

56-2405



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Hulbert, Edward & Laura, House

other names/site number Aberdeen Mansion

2. Location

street & number 807 North "M" Street

not for publication

city or town Aberdeen

vicinity

state Washington code WA county Grays Harbor code 027 zip code 98520

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide x local

Applicable National Register Criteria

A x B x C D

Signature of certifying official/Title

Date

3-23-18

WASHINGTON STATE SHPO

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

5/14/2018

Date of Action

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | | buildings |
| | | district |
| | | site |
| 1 | | structure |
| | | object |
| 2 | | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne (Free Classic)

foundation: STONE: Granite

walls: WOOD: Weatherboard

roof: ASPHALT

other: _____

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Location and Setting

The Hulbert House is located at the northwest corner of North M Street and West 5th Street in the Broadway Hill Neighborhood of Aberdeen, Washington. The neighborhood boasts a variety of historic homes with beautiful lawns and gardens making this a desirable area for families. The area features large tree lined streets and some parks, such as Finch Playfield and Sam Benn Park.

The nominated home sits on an acre of land surrounded by stately trees and rhododendrons, including a large Copper Beech Nut that provides shade and privacy to the estate. The parcel rises slightly toward the west at the back of the property. The front entrance and driveway to the property face east. The north side of the property contains a manicured garden from the edge of the porte cochere to the property boundary contained by an alley. The boundary of west and south sides of the property are filled with different types of trees and plants, allowing for a natural private property line.

EXTERIOR

The 2.5 story, Queen Anne Free Classic style home, is 10,000 square feet with a detached carriage house. The grand home features a large corner turret and imposing dormers that offer a commanding view of Aberdeen and the harbor. The sweeping veranda porch welcomes visitors through a beautiful porte cochere, boasting original colonial columns, railings and steps.

The home was built with native woods and rests on a split-faced stone foundation quarried from the nearby M.E. Hogan's quarry (present day site of Finch Playfield). The main body of the home is covered with a steeply pitched hip roof covered with asphalt shingles. Wide over-hanging eaves with internal gutters are supported by large modillions. Three large dormers grace the south, east, and west slopes of the roof. These dormers have gable roofs hidden by large oversized broken pediments. Deep cornice returns are highlighted by decorative "torch-like" finials and oculus windows. Each dormer has a three part window, with a larger sash flanked by smaller sash openings.

The exterior walls of the house are clad with 4" weatherboard siding, painted a yellow hue. A massive 8' deep porch runs across the main façade and slightly turns onto the north and south facades. A flat roof porch is supported by Tuscan columns resting on paneled pier boxes. These piers are then connected via tight rows of turned balusters. Per historic images the roof of the porch originally boasted a similar railing detail.

The south east corner of the home has a large two-and-a-half story turret which breaks away from the hip roof of the main body of the house. This round element is reflected in a bulge-like extension of the open porch at the southeast corner. The northern extension of the porch reaches out to a covered porte cochere. Here the original concrete driveway with stamped simulated pavers, travels west from the east boundary of the property, up through the port cochere and circles in front of the carriage house, ending at the northwest edge of the property.

Second story round, bay windows are found on the north and east façade. An additional bay window is located at the southwest corner. Most rooms on the first two floors have small ornate brass vents on the

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

outside walls that feed into a pipe system that exits out the chimney via a brick flue. This allowed the home to stay cool without modern air-conditioning.

INTERIOR

The interior of the Hulbert home remain remarkable intact. Changes are limited to painting of interior trim and some conversions of rooms into bathroom spaces to allow for use as bed & breakfast.

First Story

The front door is a half glass exterior door, which opens into a small vestibule containing another half glass interior door opening into a paneled octagonal reception hall. The reception hall features a beamed ceiling and columned fireplace, with four branching entryways to different rooms of the home. Off center of the foyer is a large staircase with 3 handmade balusters per step that goes to the second level of the home. Original straight grain old growth fir flooring runs throughout the first floor rooms. Off to the right of the foyer is a paneled two door office with built in cabinetry and the top portion of the double hung windows are filled with the original beveled glass.

Beneath the staircase in the reception hall, is a small bathroom with the original corner sink. Another half glass exterior door opens to the port corchere and the north lawn. To the left of the foyer is a gorgeous living room featuring a large bay window with a Victorian-era radiator beneath the window built for the curve of the turret. A colonnade entry way between the living room and the library features an ornately carved archway with fancy ornamentation such as laurel wreaths.

The library offers another designed radiator and paneled pocket doors. The room was updated in the late 1990's, allowing the bookshelves to be faced with recycled oak from the original Aberdeen Carnegie Library built by Reid in 1908, the Hulbert home's architect.

The dining room is completely surrounded in wainscoting adorned with double plate rails. Stunning bay windows allow for light from the west. There are swinging doors to the kitchen while the original door to the foyer has 6 panels on the dining side and 3 on the reception hall side, allowing for all doors in the foyer to have the same design when closed. A built in sideboard has the upper section flush with the wall and the lower section provides a small projection. A fireplace with pillars and elaborate Roman dentil carvings sits opposite the large bay windows between the entrance to the reception hall and the kitchen.

The kitchen has been remodeled twice. The first in the late 60s converted part of the back porch into a small powder room. Additionally the wall between the original butler's pantry and the kitchen was removed, making the kitchen a more workable space. The second remodel was c. 2008. The kitchen boasts granite countertops, laminate flooring and the original maid's staircase that goes to the second floor bedrooms. There is also a paneled door for entrance to the basement next to the dining room entrance. The small room off the kitchen was used as a breakfast and lunch room. It contains two small windows and a closet with the original laundry chute built in.

Second Story

The large staircase is ornately decorated and shows wealth by boasting 3 balusters per step. The staircase travels toward the north, to a landing with a beautiful built in window seat. The staircase turns south and reaches a large landing with 4 distinct rooms branching off. Original straight grain old growth fir flooring runs throughout the second floor rooms. All bedrooms feature ornately decorated Victorian radiators and spacious closets. The second room on the left features a bay window, while the third room features a private bathroom and a prominent bay window that is connected to the turret on the southeast side of the house. The master suite is the fourth room off the landing and boasts a spacious closet, and an expansive private bathroom. This bathroom was originally the maid's work room. It was converted to a bathroom in the late 1960s.

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

Off the landing to the right is a small hall leading to a large bathroom boasting an original claw foot tub. At the end of the hall is the original maids bedroom, the only room on the second floor that does not contain a radiator. Next to the maids bedroom is the original maid's staircase which travels to the kitchen. Off the hall is another small hall and a carpeted staircase that travels up to the third story.

The third story was converted into a playroom in the 1960s. It was finished off with wood paneling that was popular during the 60's and 70's, boasting several storage closets lining the sides of the steeped roof. Between 2000 and 2004, the third story was refinished with new heating and electrical, carpeting and recessed lighting. The third story has an open turret with gorgeous views of the surrounding area.

Basement

The basement entrance is located in the kitchen through a paneled wood door opening to an original receding staircase. During the 60s and 70s, the basement was converted to become a more livable space. The basement now boasts a restroom, a laundry room, a fireplace and large family room. The entire space is carpeted except the laundry room and restroom which have vinyl floors. It also contains an original root cellar, with slatted shelving and a ventilation system.

Detached Carriage House - Contributing

Per Sanborn maps, the carriage house was built sometime after 1914. Its design details are similar to the main house with hip roof, narrow weatherboard siding and bracketed eave line. The carriage house was originally built with a chauffeur's living quarters. It boasts walls of original straight grain tongue and groove wood. The carriage house was remodeled in the 60s and 70s turning the space above the parking area into a more modern apartment. An RV garage was added to the north side of the original carriage house in the 60s or 70s. The heating and plumbing has all been made independent of the main house.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1905 - 1935

Significant Dates

1905

Significant Person

(Complete only if Criterion B is marked above.)

