

Present in the District are buildings associated with three themes significant in the history of Yakima: commercial development, transportation, and city government. The District derives further significance from its architecture and association with a builder/contractor important in the early physical development of the city of Yakima.

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Commerce

The majority of the buildings (6 of the 9 in the District) are commercial, generally of brick and stone construction, and are all between 1½- and 4-stories high. Three of the buildings pre-date the turn of the century and are among the very oldest commercial structures remaining in Yakima, including the historic opera house and retail stores. Their concentration within a contiguous entity unintruded by modern buildings is unique to the city. The commercial buildings all possess good integrity and retain a character essentially unchanged for the past three-quarters of a century or longer. Commerce in the District was closely related to the railroad depot and has during the twentieth century catered to a largely transient, low-income clientele, particularly while the railroad served as the primary mode of transportation. Thus, the District is the site of several substantial hotels and lodging houses. Since the decline, and finally the end, of railroad passenger service to the city, transients arriving by other means to work mainly in the area's agricultural industry have congregated within the District. Hotels and bars today predominate there as they nearly always have. Briefly during Prohibition, the saloons were put to other uses, but speakeasies flourished in nearby hotels where demand remained unchanged by laws. The brewery, which occupied what briefly had been an opera house, closed and became for many years a transfer and storage facility. As if the past destined the future, the building once again houses a local brewery.

Transportation

The theme of transportation is represented in the District by two buildings, the Northern Pacific Railroad Passenger Depot and the Northern Express Company building. The Historic District's location, character, and significance have to an immeasurable degree been determined by the presence of the railroad. Indeed, the entire city owes its very existence to the Northern Pacific. For nearly a century after the railroad established its first depot, the District was nourished by the passenger and freight traffic centered at the railroad facilities. Throughout the period of the District's historical significance, the railroad served the city and greater Yakima Valley as the primary transportation link with the outside world. Other railroads arrived in Yakima after the NP. Some of their structures remain standing in the city, such as the Union Pacific depot and the Yakima Valley Transportation Company facilities, but retain far less architectural style and integrity than do the NP depots.

Politics/Government

The theme of politics and government is represented in the Historic District by the Old City Hall Building. Although altered from its original appearance, the building is one of the oldest in the District. It served as the seat of the city government for at least sixty years. Its location is in itself significant: it was the first brick building erected on North Front Street (1889-1890), no doubt situated where it was so as to place the city offices at the hub of business activity. The first city fire department was also housed in the structure, undoubtedly in order to occupy a commanding position in the downtown area standing to suffer the greatest losses to fire. After the fire department moved to another building outside the District in 1913, the structure was remodeled to expand office space for city employees. The building's continued use as a city hall through the first half of the twentieth century ensured its place as a focal point for local government long after the focus of commercial activity had shifted away from the District. A modern city hall has been erected at another location, leaving no other his-

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toric building associated with municipal government in Yakima other than the Old City Hall within the District.

Architecture

The District illustrates changing architectural fashions of commercial buildings, from the modest Lund and Commercial Saloon buildings dating from the turn of the century, to the grander Michigan and Sydnes hotels, built roughly a decade later. These examples of late Victorian commercial design are among the very last remaining in Yakima. The NP Passenger Depot, the most architecturally distinguished building in the District, reflects not only the importance of the railroad to the community, but also the popularity of the Mission Revival style prevailing in depot designs among western American railroads around the turn of the century. A builder/contractor significant in the early development of the city of Yakima played a considerable role in the Historic District. A.F. Switzer built the oldest structures in the District, including the Old City Hall (1889-1890), the Opera House/Brewery (ca. 1890-1891), and the Lund Building (1898-1899). Switzer also constructed other buildings in Yakima during its formative period, including the Bartholet Hotel (1889) (now the Stockman's Bar on North First Street) and the Central School Building (1888). Little is known at this time about Switzer's life or career.

