

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000281 Date Listed: 3/31/92

Michael Horan House  
Property Name

Chelan                      WA  
County                      State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for* Antoinette Lee  
Signature of the Keeper

4/2/92  
Date of Action

=====  
Amended Items in Nomination:

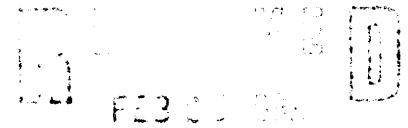
**Statement of Significance:** In the last paragraph of section 8, page 3, the first sentence should read: "Since its construction in 1899-1900, the Horan House . . ."

This information was confirmed with Leonard Garfield of the Washington State historic preservation office.

**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

# 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 Horan, Michael, House  
other names/site number N/A

### 2. Location

street & number 2 Horan Road  not for publication  
city, town Wenatchee  vicinity  
state Washington code WA county Chelan code 007 zip code 98801

### 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
			— 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.

Jacob E. [Signature] 12/16/91  
Date

Washington State 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. Autumneth of Lee 3/31/92  
 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] Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
Domestic: single dwellingCurrent Functions (enter categories from instructions)  
Commerce/Trade: restaurant

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation stone  
walls wood: weatherboardroof wood: shingle  
other

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Describe present and historic physical appearance.

The Michael Horan House is a two-and-one-half story wood frame Victorian residence constructed in 1899 on the north side of the Wenatchee River near the confluence with the Columbia. Sited on a one-and-one-half Driingacre lawn with large cedar, fir, and birch trees, and surrounded on three sides by extensive commercial orchards, the house is one of the best preserved Victorian residences in the region. The structure is characterized by steeply pitched roof shapes, ornamental sawn and spindle ornament, and projecting gables and bays reflective of the Victorian era.

The Horan House is built on an irregular plan, with a central block with hip roof and several projecting gabled wings. The house is constructed of a balloon frame resting on a random stone foundation and rising to steeply pitched roofs sheathed in wood shingles. The house is sided with horizontal drop siding, framed with cornerboards. Two brick chimneys with corbeled caps rise from the center ridge of the main roof; a third chimney rises against the east wall.

The front (south) facade of the house overlooks the Wenatchee River and is framed by two gables that project from the main block. The eastern gable shelters a two-story cutaway bay. The gable features extended boxed eaves with narrow bargeboards and an ornate spindlework truss in the gable peak. Large decorative brackets with ornamental scroll work and pendants support the gable end where it overhangs the chamfered bay. Each face of the bay is lighted by a tall and narrow window, with one-over-one double-hung wood sash units in the upper windows and single-pane fixed lights below (replacing the original sash in the late 1980s). The windows are framed with simple architraves, with projecting entablature hoods.

Perpendicular to the cutaway bay, the facade of the main block is spanned by a veranda, which in turn is surmounted by a second floor porch beneath the western projecting gable. The veranda wraps around the facade from the west side to the cutaway bay on the east, and is supported by turned posts with scroll brackets and scallop trim along the frieze of the porch roof. A small gabled pediment, with scallop trim, projects from the veranda roof above the central entry. The veranda floor is poured concrete, and is approached by a concrete walkway.

The second story porch rises above the veranda on the west side of the facade, and is sheltered by a projecting gable supported by turned posts, with scroll brackets and scallop trim along the gable frieze. The gable features extended eaves trimmed with bargeboards and an ornate spindlework truss in the gable peak. The balcony is accessed through a panelled door with arched lights.

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A single leaf front door (not original) with glazed multi-light upper panel is located at the juncture of the main block and the cutaway bay. The door is enframed by sidelights and a transom. Windows are regularly disposed across the facade and side elevations of the main block, and (except for the first floor bay windows) are lighted by one-over-one double-hung wood sash. The windows are trimmed by plain architraves with entablature hoods.

Full-height cutaway gabled bays project on the east and west side elevations, and are lighted by regularly placed one-over-one double hung wood sash windows, framed with simple architraves and hood moldings. The eaves of the gables project over the chafered sides and are trimmed with bargeboards, truss ornaments, and brackets. On the rear of the main block, a gable wing extends to the north and provides a rear entry to the house. A side porch on the rear east elevation was enclosed in 1991.

The interior of the Horan House features a typical Victorian floor plan, with clearly delineated spaces. The front entry opens to a narrow stair hall, with a front parlor and rear dining room on the east, and a parlor and rear bedroom on the west. The staircase that leads to the second floor features turned balusters with rounded newel posts. Throughout the house plaster and lath walls mostly remain intact; extant mill work includes fluted window and door architraves, with bull's-eye moldings, panelled doors, and molded baseboards. Some ceilings have been covered with acoustical tile. A broad archway was opened between the front parlor and rear dining room sometime in the first quarter of the 20th century; the brick fireplace against the east wall of the parlor was probably added at the same time. The kitchen wing has only been remodelled slightly to accommodate the restaurant that has been located at the house since the 1980s.