Hulbert, Edward

Cultural Affiliation

Architect/Builder

Reid & Briggs (Architect)

Mayhall, J.H. (Builder)

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Edward and Laura Hulbert House in Aberdeen, Washington is historically significant under criteria B for its direct connection to lumber baron Edward Hulbert. Hulbert was one of the early pioneer businessmen in Aberdeen who capitalized on the vast stands of timber surrounding the community. His Hulbert Lumber Mill became one of the largest in the region and helped established Aberdeen's title as "The Lumber Capital of the World" in 1924. Hulbert and members of his family resided in the nominated home for nearly 30 years.

The Hulbert House, built in 1905 is also historically significant under criteria C as an example of the work of noted local architectural firm of Reid & Briggs. The Free Classic Queen Anne style home serves as one of the best examples of George Reid work and shows his skill as an architectural delineator.

Since its completion in 1905, only five families have lived in the home, keeping the alterations to a minimum while allowing the original architecture to remain preserved. The period of significance begins in 1905, the year the home was built, and ends in 1935, the year the home was sold out of the Hulbert family.

Aberdeen

The City of Aberdeen, located at the confluence of the Chehalis and Wishkah Rivers at the head of Grays Harbor, was founded in 1884 by Samuel Benn. Benn was a pioneer visionary who saw the regions tremendous potential of abundant timber and rich fisheries. While during the latter half of the nineteenth century a number of small communities were established on Grays Harbor, Aberdeen quickly grew to dominate as the commercial and cultural hub of the region. While the harbor fell short of possessing the facilities required to be a major Puget Sound port, it was more than sufficient as a place to load ship holds with vast quantities of lumber and canned fish.

In 1886 the first cargo of lumber was shipped out of Aberdeen and by 1889 the city had four mills producing nearly 30 million board feet of lumber. During the late 1880s, Aberdeen and its neighbors vied to be the terminus for Northern Pacific Railroad, but instead of ending at one of the established mill towns, the railroad skimmed through Cosmopolis and headed west for Ocosta. In an effort to keep their towns prosperous, Hoquiam and Aberdeen citizens banded together to build a spur; and in 1895, the line connected Northern Pacific tracks to Aberdeen. By 1890 Aberdeen, the year the city was incorporated, it boasted a population of 2,000 people, and had two sash and door factories, a shipyard, three salmon canneries, two banks, and numerous lumber mills.

With a railroad connection and the lumber schooners ready to deliver their product, timber production around Grays Harbor thrived. As an example, between July 1906 and July 1907, 324 sailing ships and 284 steam ships left Aberdeen loaded down with 342,062,651 board feet of lumber. Such growth continued into the teen and twenties. December 1919 cutting estimates in the Timberman Magazine noted that the Grays Harbor District (with 20 mills) would cut nearly 850 million board feet of lumber, far outpacing any other timber cutting region in the state. In 1915, the *Aberdeen Herald* reported that \$6 million dollars had been invested by lumbering businesses in Grays Harbor County. Then in 1924 a new milestone for annual lumber production was reached when the one billionth foot of timber was shipped from Aberdeen to ports around the Pacific Rim, earning the town the title of "Lumber Capital of the World." The city was booming and by 1920 the population had reached 15,337 people. Aberdeen's burgeoning timber industry accounted for nearly \$10 million dollars in deposits in three local banks and two savings & loans associations. In 1923, the City of Aberdeen's building department issued building permits in excess of \$1 million.

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

Edward L. Hulbert (1855-1918)

Taking advantage of such prospects was lumberman and investor Edward Hulbert who quickly became a household name in the community after his arrival in 1890 at the age of 35.

Hulbert was born in England on January 15, 1855. After coming to the United States in 1873, he settled in Michigan and began working in lumber mills. While there he met and married Ms. Laura J. Wellwood in 1880. A year later their first child, Maude Elizabeth, was born. After making money with his lumber interests in Oscoda, Michigan, Hulbert began to look for new investment opportunities in the west. The young community of Aberdeen seemed like a perfect fit for an enterprising businessman. The fledgling town was a gold mine for industrious dealmakers seeking their fortunes on the promise of — what seemed like — the boundless wealth of Washington's natural resources. Hulbert took one look around Aberdeen and decided to stake a claim on the area. He started buying property for investment purposes as soon as November of 1890 and moving his family to the growing community in July of 1891.

His first lumber project was to invest in the Union Shingle Mill on the south side of the Chehalis River, an area that later came to be known as South Aberdeen. After selling his ownership interest to his partners in 1896, Hulbert stayed on as manager. This served as the beginning of Hulbert's complicated business interests in the Grays Harbor region; with numerous operations, investments, and buy-outs of over a dozen companies. Some business names were retained, others were changed.

Reportedly by 1898 Hulbert had become the Secretary and Treasurer of the Aberdeen Lumber & Shingle Mill Company. He served as the mill manager for over 11 years while maintaining vested interests in other mills and lumber companies. In the fall of 1903, downtown Aberdeen suffered a catastrophic fire that would claim 3 lives and over 140 buildings. Seeing an opportunity to change the face of downtown, Hulbert and business partners, banker William B. Mack and C.E. Lewis, built the first building in the post fire district.

The fire also took out Hulbert's own home on the corner of Wishkah and H Streets (built in 1891). He and his wife and their seven children (Maude, Bessie, Albert, Laura, Frederick, George and Earl) were in the immediate need of a new home and the decision was made to rebuild in the foothills immediately north of the downtown. The area became known as the Broadway Hill Neighborhood. The local newspaper, the Aberdeen Herald, reported that Hulbert was preparing to put up a \$10,000 residence in September 1904. They noted the style would be Colonial and the building was to be fitted with all the modern improvements of the day. Hulbert employed the architectural firm of Reid & Briggs to oversee the plans for a Late Victorian style family home; more specifically one designed in the Queen Anne – Free Classic mode.

The beautiful home was completed in April 1905 under the direct care of builder J. H. Mayhall and his crew. It took just 6 months and after the home was completed it was considered "the finest residence on Grays Harbor," causing the papers to boast, "The entire building is a silent witness to the skill of Aberdeen mechanics throughout." It also happened to be one of the largest homes in the community at the time. Besides the large family, the 1910 census notes several other people were living at the home (assumed to be hired help). These included: Frank Savona, Harriet M. Cox, Jennie M. Sneider, Elizabeth Crandell, and Anna C. Hanson.

In the meantime Hulbert continued his investments and formed the Stanton Land Co. of Aberdeen with William B. Mack in October 1905. The firm had a capital stock of \$500,000 dollars. In 1909 he purchased the idle United States Mill in South Aberdeen for \$100,000 after selling his interest in the Aberdeen Lumber & Shingle Mill Company. He renamed the mill the Hulbert Mill Co. The goal was to get the mill back up and running after a two year hiatus. Eventually 75 men worked at the plant which had a daily capacity of 70,000 board feet per day. The next year Hulbert and business partners Sudden & Christenson of San Francisco, bought out the American Mill (located along the Wishkah River at the foot of A Steet) in Aberdeen. The American Mill employed 100 men. The consolidation of the two mills under one ownership gave Hulbert and his partners control of the largest lumber mills in the community.

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

On September 15, 1912 fire swept through the Hulbert Mill completely destroying the plant. The estimated loss was \$70,000. The fire started in the mill proper and a high east wind soon placed the flames beyond control of the fire department. The docks survived, but the mill was a total loss as well as a majority of the lumber stacked in the yard.

With the loss of the mill, in 1916, Hulbert and his business partner E.A. Christensen purchased the idle Federal Mill (formerly Hart-Wood Lumber Co.) at the base of S. Division and W. Heron Streets. Hulbert reopened the mill as the Hulbert Mill. At the time he also had interests in various other companies including stockholdings in the Raymond Lumber Co. and Columbia Box & Lumber Co. both in Raymond, and the Prosper Mill in Prosper, Oregon.

On October 17th 1918, Edward L. Hulbert passed away after a long battle with illness at the age of 63. His sons carried on his company through the subsequent years. His wife, Laura, continued to raise her family at their beloved home on M street in Aberdeen.