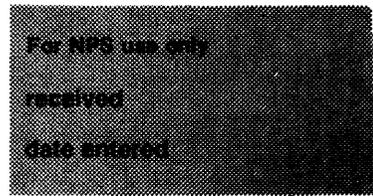
Conclusion

In recent years, several buildings in the District have experienced adaptive reuse. After standing vacant for a number of years, the Opera House has once again become a brewery. A portion of its interior lower level has been remodeled in the style of an English Pub where the local brew (Grant's Ale) is the only beer on tap. Some brewing equipment is housed in the adjacent Old City Hall, entry to which is gained via interior doorways connecting the two buildings. One of Yakima's most fashionable restaurants (The Greystone) has moved into the remodeled main floor of the Lund Building, where the original rock walls and pressed tin ceiling add historic flavor to an elegant, yet rustic atmosphere. Also on the main floor is a women's dress shop (Corday's). The once dusty storage basement is now occupied by a specialty wine shop (The Wine Cellar). Recent structural repairs on the Lund Building's west wall have added longevity to one of the city's most promising rehabilitated commercial properties. Across North Front Street a farmers' market has added glass doors to one end of the NP Freight Depot where local produce is sold seasonally. The farmers' market also sells produce under the awnings of the Passenger Depot, and hopes someday to acquire the building, where occasionally flea markets or rummage sales are now held. The Commercial Saloon (Top Que) is still in use as a billiard parlor and rooming house, as is the Hotel Michigan (Hotel Roza), which contains a restaurant (Crystal Palace) as well as apartments. The Dazet Saloon (Blue Banjo) is still a tavern and is likely to remain so. Of the nine buildings in the District, the vacant Hotel Sydney (Cascade Apartments) is probably the least used and most decrepit on its interior.

One historic building standing in the now-vacant lot between the Commercial Saloon and the Opera House was destroyed by fire in 1977. Historic photographs indicate that the building was of similar construction, design, and character as those remaining within the District. Its loss is regrettable, but no modern structures have replaced it to intrude upon the District. What remains is a clearly recognizable Historic District distinguishable from the rest of the downtown area. The District consists of the city of Yakima's last remaining assemblage of historic buildings concentrated within a contiguous unit. When

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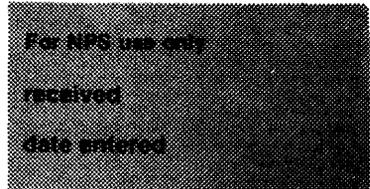
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viewed in its surrounding modern urban setting, the District conveys a sense of time, place, and historical development present nowhere else in the city.

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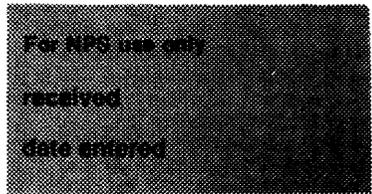
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UTM References

	<u>Easting</u>	<u>Northing</u>	<u>Zone</u>
A.	690890	5163870	10
B.	690910	5163900	10
C.	690920	5163860	10
D.	691020	5163890	10
E.	691050	5163880	10
F.	691000	5163850	10
G.	691010	5163810	10
H.	690990	5163800	10
I.	691000	5163760	10
J.	690940	5163740	10

Verbal Boundary Description

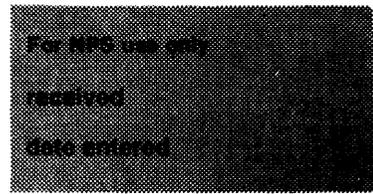
The boundaries of the Old North Yakima Historic District are shown on the accompanying map entitled "Old North Yakima Historic District." Beginning at the northwest corner (A) of the district at the eastern edge of the easternmost Burlington Northern (formerly Northern Pacific) railroad track, proceed eastward along the north edge of the Northern Pacific Passenger Depot loading dock to the western curb of North Front Street (B); proceed south to a point (C) on the western curb of North Front Street to a point opposite the southern curb of East A Street; proceed eastward across North Front Street continuing down the southern curb of East A Street to the northeast corner of the block (D) at North 1st Street; proceed south down the western curb of North 1st Street to a point (E) opposite the south side of the Blue Banjo Tavern (Parcel #191319-23408); proceed west along the south side of the Blue Banjo to a point (F) in the center of the alley running north/south through the center of the block; proceed south to a point (G) in the center of the alley running east/west through the block; proceed west down the alley to a point (H) opposite (north of) the northeast corner of the Lund Building (Parcel #191319-23400); proceed south along the eastern wall of the Lund Building to the northern curb of East Yakima Avenue (I); proceed west along the northern curb of East Yakima Avenue across North Front Street past the Northern Pacific Freight Depot to the eastern edge of the easternmost railroad track (J); proceed north along the easternmost railroad track past the Northern Pacific Freight Depot and the Northern Pacific Passenger Depot to the northwest corner of the Historic District (A).