Immediately to the east of the house is a concrete garage built in the early 20th century. The garage is four bays wide, has battered walls, and has a gable roof with two gabled dormers faced in drop siding. Although the garage post-date the house, it retains good integrity from the historic period and is considered a contributing resource.

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**8. Statement of Significance**

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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)

Agriculture  
Architecture

Period of Significance

1899-1919

Significant Dates

1899-1900

Cultural Affiliation

N/A

Significant Person

Horan, Michael

Architect/Builder

Horan, Michael

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

Built in 1899, the Michael Horan House is historically significant for its association with a pioneer Wenatchee Valley rancher, orchardist, businessman, and civic leader, and is among the finest examples of Victorian residential architecture in the community. Horan, who arrived in the valley in 1889, established the town's first butcher shop, helped form the first bank, developed a leading livestock ranch and orchard, served on the initial and subsequent city councils, and was named the first National Apple King, bringing nationwide attention to the orchards of the valley. The house he built at the confluence of the Columbia and Wenatchee Rivers is a well preserved example of the vernacular Victorian style of the era, characterized by multiple gables and bays, porches and veranda, and spindle and sawn ornament.

Historical Background: Michael Horan was born in Stockbridge, Massachusetts, in 1854, the son of Irish immigrant parents who died before the boy was a teenager. In 1876, Horan traveled west, first to California where he worked variously as freight handler, miner, and San Francisco policeman, and then to Tombstone, Arizona, where he opened a meat market. In 1884, Horan moved from the Southwest to the Northwest, settling first in the Puget Sound area where he worked in a stone quarry near Tacoma, and then in the Cascade Mountains mining community of Roslyn, where he established a butcher shop. Horan remained in Roslyn for five years and married Margaret Rankin of Cle Elum in 1888. That year, Horan travelled east of the Cascades looking for opportunities, and the following spring settled in the nascent community of Wenatchee where he remained for the rest of his life.

Before the 1880s, the area that is now Chelan County had few non-native residents except for Chinese who worked placer mines along the rivers. The small American settlement at the confluence of the Wenatchee and Columbia Rivers was established in 1871 when Samuel Miller and Frank and David Freer of Walla Walla opened a trading post at the site. By 1888, a town had been laid out along today's Miller Avenue. When Mike and Margaret Horan arrived in 1889, they were the twelfth family and the meat market that Horan opened was the fifth commercial enterprise in town.

But the pace of life in Wenatchee quickened in the early 1890s when James J. Hill announced plans to bring the transcontinental Great Northern Railway through the vicinity on its route over Stevens Pass to Puget Sound. Not surprisingly, the promise of a rail connection set off a boom.

In 1892, Hill accepted the plans of the Wenatchee Development Company (led by Seattle investor Judge Thomas Burke) to plat a town on land owned by the railroad. To the dismay of residents, the

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new town was located about a mile south of the existing community. But the development proved a great success. After it was platted in May, 1892, the company sold \$100,000 worth of property in just five days, and residents of the old town packed up and moved when developers offered equivalent lots and paid moving expenses. When the railroad arrived later that year, 100 people lived in the town, and Wenatchee was incorporated as a fourth-class city in December.

According to a local historian who knew him, Horan was "in on the planning of most all the principle developments in early Wenatchee" during those formative years. In 1890, for example, he was elected Kittitas County Commissioner; for many years, he served as a county school director. In 1891, he founded and was an original trustee of the town's first fraternal organization--the Junior Order United American Mechanics. Horan helped establish the region's first bank (Wenatchee Columbia Valley Bank) in 1892 and served as an officer for most of the rest of his life. In December, 1892, shortly after the city was incorporated, voters elected Horan to the town's first city council. From the council's inaugural session on January 18, 1893, Horan played an important role in the development of city government.

Horan's influence was reflected as well in March, 1892, when he was elected chairman of a large public rally that voted to exclude Chinese from Wenatchee by "honorable, legal, and lawful" means, reflecting the nativist fervor of the times. At the meeting, Horan was put in charge of implementing exclusion plans, and he specifically recommended the "Pierce County method." When one citizen questioned if such measures were legal, the objection "was ominously met by the frank statement that if these [measures] failed another mass meeting could be easily assembled and the committee authorized to adopt other measures."