The loss of the Hulbert's was evident and deeply felt by the Aberdeen community. The Hulbert Family spirit and compassion can still be felt in Aberdeen over 100 years later through the monuments that still remain. Reportedly Edward Hulbert was very *"loyal to his friends and business associates, an ideal husband and father, a worthy citizen."* The family was known for giving back to their church and to the community, but their contributions while often large are relatively unknown, choosing to give in a quiet way rather than boasting about their wealth.

One of the more visible outcomes of their generosity is a rose window dedicated to Edward Hulbert at the "St. Andrews Episcopal Church. Found in the north side, just above the alter, it stands as a monument to his energy and compassion. Reportedly at one time when it was decided to abandon the plans for the church building... Mr. Hulbert insisted on carrying out the details exactly as the architect had planned. This most likely came in the form of a large financial contribution. Hulbert was for many years a vestryman at St. Andrew's Episcopal.

Laura Hulbert continued to nurture and celebrate their family in the home for another 20 years. Thirty years after moving in, she passed away in her bedroom on January 26, 1935. It was now time for the family to sell the home.

Additional Owners

In June of 1935, the Hulbert family sold the home to Lincoln Draper and his family. Draper was also a lumber executive, he owned Mill 6 Logging Supply Company. He and his wife Teresa, raised three children (Richard, Virginia and Dorothy) in the home. Reportedly, the house became a showpiece of Mr. Draper's success. For the next three decades the Drapers enjoyed the high society life in Aberdeen with their stately home as the centerpiece of their lives. Like the matriarch before her, Teresa's passing in the home in 1962 shepherded in the home's next chapter.

When John and Bobbie Robinson bought the home later that year, they did so after dreaming about it for more than a decade. Owners of the J.J. Robinson Paint Co., the couple instantly set about dialing down the opulence of the house and returning it to the comfort of a private home. In reporting on the purchase, *The Aberdeen Daily World* explained that Mrs. Robinson had taken the maid and butler bells out of commission. However over the years, the home often hosted formal public events, but the Robinsons emphasized it as a private home and limited the formal events to twice-a-year occasions.

After John Robinson passed away in 1993, Bobbie Robinson sold the home to Mitchell and Karen Pavletich. They saw the home's potential for business and quickly set about turning the house into a bed & breakfast.

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

They opened The Aberdeen Mansion Bed & Breakfast Inn in March of 1994 and set about welcoming guests from around the world to the now 18-room, seven bathroom structure.

But their stay would be the briefest of all of the owners. By 1997 the home was again for sale. In December 1997 the current owners purchased the home and continued running the bed & breakfast until 2008.

Architect: Reid & Briggs

To design the home the Hulbert's hired the noted local architectural firm of Reid & Biggs. Despite their 60+ known projects in the Aberdeen area, little is known of the firm.

George Beauregard Reid was born February 3, 1862 in St. Louis, Missouri. His dad was a farmer, and George had seven siblings. While his formal architectural training is unknown, by 1892 he was working as the Commissioner of Public Buildings in St. Louis, a position he held for at least 4 years. In 1886 at the age of 24 he had married Ms. Hellen Galvin in St. Louis. Together they had five children before arriving in the Pacific Northwest around 1903. City directories show him in Seattle in 1905 working as an architect, then age 43. The only project in Seattle associated with this phase of his career is a home at 1430 35th Ave. (1905, demolished). His first project in Aberdeen was the W.B. Meffarlane House in 1904. Seeing opportunity, this commission may have brought him to the Grays Harbor area.

By that time he had become associated by Melvin Briggs. Information about Briggs is scarce. However, he and Reid had a very successful partnership following the great Aberdeen fire of 1903. Together they were awarded the contract for the new Aberdeen city hall, a school in Montesano, a new office for the Wilson Bros. Mill, the stone Lumber Exchange Block, the Masonic Hall, and several residences for Aberdeen upper crust society; including the Hulbert home.

By 1906 Reid was practicing on his own, and commissions were still flooding in. They included an addition to Market Street school, a bank in Elma, an extension of the Washington Hotel, homes for Jay G. Weatherwax and Charles R. Wilson, as well as the Aberdeen Carnegie Library. He also designed a home for R. G. Trask in Montesano, and two modern apartment houses for W.B. Lowrie and Mrs. Demeree.

With business booming, Reid took on a new partner in March of 1909, Watson Vernon. Together they proposed plans for a grand, \$140,000 new county courthouse in Montesano. Other projects included a schoolhouse in south Aberdeen, a three story extension to the Wishkah Block, and a home in the Park Addition. For reasons unknown, by June of the next year, Reid and Vernon had parted ways.

Reid then formed a new partnership with architect Robert H. Burrows. Little is known of Burrows either. And while the two advertised together, no specific projects have been linked directly to the pair. Reid maintained his office in Aberdeen, while Burrows had an office in Hoquiam. The partnership was also short-lived, with Reid and Burrows returning to independent practices by 1911.

Reid continued working in Aberdeen and was awarded the project for the design of St. Mary's Catholic Church. Other projects included a modern livery & transfer station for C.M. Weatherwax, a commercial building for the Wheeler Brothers, a home for Dr. Canterbury, and an apartment house for R.J. Hilts.

In 1913 Reid decided he wanted to move back to Seattle. While no known projects designed by Reid have been identified in Seattle to date, he did continue working in Aberdeen. Reportedly in 1914 he designed a new business block for K. Zelasko. Reid remained in Seattle until around 1921. When he first applied for his official architectural license in 1922, he listed his address in Aberdeen. Despite having years of experience and numerous projects under his belt, Reid had a couple of failed attempts at acquiring his official state architect's license. It was finally awarded in December of 1924 (No. L42) at the age of 62.

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

Reid most likely practiced for a few more years before retiring, reportedly working on a few small projects for long-time friends. His last major project was helping rebuild the Acme Door plant. 1940 census records note that he was a distributor of petroleum products. He passed away in Aberdeen at the age of 90 on August 13, 1953 and is buried at the Fern Hill Cemetery outside of Aberdeen.

J.H. Mayhill (1844-1917)

To construct the home the Hulbert's hired prominent local builder John H. Mayhill. Born on June 7, 1844 in Greenville Indiana, Mayhill and arrived in Aberdeen in 1891 at the cusp of the building boom. He and his wife lived in North Aberdeen. Besides the nominated house, known projects include the Weatherwax and Rowland Blocks, a conservatory (1901) and wing (1903) for the Aberdeen General Hospital, the J.S. Gunn House (1904), and the A.P. Stockwell House (1906). In 1909 he moved to Sultan, most likely to help his two sons build a shingle mill.

After suffering a debilitating fall in 1915, Mayhill passed away in Aberdeen on November 12, 1917. He was buried alongside his wife at the Fern Hall Cemetery outside of Aberdeen.

Queen Anne Free Classic

When Reid & Briggs began designing the home in 1904, architectural tastes were changing. For some, by the turn of the 20th century, the highly ornamented and exotic Queen Anne style houses were seen as old fashion. Slowly a shift toward more decorative restraint began to occur with classical elements such as round columns, pediments, were merged into lavish Queen Anne designs. Such mixing of elements, a transitional style, is called Queen Anne-Free Classic. It was popular from the late 1890's to the early 1910's, with its peak around 1905. The Hulbert House is a textbook example of this transition period with its mix of Queen Anne and Classical elements.

The Queen Anne Free Classic homes typically have wide overhanging eaves adorned with brackets (called modillions), which are typically flatter and with less ornament than those of a Queen Anne. The lines on the gable ends and along the cornices are very elegant and streamlined rather than the intricate spindle work or gingerbread featured in the Queen Anne.

The strongest defining features of the Queen Anne Free Classic style are the porch posts. Rather than the turned spindles of the Queen Anne, the Free Classic has classical columns for porch supports. Columns are sometimes full height and sometimes only partial height, sitting on a low wall or pedestal the height of the porch railing. Columns can be individually spaced, but are often paired, especially when there is a large, open span in the porch. Railings and other details are usually simple, and often lack the complex and delicate detailing of the Queen Anne houses. Many feature rounded spindles of Classical proportions.