The Historic District is bounded on the south by East Yakima Avenue; on the southeast by a modern restaurant (J.B. Big Boys) and three historic buildings (Stockman's Bar, Sports Tavern, and Topic Cafe) that have all lost most of their historic architectural integrity; on the east by North 1st Street; on the north by East A Street and the northern edge of the Northern Pacific Passenger Depot loading dock; and on the west by the easternmost Burlington Northern (formerly Northern Pacific) railroad track.

Boundaries of the Historic District are drawn to exclude the three old, remodeled buildings (Stockman's Bar, Sports Tavern, and Topic Cafe) facing North First Street south of the Blue Banjo Tavern, and the

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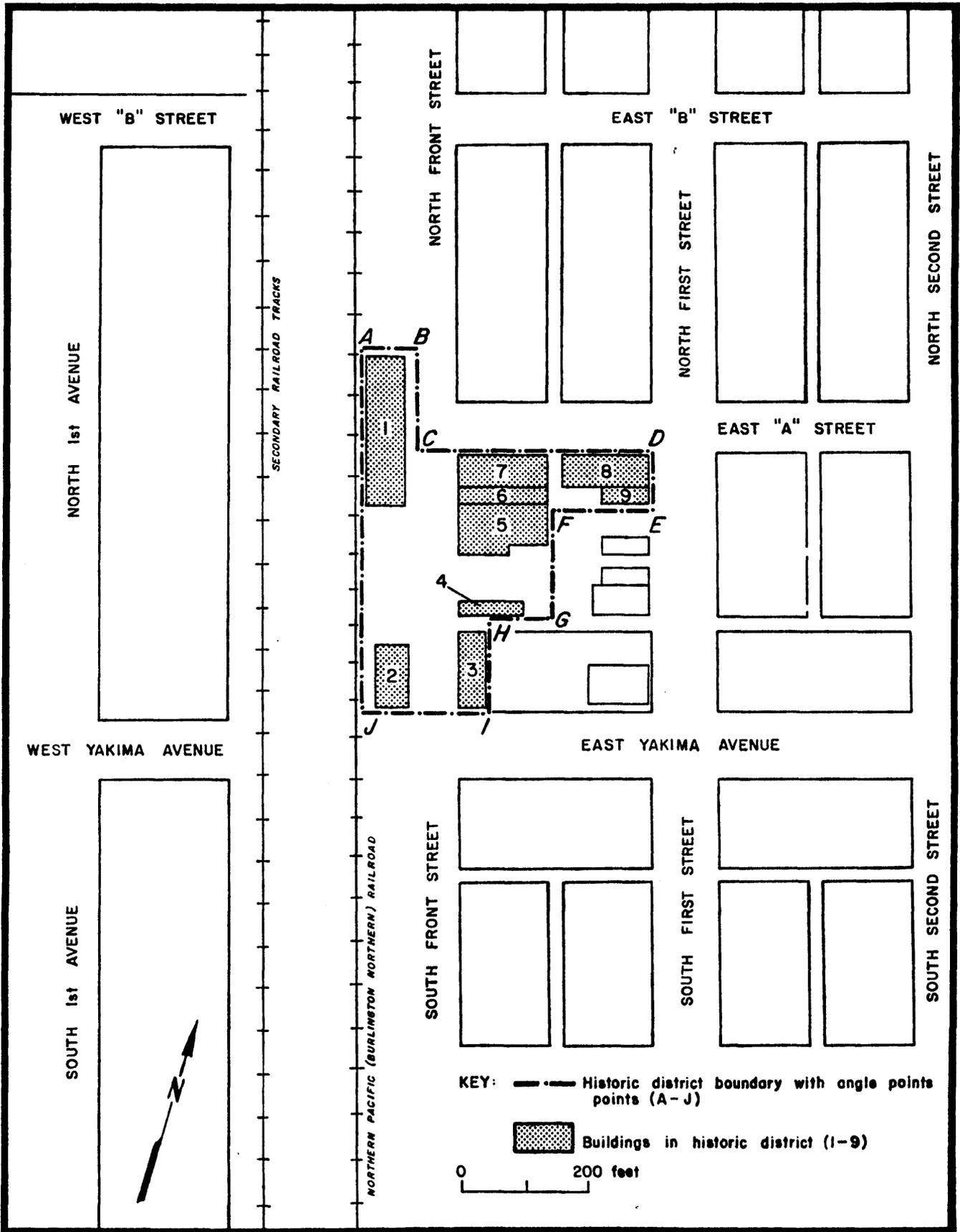