In addition to his leading civic role and position as bank officer, Horan had a varied business career in Wenatchee. Initially, he operated his meat market and a sideline business buying and selling livestock. In the mid-1890s, Horan moved from his four-room cottage to the 130-acre homestead of pioneer Samuel Miller (who was experiencing financial setbacks) at the confluence of the rivers, and focused exclusively on his livestock operation, raising prize-winning stock and poultry and starting a dairy business. For the first few years, the Horans lived in the Miller log cabin until the "handsome, two story, 12-room" house was completed. By the turn of the century, Horan's property was described as featuring "all that tends to the conveniences and comforts of his vocation."

In the first years of the 20th century, Horan expanded into fruit-growing, developing a 23-acre orchard in which he raised several varieties of apples and pears. (His pear orchard was considered the largest in the valley at the time.) In 1901, he helped organize and served as president of the Washington State Horticultural Association, and he also experimented with cultivation methods that were soon adopted by other growers. Despite prevailing practice, Horan allowed weeds to grow

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between the rows of his fruit trees until late in the season when he would disc them under in order to provide mulch and so add humus to the soils. Horan's method was in contrast to the "clean" cultivation that orchardists previously favored, which despite neat appearances robbed the soil of nutrients. Soon, all valley orchards followed Horan's lead.

In 1908, the success of Horan's methods won national attention. Horan took a full carload of nine varieties of his apples to a national show in Spokane, where he was awarded first prize and crowned as the first National Apple King. The ensuing publicity brought widespread attention to the orchards of the Wenatchee Valley, and according to contemporaries did more to promote Wenatchee apples than any of the numerous stories in the following decades.

That Horan was a revered figure was apparent after his death in 1919, when stores closed, more than 800 mourners filed past his body at the Masonic temple, and over 50 floral displays were placed at his grave. In a front page story under a banner headline, the Wenatchee newspaper reported his death "will come as a personal feeling of loss to practically every inhabitant of North Central Washington." Following Horan's death, the house and ranch were owned by his sons John and Walter. John Horan remained actively involved in the orchard operations, as did his children and grandchildren; son Walt served as a United States Congressman.

Since its construction in 1889-90, the Horan House has been among the finest examples of Victorian architecture in the valley, and today remains well preserved despite its conversion to a restaurant in the 1980s. The house is characterized by an irregular plan and elevation, and features a variety of gabled bays, decorative sawn and spindle ornament, porches and veranda with turned posts, and the original Victorian plan and many of the interior finishes.

**9. Major Bibliographical References**

- Kathleen Horan Francies, "The Story of Pioneer Mike Horan," Wenatchee World, 1972, p.6.  
 John Gellanty, History of Wenatchee: Apple Capital of the World, (Wenatchee, 1958), pp. 21-23; 395-396.  
 "Mike Horan Pioneer, is Dead," Wenatchee World, March 28, 1919, p. 2.  
 Richard Steele, An Illustrated History of Stevens, Ferry, Okanogan, & Chelan Counties, (Western Historical Publishing Company, Spokane, 1904), p. 713, 814-815.  
 Joan E. VanDivort, "Mike Horan — Pioneer at the Conference," Columbia River Cookbook, (Wenatchee, 1981), p. 104-105.  
 Pat Horan Wallin, "Horan Key Figure in Orchardng," Wenatchee World, June 16, 1972, p. 6.  
 "Wenatchee Does Honor to Late Mike Horan," Wenatchee World, March 28, 1919, p. 2.  
 "Wenatchee Pioneer to be Land to Rest," Wenatchee World, March 26, 1919, p. 2.

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**

Acreeage of property one-and-one half acres

UTM References

A 10 700995 5259470  
 Zone Easting Northing

C  
 Zone Easting Northing

B  
 Zone Easting Northing

D  
 Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The nominated property is a rectangular parcel described thusly: Beginning at the east end of Horan Road (at a point parallel to the east perimeter wall of the Horan House garage), proceed northerly from the north edge of the road 200 feet; turn 90° and proceed westerly 250 feet; turn 90° and proceed southerly to the north edge of Horan Road; proceed easterly along Horan Road to point of beginning.

See continuation sheet

Boundary Justification

The nominated parcel includes the house and immediate grounds associated with Michael Horan, and does not include the fields or structure of the adjacent commercial orchard.

See continuation sheet

**11. Form Prepared By**

Name/title L. Garfield  
 organization Archaeology and Historic Preservation  
 street & number 111 21st Southwest; P.O. Box 48343  
 city or town Olympia

date November 1991  
 telephone (206) 586-2901  
 state Washington zip code 98504-8343