The front doors often demonstrate a single window pane over an intricately carved wood panel. Windows are often one-over-one double hung, but some have intricate, multi-light upper sashes with ogee lugs over a single pane, lower sash wood windows. Bay windows and dormers draw from classical details of the Palladian window by employing triple sets of windows. Dormers and gables echo the simple lines of Greek temples and can boast full or broken pediments with deep cornice returns.

Instead of rows of multi-patterned cedar shingles, Queen Anne Free Classic walls typically feature narrow wood weatherboards. Dark earth toned exterior paint colors gave way to lighter hues of white, yellow and blue.

Hulbert House

Name of Property

Grays Harbor Co., WA

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

The Grays Harbor Post

"Finest Residence on the Harbor" - April 8, 1905

The Aberdeen Daily World

"Fine New City Hall" - Oct 28, 1904

The Aberdeen Herald

"October 29" – Nov 13, 1890

"E. Hulbert is Back East..." – Nov 13, 1890.

"E. Hulbert is back from Oscoda, Mich.." – July 9, 1891.

"Ed. Hulbert's House, corner..." – May 25, 1893.

"Edward Hulbert has sold his interest in the Union Shingle Company...." April 23, 1896.

"Hilligoss & Ladue have taken a contract to bulkhead...." June 26, 1902.

Residence of Ed. Hulbert" – Oct 2, 1902.

"Ed. L. Hulbert, Manager of the..." – February 1, 1904.

"E. Hulbert is preparing to put a \$10,000 residence..." – Sept 19, 1904.

"The plans for the new residence of Ed Hulbert..." – October 27, 1904.

"The Realty Market: Much Inquiry and Some Sales Reported Last Week" - March 25, 1907.

"Edward Hulbert, Veteran Lumberman of Aberdeen Buys Idle Plant" – January 18, 1909.

"Ed Hulbert had a force of men begin work..." – March 1, 1909.

Advertisement: Reid & Burrows – June 9, 1910.

"Hulbert Mill Co." – July 4, 1910.

"Corner Stone Laid Yesterday" - September 4, 1911.

"The Value of Lumber Plants: Assessment Rolls Show the Big Value of County's Leading Industry" – July 18, 1915.

"Roster of Aberdeen Chamber of Commerce" – February 4, 1916.

"George Reid, Pioneer Architect, 90 Years Old" – February 5, 1952.

Morning Olympian

"Building is Delayed" – January 19, 1904.

"The Stanton Land Co. of Aberdeen, by W. Mack and Edward Hulbert..." October 3, 1905.

"Sale of Hanify Mill At Aberdeen Confirmed" – April 1, 1910.

The Oregonian

"Sawmill Will Resume" – June 29, 1909.

"American Mill Is Sold" - March 24, 1910.

"Aberdeen Mill Deal Is On" – January 14, 1916.

"Aberdeen Millman Dead" – October 18, 1918.

The Olympia Daily Recorder

"George B. Reid, A prominent architect at Aberdeen, is in...." - May 11, 1912

Seattle Times:

"Fire Threatens to Destroy Great Mill." – September 14, 19012.

"Aberdeen Mill Burns" – September 15, 1912.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

American Lumberman

“Pacific Lumber Agency Election” – January 24, 1914.

The Timberman

Advertisement: Sudden & Christenson – April 1920.

Polk Directories – 1908, 1911, 1913

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|-------------|-------------|-------------|---|-------------|-------------|-------------|
| 1 | <u> </u> | <u> </u> | <u> </u> | 3 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | <u> </u> | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> | <u> </u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |

Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

| | | | | | |
|---|-------------------|---------------------|---|-------------|-------------|
| 1 | <u>46.977916°</u> | <u>-123.828052°</u> | 3 | <u> </u> | <u> </u> |
| | Latitude | Longitude | | Latitude | Longitude |
| 2 | <u> </u> | <u> </u> | 4 | <u> </u> | <u> </u> |
| | Latitude | Longitude | | Latitude | Longitude |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located in Section 8 of Township 17, Range 09, west of the Willamette Meridian in Grays Harbor County, Washington and is legally described as Block 4, Lot 4 of the Bayview Addition. It is otherwise identified as Tax Parcel No. 010700400400

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is occupied by the Hulbert House.

11. Form Prepared By

name/title Joan Waters & Courtney Barclay

organization date February 2017

street & number 807 North "M" Street telephone (360) 533-7079

city or town Aberdeen state WA zip code 98520

e-mail

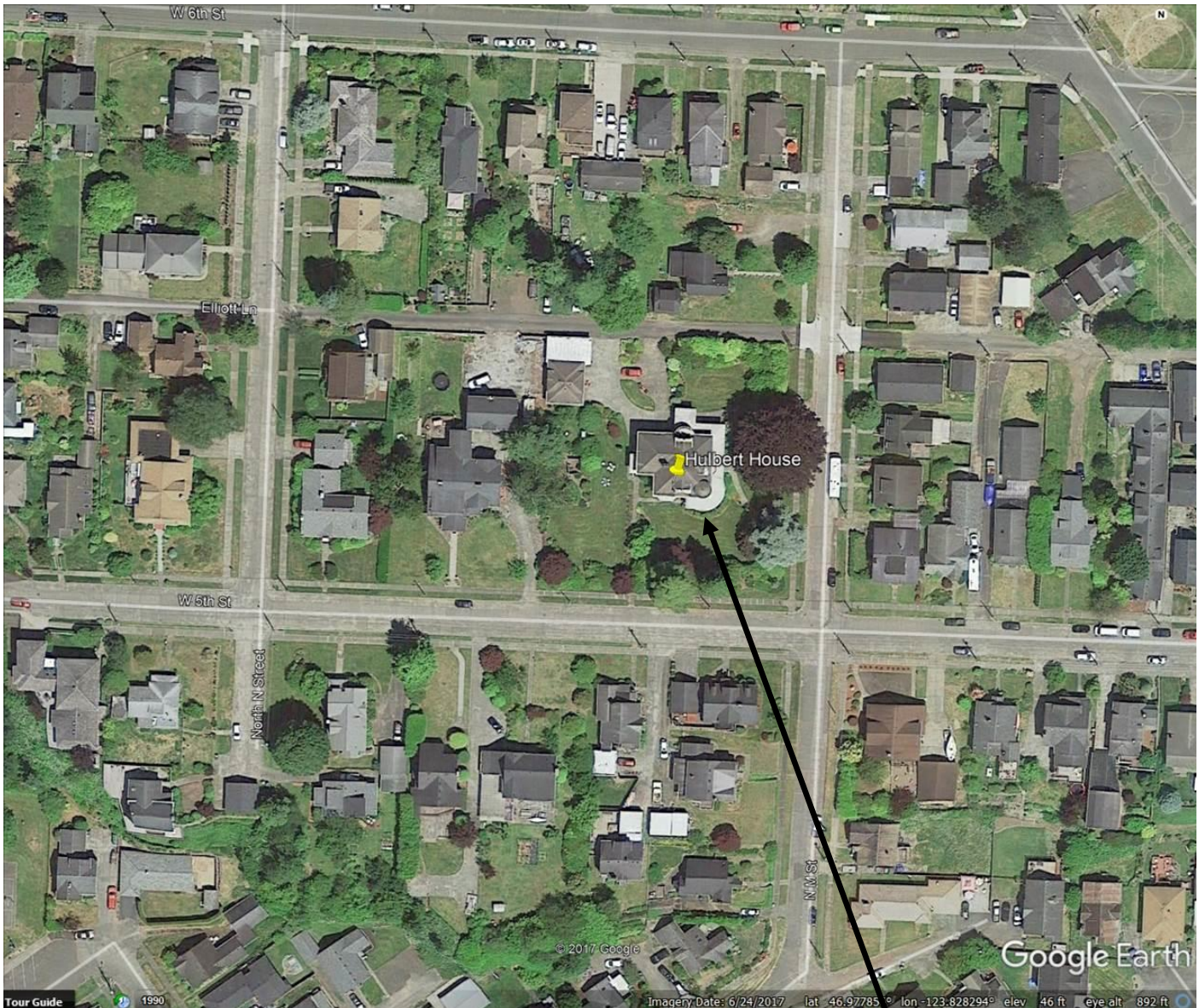
Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