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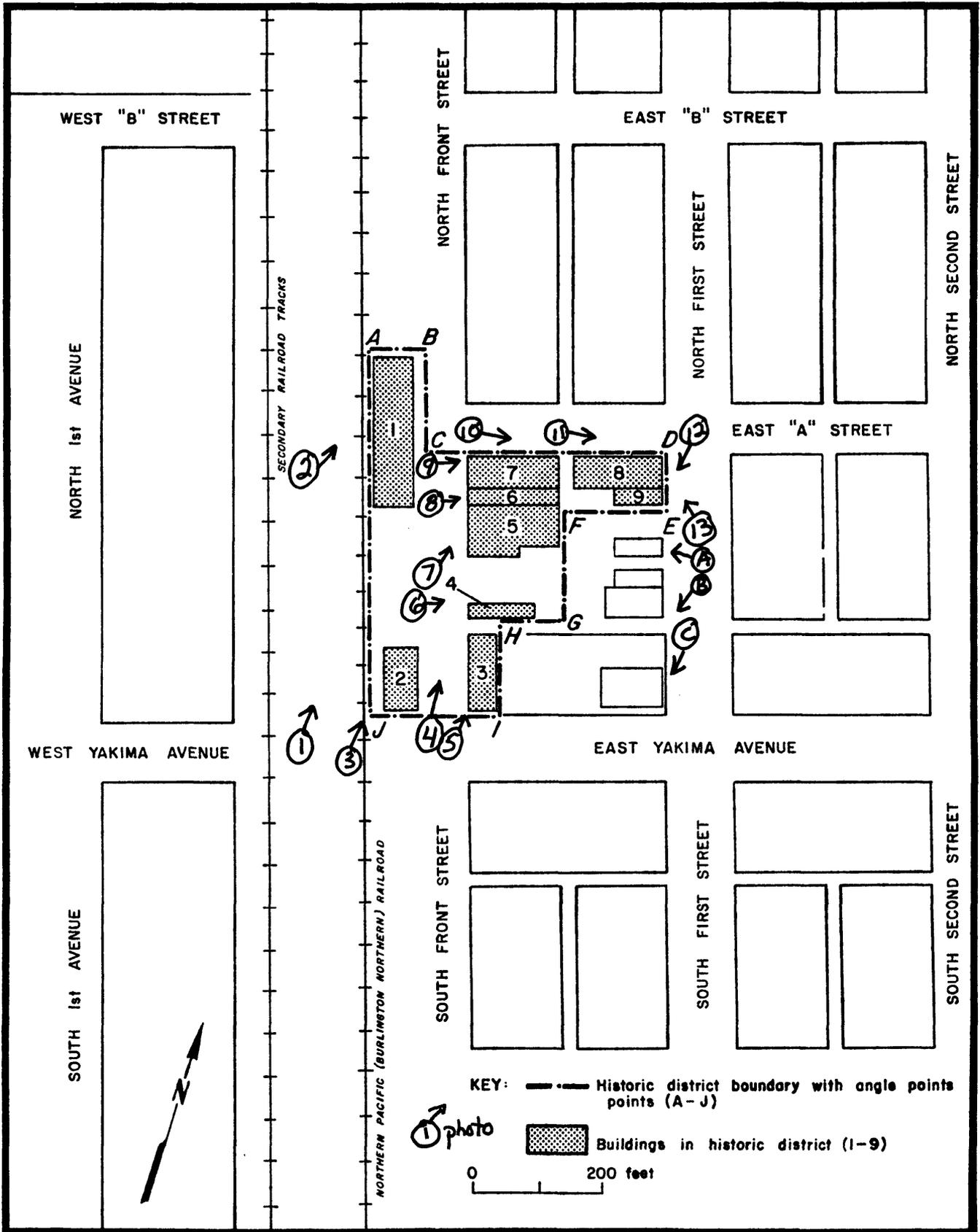
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modern restaurant (J.B.'s Big Boys) and adjacent parking lots located on the southeast corner of the block. To the east of the District across North 1st Street are parking lots and a modern bank building. To the south of the District across East Yakima Avenue are vacant lots where historic buildings have been razed. To the north of the district across East A Street, historic buildings were razed and a modern county jail and an unemployment security office have been erected in their place. To the north of the Northern Pacific Passenger Depot west of North Front Street is a parking lot, once part of the Northern Pacific Depot grounds but now not associated with the Depot. To the west of the Historic District are several sets of railroad tracks lying in an area ca. 75 meters across. Beyond the tracks are fruit warehouses representing historic development different in time and thematic association from that of the Historic District.



Old North Yakima Historic District



Old North Yakima Historic District