

United States Department of the Interior
National Park Service

RECORDED
JUN 13 1990

National Register of Historic Places Registration Form

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name Rosedell; the A.E. Larson House
other names/site number N/A

2. Location

street & number 1811 W. Yakima Ave. not for publication
city, town Yakima vicinity
state Washington code WA county Yakima code 077 zip code 98902

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	— buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	—	— sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	— structures
	<input type="checkbox"/> object	<u>2</u>	— objects
			<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.
 See continuation sheet.

Signature of certifying official *Jacob E. Johnson* Date 6/1/90
Washington State Department of Community Development Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. **Entered in the National Register**
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper *Helene Byers* Date of Action 7/12/90

6. Function or Use

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

Current Functions (enter categories from instructions)
Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Neoclassical

foundation stone

walls stone

roof wood: shingles

other

Describe present and historic physical appearance.

Built about 1905, the A.E. Larson House (named Rosedell by its owner) is a monumental Neoclassical residence located on the west side of Yakima on a gentle hill that overlooks the city and surrounding countryside. The house is constructed of rusticated ashlar masonry and is distinguished by two colossal porticos with fluted columns. The home is sited on a seven lot parcel (comprising approximately two acres) which forms a triangular park-like lawn, ornamented with a variety of deciduous and coniferous trees (including English and American oak, walnut, and cedar), a fish pond, and rock retaining walls. To the rear of the house is a two story frame carriage house, now converted to a residence.

The Larson House is built on a cross-axial plan with a cross gable roof. It rises two and one half stories above a foundation and daylight basement of coursed basalt. The walls are built of regularly coursed, rusticated stone, and are crowned by a projecting bracketed cornice. The eaves of the gable roof are boxed and the gable ends are faced in shingles. In 1985, the roof was resurfaced with cedar shingles. The original urn-shaped finials still ornament the gable peaks.

The house features two principal facades joined by an engaged circular tower at the southeast corner, with an open basalt porch that wraps around the facade. The front (south) facade is sheltered by a projecting two-story portico with full pediment. The pediment features a projecting raking cornice and a circular light in the tympanum. The pediment rests on a full entablature with bracketed cornice, frieze with triglyphs, and a plain architrave. The entablature is supported by a colonnade of four colossal fluted columns. Beneath the portico, the facade is punctuated by a central single leaf door with glazed panel and leaded glass transom. On the upper story, a tripartite window, with double hung sash, lights the second floor hall. To the west of the door are two windows that light the stairway; to the east is a single pane window with a leaded glass transom.

To the east of the front portico is the engaged tower, surmounted by a projecting cornice with a balustrade (currently being restored). The tower is lighted by four windows, including two paired windows, on each story. The windows, which are slightly curved to follow the plane of the tower, are one-over-one double hung wood sash units beneath leaded transoms.

The tower joins the south facade with the east elevation, which is treated as a second principal facade, dominated by a flat roof portico supported by three colossal fluted columns. The columns support a full entablature with a projecting cornice (with consoles), frieze (with triglyphs), and architrave. The rooftop balustrade is currently under restoration. Beneath the portico is a central single leaf door with leaded glass transom, flanked by a bay window on the north and a wood sash window on the south. The second floor beneath the portico originally was an open balcony but was enclosed with glazing to serve as a sleeping porch in the 1920's. Above the portico, in the tympanum of the gable end, is a Palladian window.

On the west side, a projecting two story bay was added to the house in the early 1930's by the original owner to house his library. A second floor bedroom above the library was added in the 1940's. The library is constructed of the same stone as the rest of the house, but the upper bedroom is frame. Above the second story, a Palladian window lights the gable end. The rear elevation of the house features regularly spaced windows and an enclosed, glazed porch.

The interior of the Larson House features monumentally designed public spaces and lavish materials. Throughout the first floor, rooms are ornamented with a painted frieze, oak floors with geometric parquetry, and classical moldings. The central entry hall features a fireplace with simulated stone mantelpiece and a tile surround. Above the mantle is a mirror framed by an entablature molding. To the south of the door, the stairway rises in three flights to the second floor. The bannister features turned balusters and the stairhall is lined with panelled wainscoting.

To the east of the entry is the original front parlor or music room, separated from the entry hall by a massive box beam supported by fluted columns rising from a panelled plinth. The parlor opens onto the rounded bay of the tower, with a built-in window seat. To the north of the parlor is the dining room,, which is also accessed from the side porch. The dining room features a beamed ceiling, panelled wainscoting, and built-in buffet. Panelled pocket doors separate the dining room from the

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living room to the west. The living room also features a beamed ceiling and panelled wainscoting. To the west of the living room, through an arched opening, is the library. The library is dominated by a fireplace with a Tudor arch surround and tile frieze depicting dancing children, trees and sail boats. The rear kitchen, which originally served as the maid's quarters, retains an oak "frigidaire" and built-in cupboards, with an adjacent pantry.

The second floor of the home includes four bedrooms arranged around a central sitting room with fireplace. The master bedroom features built-in cabinetry and two walk-in closets. An adjacent sewing room has walls of drawers, a built-in ironing board, and a floor register to heat the feet of the seamstress. The entire interior, including third floor attic and basement, contains 10,000 square feet.

To the north of the house, on the rear of the property, is a two story frame carriage house built at the time the house was constructed. The carriage house has a hip roof with extended eaves and an engaged polygonal tower with conical roof. The carriage house is sided in clapboards and features one-over-one double hung windows. The upper hayloft door has been enclosed with a window but otherwise the structure retains good exterior integrity. The interior has been modified to accommodate a residential use.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

 nationally statewide locallyApplicable National Register Criteria A B C DCriteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ArchitectureCommerce

Period of Significance

1904-1934

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Larson, Aldebert E.