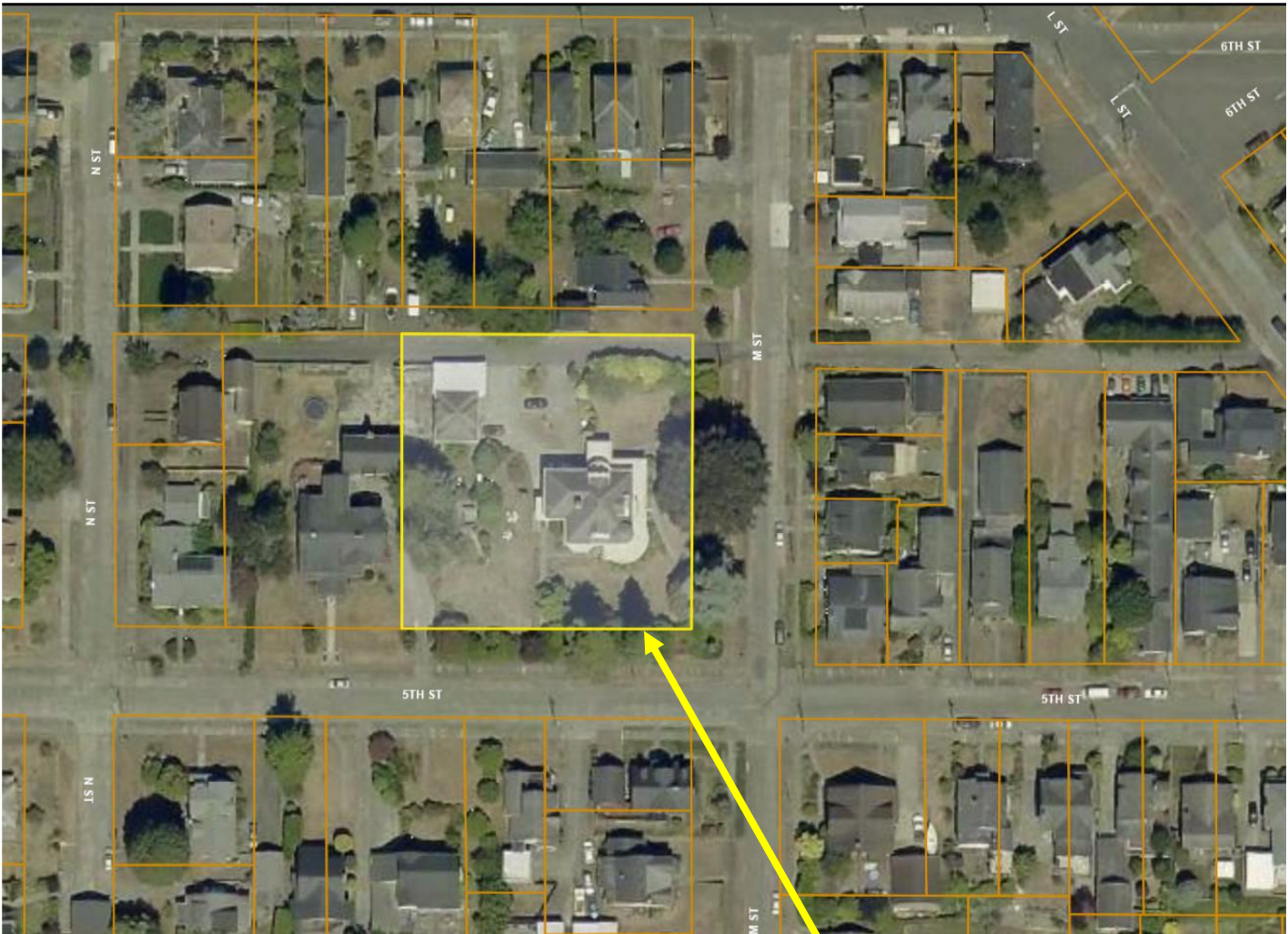
Google Earth Map

1 46.977916° -123.828052°
Latitude Longitude

Nominated site

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

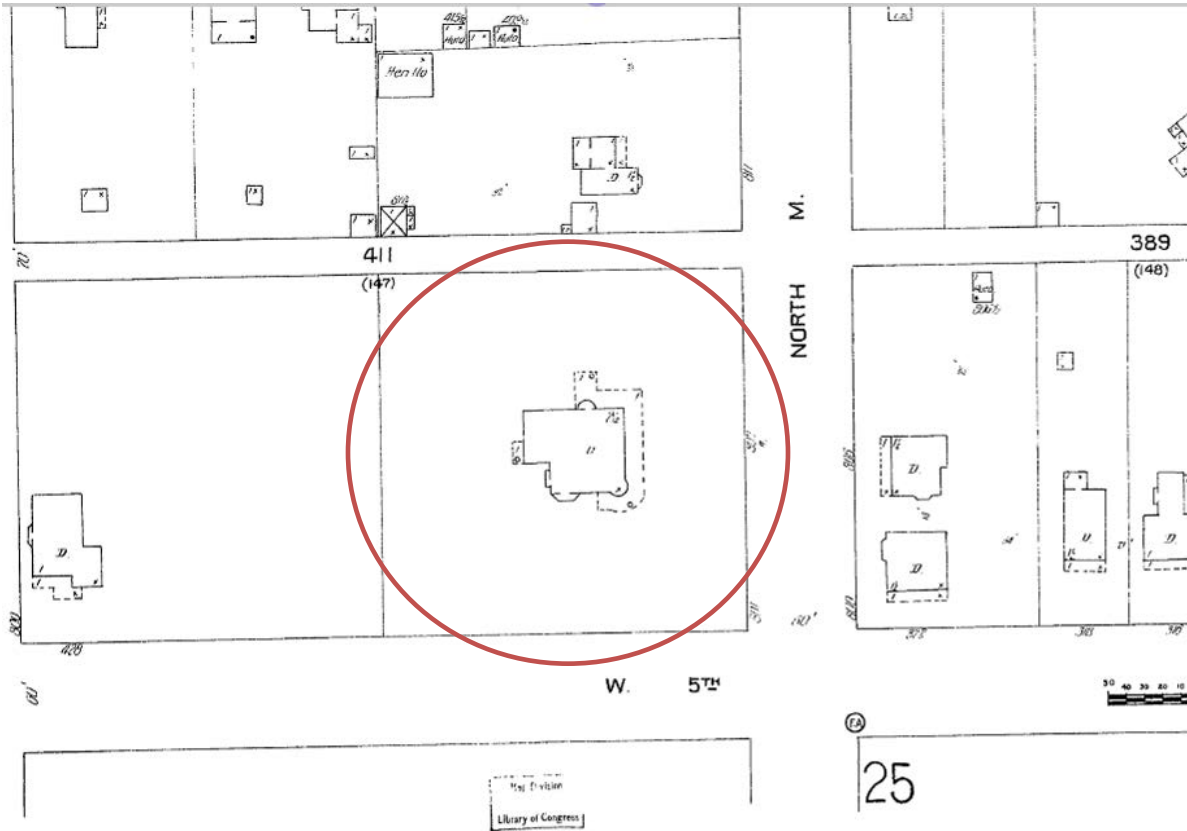


Grays Harbor County Assessor Map
Plat Map
Parcel No. 010700400400

Nominated site/Boundaries

Hulbert House
Name of Property

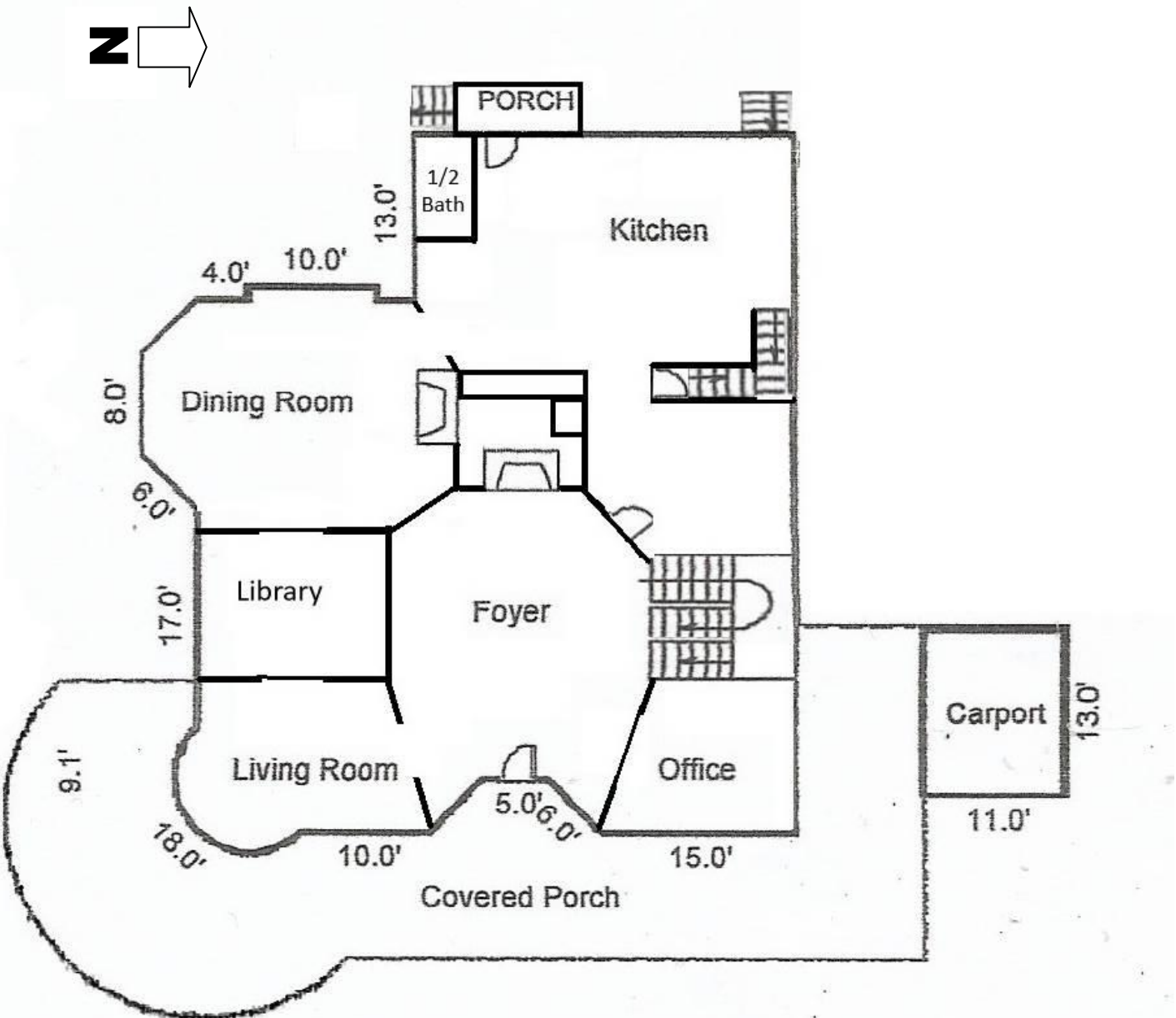
Grays Harbor Co., WA
County and State



Sanborn Fire Insurance Map – Note site without detached garage.
Aberdeen - July 1914, Sheet 24

Hulbert House
Name of Property

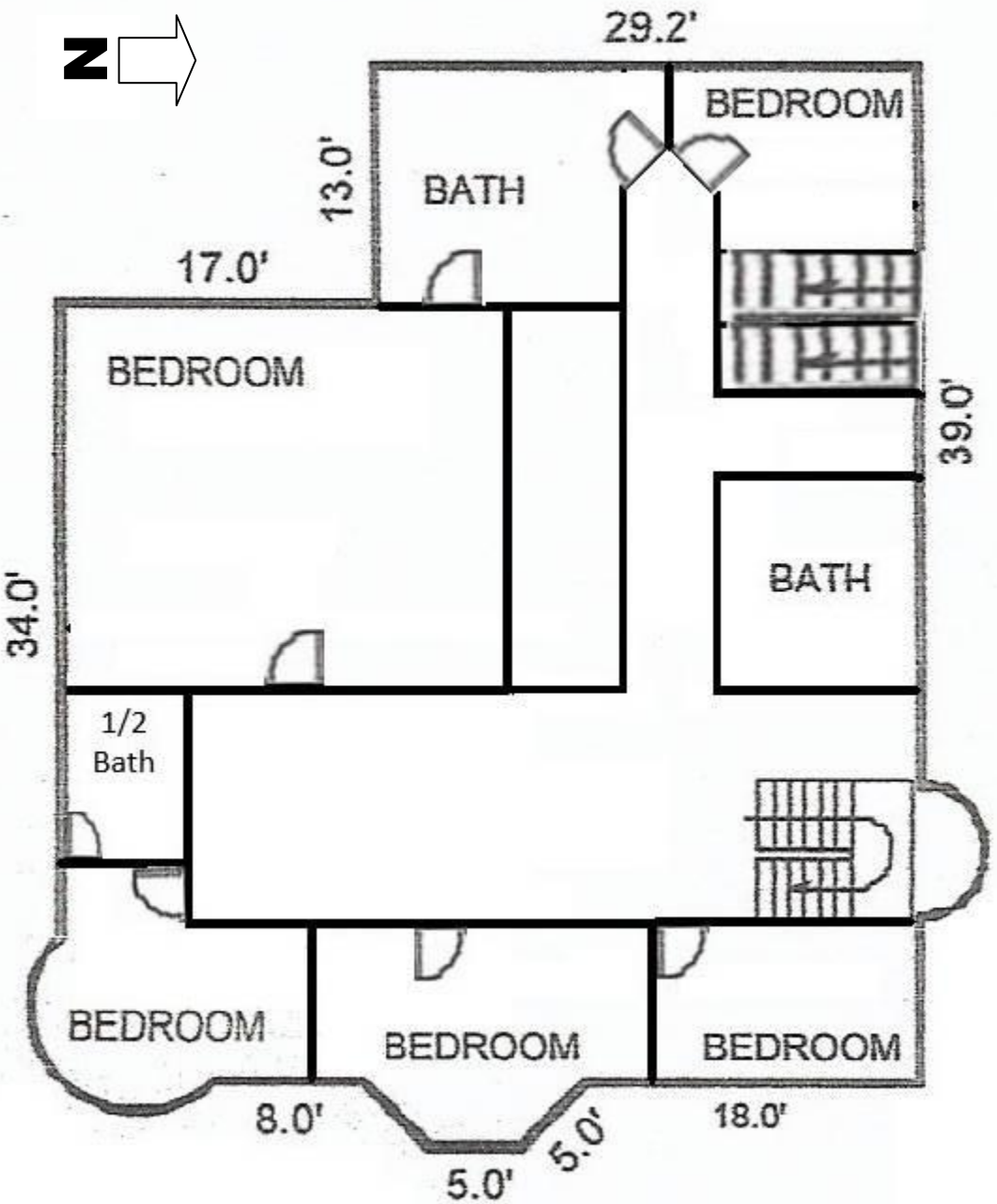
Grays Harbor Co., WA
County and State



Hulbert House
Floor Plan – First Floor

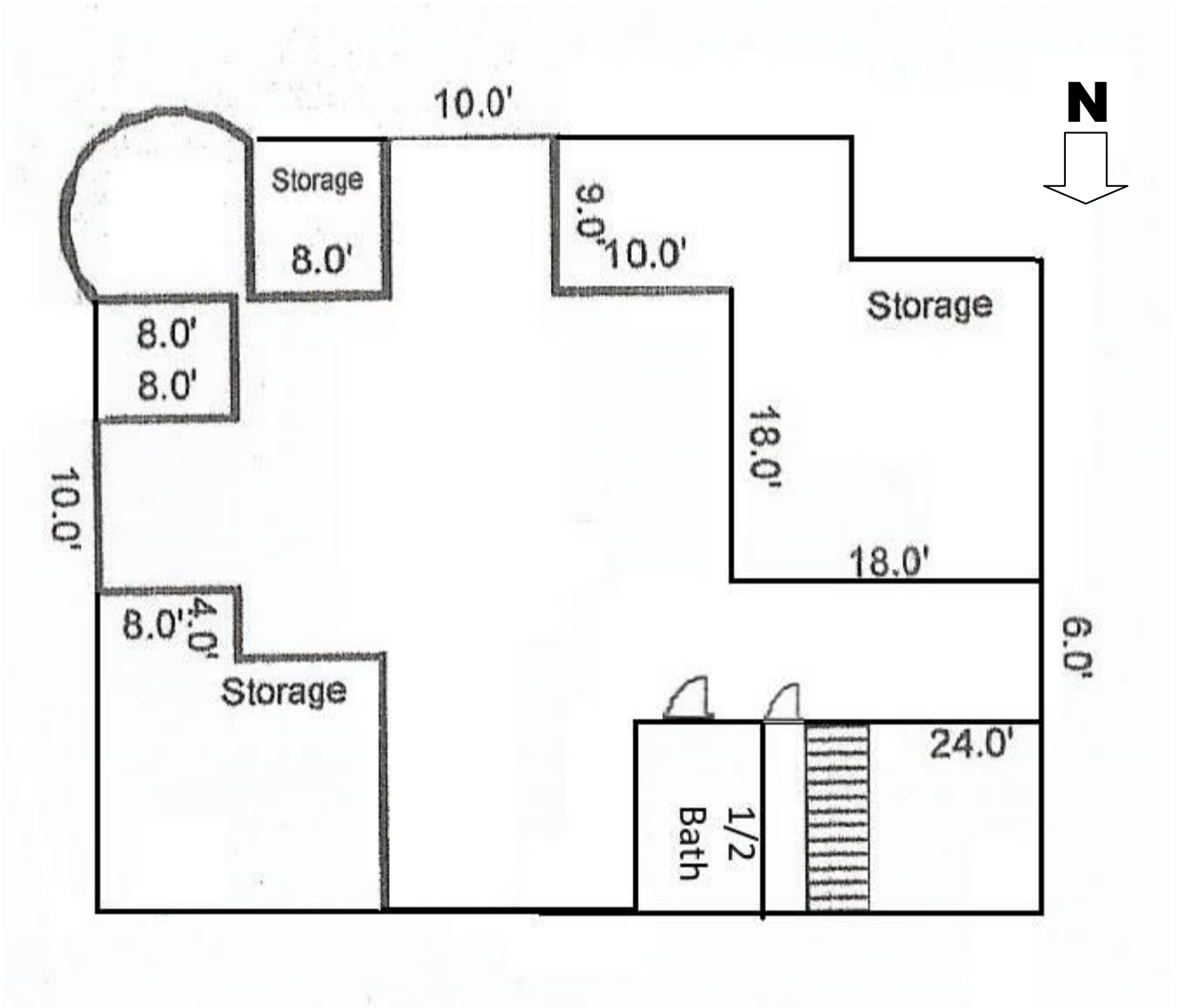
Hulbert House
Name of Property _____

Grays Harbor Co., WA
County and State _____



Hulbert House
Floor Plan – Second Floor

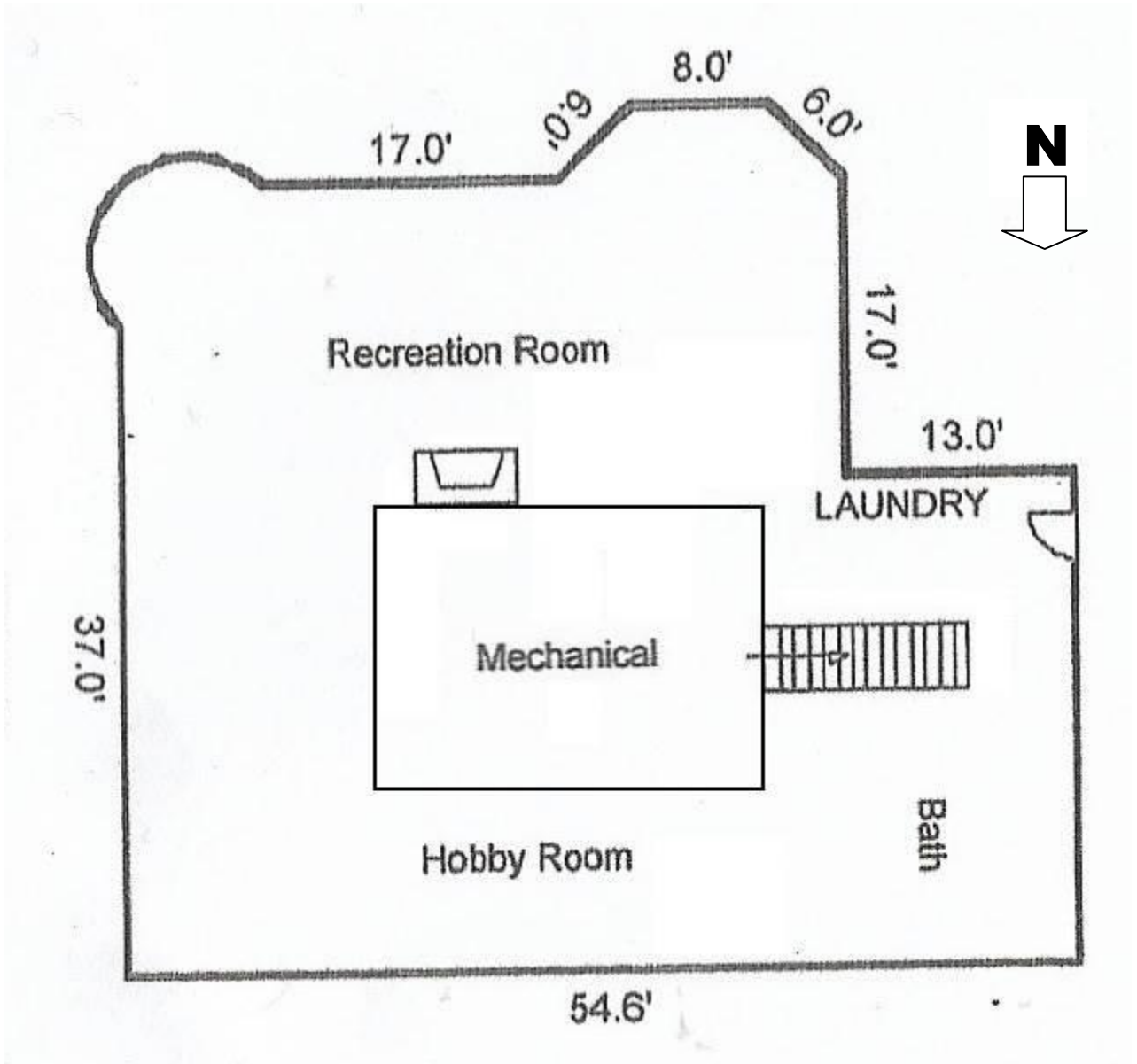
Hulbert House
Floor Plan - 3rd Floor



Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

Hulbert House
Floor Plan – Basement



Hulbert House
Name of Property

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900

Grays Harbor Co., WA
County and State

OMB No. 1024-0018

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



Southeast corner of Hulbert House – c. 1906
Photo courtesy of Jones Historical Photo Collection