Architect/Builder

Not Known

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

Rosedell, the suburban estate of businessman A.E. Larson, is the finest example of Neoclassical residential design in the city of Yakima, and is closely associated with one of the community's most important civic leaders. Built in 1905, the monumental house features walls of rusticated coursed ashlar, colossal porticos with fluted columns, a two story engaged tower, and an ornate interior distinguished by fine craftsmanship. Located in a two-acre park-like setting, the house is built on a rise that offers panoramic views of the city and surrounding countryside. In both setting and scale, the house reflects the lofty status of its builder and ranks among the finest suburban mansions in the city. Remarkably, the house retains nearly complete integrity from the period of Larson's ownership.

Historical background: Destined to become a leading figure in the commercial development of Yakima in the early 20th century, Aldebert E. Larson was born in a log cabin on a farm near Albert Lea, Minnesota, in 1862. In 1884, he left his home state for Washington Territory, where he found employment in a Cle Elum logging camp. In the following years, he worked in camps in Oregon and California as well as Washington until he settled permanently in Yakima in 1891. That year, Larson bought an interest in the Scott Lumber Yard and began investing in the city's nascent commercial center. In 1899, Larson built the city's first theater--originally known as Larson's Theater, and later as the Yakima Opera House--and employed J.S. Pearson, a Des Moines architect, to design the structure. (In 1907, Larson sold the theater to John Cort). In 1910, Larson erected the Donnelly Hotel, a major hostelry in the center of town. Finally, in 1931, in the midst of the Depression, Larson opened the 11-story Larson Building, an Art Deco tower designed by John Maloney and widely considered central Washington's preeminent commercial landmark.

Larson's contributions to the Yakima Valley went beyond real estate development, however. In the early 20th century, he served as vice-president of the Larson Hardware Company, vice-president of the Yakima First National Bank, president of the Sunshine Mining Company, president of Surety Finance Company, and owner of the local Ford dealership. For many years, Larson was avidly involved in promoting reclamation in central Washington, and was the moving force behind the campaign to secure federal funds for the Roza irrigation project. Larson also helped organize the local chamber of commerce, the Rotary club, and was a chairman of the local Democratic Party central committee. Larson helped form the Central Washington Fair Corporation and was a member of the state Planning Commission.

A few years before his death, Larson wrote that he had "seen the valley change from a sage brush desert into a veritable Eden." He could have added that his own role in that transformation was considerable. That legacy continued after his death in 1934, when his bequests to local organizations helped establish Yakima Junior College, Painted Rocks Park, and benefitted a number of local groups and charities including the Yakima Public Library.

Although most of Larson's activities focused on his business and civic interests, he spent considerable time and money building his estate on West Yakima Avenue. In February 1904, the local newspaper reported that Larson had purchased seven lots on the city's west side from I.H. Dills for \$1,250. On this site, it was reported, Larson "will build a handsome suburban residence."

Indeed, over the next several years, Larson constructed perhaps the city's largest and most imposing residence up to that time. Masons built foundations and exterior walls from local stone, carefully laid in coursed ashlar. Not until May 5, 1906 (nearly two and one-half years after the property was purchased) did the newspapers report that interior decorator Edward Fournier of Minneapolis had at last completed decorations "to Larson's new house on Nob Hill." In the next decade, many of the landscape features--including trees reputedly from each state--were completed by Ray Gardner.

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When finished, the Neoclassical Larson house was a showpiece of architecture and craftsmanship. The massive stone walls of coursed quarry face ashlar, the engaged tower, and the colossal porticos evoked a sense of solidity and monumentality in dramatic contrast to the picturesque houses of an earlier decade or the Craftsman residences of the following years. The interior, which features parquet floors, panelled wainscoting, beamed ceilings, and painted friezes, has few equals. And the hillside setting, with its dramatic views and landscaped lawn, more successfully evoke an ideal suburban character than any other property on the west side. Construction of the house no doubt led to the increased suburbanization of the area, loosely referred to as Nob Hill, which soon emerged as the city's zone of preferred residence.

Following Larson's death, the house remained the residence of his wife Rose. The dream of Larson to convert the property into an art museum was never realized, however, and the house passed to the Raymond Derby family following the death of Mrs. Larson in 1969. The house is currently owned by Randy and Jeannette Butler, who have carefully maintained the property's historic integrity.

9. Major Bibliographical References

Jackson, Gary. Remembering Yakima By Those Who Were There. Yakima: Golden West Publishing, 1975.
Yakima Herald, February 17, 1904; May 5, 1906.
Pollard, Lancaster. A History of the State of Washington, Vol. IV. New York: American Historical Society, 1937, p. 542.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

10. Geographical Data

Acreage of property 2 acres

UTM References

A	<u>10</u>	<u>689085</u>	<u>5163170</u>
	Zone	Easting	Northing
C	<u>10</u>	<u>688960</u>	<u>5163260</u>
	Zone	Easting	Northing

B	<u>10</u>	<u>688960</u>	<u>5163160</u>
	Zone	Easting	Northing
D			
	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

Lots 1,2,3,4,5,6,7, East 1/2 8, Yakima Residential Addition.

See continuation sheet

Boundary Justification

The nominated property includes the entire triangular parcel originally associated with A.E. and Rose Larson, including the main house and carriage house.

See continuation sheet

11. Form Prepared By

Name/title	<u>Leonard Garfield, with research assistance by Randy & Jeannette Butler</u>		
organization	<u>Archaeology & Historic Preservation</u>	date	<u>February 6, 1990</u>
street & number	<u>111 West 21st Ave., KL-11</u>	telephone	<u>(206) 586-2901</u>
city or town	<u>Olympia</u>	state	<u>Washington</u> zip code <u>98504</u>