Northeast corner of Hulbert House – c. 1906
Photo courtesy of Jones Historical Photo Collection

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



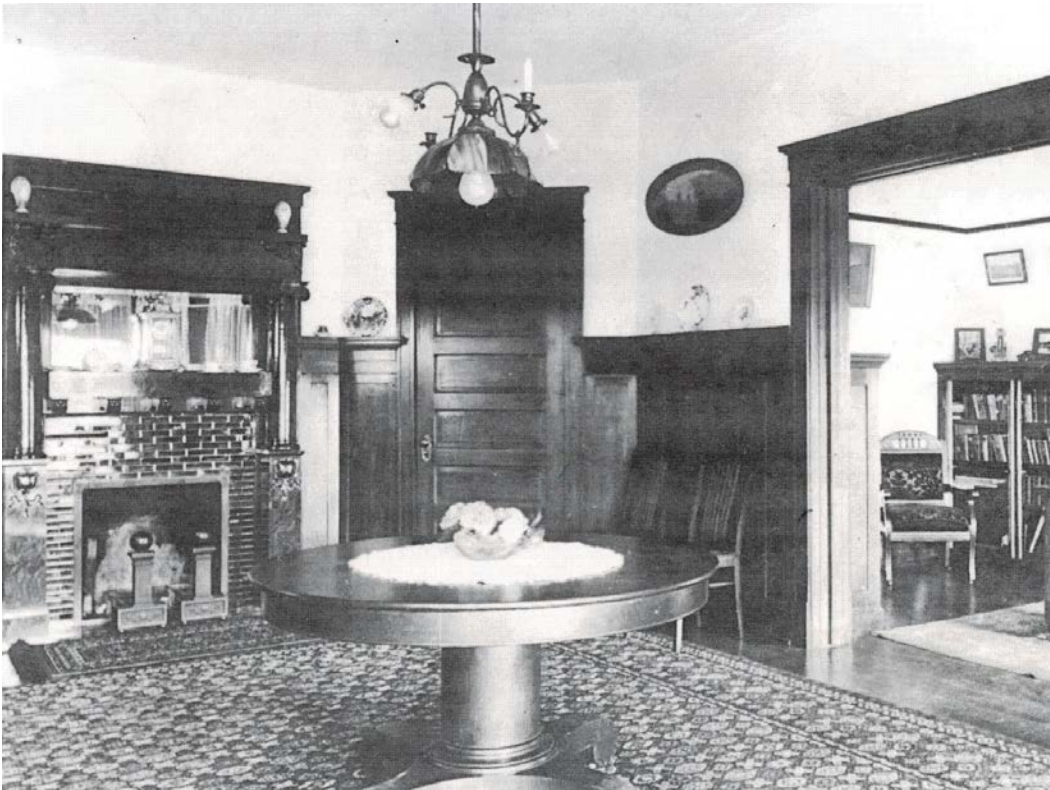
Entry foyer of Hulbert House looking into dining room – c. 1906
Photo courtesy of Jones Historical Photo Collection



Entry foyer of Hulbert House looking towards second floor stairs – c. 1906
Photo courtesy of Jones Historical Photo Collection

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



Dining room of Hulbert House, sitting room at right – c. 1906
Photo courtesy of Jones Historical Photo Collection



Dining room of Hulbert House, looking towards southwest – c. 1906
Photo courtesy of Jones Historical Photo Collection

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



Living room of Hulbert House, looking towards south into turret – c. 1906
Photo courtesy of Jones Historical Photo Collection



Aerial View of Aberdeen looking north. Hulbert Mill at lower right. c.1910.
Photo courtesy of Jones Historical Photo Collection

Hulbert House
Name of Property

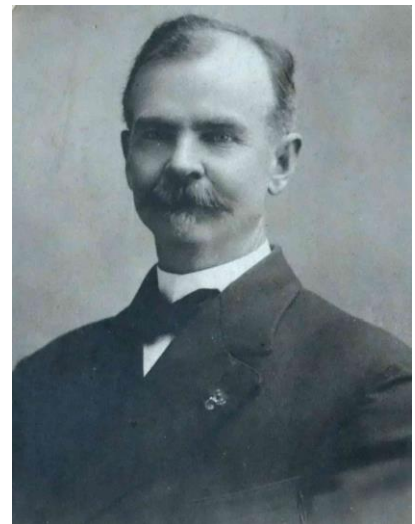
Grays Harbor Co., WA
County and State



Three Ross Straddle Lumber Carriers at the Hulbert Mill. c.1915.
Photo courtesy of Jones Historical Photo Collection



Hulbert Family - c. 1910
Hulbert Family



Architect George B. Reid - c. 1910
Photo courtesy of Ancestry.com

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hulbert House

City or Vicinity: Aberdeen

County: Grays Harbor **State:** WA

Photographer: Courtney Barclay

Date Photographed: March 2017



1 of 22.
Southeast corner of Hulbert House showing wrap-around porch and turret.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



2 of 22.
Northwest corner of Hulbert House showing back porch and porte cochere.



3 of 22.
Northeast corner of Hulbert House showing wrap-around porch and porte cochere.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



4 of 22.
Detail of porte cochere.



5 of 22.
Detail of side entry off port cochere.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



6 of 22.
Beginning of wrap-around porch starting at port cochere.



7 of 22.
Wrap-around porch on primary facade.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



8 of 22.
Detail of wrap-around porch as it adjusts to turret.



9 of 22.
View towards main entry stairs in Hulbert House.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



10 of 22.
Interior foyer of Hulbert House.



11 of 22.
Main dining room of Hulbert House.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



12 of 22.
Dining room of Hulbert House view towards bay window at south.



13 of 22.
Main Parlor of Hulbert House showing turret.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



14 of 22.
Arcaded entry from parlor to sitting room of Hulbert House. View from dining room.



15 of 22.
Detail of built in sideboard in dining room.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



16 of 22.
Detail of entry foyer fireplace.



17 of 22.
First floor sitting area between foyer and kitchen.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



18 of 22. (left)
Main second floor stairs off of first floor foyer.



19 of 22. (right)
Newel post and baluster detail.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



20 of 22. (left)
Detail of bay window at stair landing.



21 of 22. (right)
Second floor hallway area.

Hulbert House
Name of Property

Grays Harbor Co., WA
County and State



22 of 22.
Carriage house/garage at rear of lot.

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name Allen & Joan Waters
street & number 807 N "M" Street telephone (360) 533-7079
city or town Aberdeen state WA zip code 98520

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.







807

807











807



SOLD BY
XPRINT
Home



























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Hulbert, Edward & Laura, House

Multiple Name:

State & County: WASHINGTON, Grays Harbor

Date Received: 3/28/2018 Date of Pending List: 4/18/2018 Date of 16th Day: 5/3/2018 Date of 45th Day: 5/14/2018 Date of Weekly List:

Reference number: SG100002405

Nominator: State

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 5/14/2018 Date

Abstract/Summary Comments: The Edward and Laura Hulbert House is locally significant under National Register Criteria B and C in the areas of Commerce and Architecture. Built in 1905, the residence is an imposing example of Free Classic-Queen Anne style design. The work of the noted local architectural firm of Reid and Briggs, the house was the residence of significant local entrepreneur and mill owner Edward Hulbert. The house's bold styling and impressive scale spoke to the wealth and position of Hulbert within the thriving mill town, as well as the skills of its designers and builders.

Recommendation/ Criteria: Accept NR Criteria B and C.

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 5/14/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1849 "C" Street NW, MS 7228
Washington, D.C. 20240

March 27, 2018

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed three new National Register Nomination form for:

- **Hulbert House – Grays Harbor County, WA**
(an all-electronic nomination)
- **Mount Zion Baptist Church – King County, WA**
(an all-electronic nomination)
- **Washington Athletic Club – King County, WA**
(an all-electronic nomination)

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser
State Architectural Historian, DAHP
360-586-3076

E-Mail: michael.houser@dahp.wa.gov

