

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: 02000250

Date Listed: 3/22/2002

Horatio and Laura Allen Farm

King

WA

Property Name

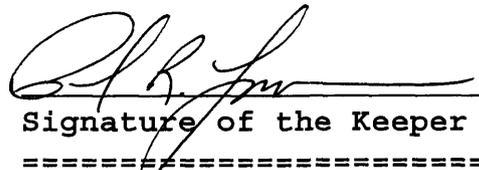
County

State

Dairy Farm Properties of Snoqualmie River Valley, Washington, MPS

Multiple Name

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.


Signature of the Keeper

3/22/02
Date of Action

Amended Items in Nomination:

Significant Dates:

1902 is deleted as a significant date since it precedes the period of significance and no extant resources are directly associated with that date.

U. S. G. S. Map:

The correct U. T. M. Coordinates are:

1.	10	578360	5289450	5.	10	578957	5288910
2.	10	578592	5289170	6.	10	578810	5289001
3.	10	578576	5289408	7.	10	578740	5288800
4.	10	578891	5289169	8.	10	578571	5288519

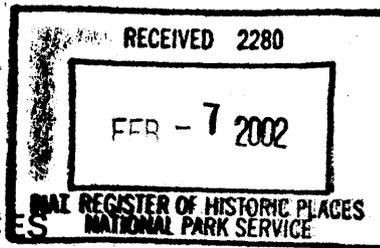
[This corrects discrepancies between the nomination form and the maps.]

These revisions were confirmed with the WA SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



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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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HORATIO AND LAURA ALLEN FARM
other names/site number _____

2. Location

street & number 28704 NE CHERRY VALLEY ROAD not for publication _____
city or town DUVALL vicinity X
state WASHINGTON code WA county KING code 033
zip code 98019

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant _____ nationally _____ statewide locally. (____ See continuation sheet for additional comments.)

Allyson M

1-17-02

Signature of certifying official

Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria.
(____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 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 Keeper:

Date of Action:

[Signature]

3/22/02

5. Classification

Ownership of Property

(Check as many boxes as apply)

- X private
public-local
public-State
public-Federal

Category of Property

(Check only one box)

- X building(s)
district
site
structure
object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing

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

DAIRY FARM PROPERTIES OF THE SNOQUALMIE RIVER VALLEY

Number of contributing resources previously listed in the National Register

NONE

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Cat: AGRICULTURE/ SUBSISTENCE, DOMESTIC
Sub: ANIMAL FACILITY, AGRICULTURAL OUTBUILDING, SINGLE FAMILY

Current Functions

(Enter categories from instructions)

- Cat: AGRICULTURE/ SUBSISTENCE, DOMESTIC
Sub: ANIMAL FACILITY, AGRICULTURAL OUTBUILDING, SINGLE FAMILY

7. Description

Architectural Classification (Enter categories from instructions)

- LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT: CRAFTSMAN

Materials (Enter categories from instructions)

- foundation CONCRETE
roof WOOD: SHINGLE, ASPHALT
walls WOOD: WEATHERBOARD
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

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.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE
ARCHITECTURE

Period of Significance

1924-1950

Significant Dates

1902
1924
1926

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

UNKNOWN

Criteria Considerations

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

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheet

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location of Additional Data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
 _____ KING COUNTY OFFICE OF CULTURAL
 _____ RESOURCES _____

10. Geographical Data

Acreege of Property _____ APPROX. 65 ACRES _____

UTM References

(Place additional UTM references on a continuation sheet)

1 10	578429	5289372	3 10	578576	5289408
Zone	Easting	Northing	Zone	Easting	Northing
2 10	578592	5289814	4 10	578891	5289169
Zone	Easting	Northing	Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

11. Form Prepared By

name/title _____ FLORENCE K. LENTZ _____

organization _____ KING CO LANDMARKS AND HERITAGE PROGRAM _____ date _____ SEPT. 2000 _____

street & number _____ 516 SECOND AVENUE _____ telephone _____ (206) 296-8689 _____

city or town _____ SEATTLE _____ state _____ WA _____ zip code _____ 98104 _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____ LYNN D. STILES _____

street & number _____ PO BOX 488 _____ telephone _____

city or town _____ DUVALL _____ state _____ WA _____ zip code _____ 98019 _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

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HORATIO AND LAURA ALLEN FARM
KING COUNTY, WASHINGTON

Narrative Description:

The Horatio and Laura Allen Farm nestles against the hillside above Cherry Creek just northeast of Duvall, Washington. Here the tributary valley broadens to meet the flood plain of the Snoqualmie River. The farm's picturesque twin dairy barns are visible across the pastures, both from Cherry Valley Road and from the Duvall-Monroe Highway (SR 203). Uninterrupted vistas from the farmstead to the south, west, and north remain peacefully rural.

The farm retains all four of the key components set forth as registration requirements for family dairy farms in the "Dairy Farm Properties of the Snoqualmie Valley" MPD: a historic farmhouse dating from 1924-25, two large hay/dairy barns dating from 1926, a free-standing millhouse built in 1926, and 65 acres of open pastureland and wooded hillside. Currently occupied as a country residence and horse farm, the Allen Farm has received excellent care in recent years. Some of the buildings were adapted to new use, and the original Arts & Crafts style residence expanded and rehabilitated.

The nominated property includes approximately 65 acres of the original 400-acre dairy farm. Pastures, now given over to horses, occupy the valley floor. Present-day access is over a gravel lane leading from Cherry Valley Road. At the base of the hillside, the lane crosses Cherry Creek over a wood plank bridge. Here the lane splits, winding along the base of the hill to the barns on the right and to the house on the left. In the woods above the house and barns is the remnant right-of-way of an old logging railroad.

Built in 1924, the farmhouse is a large two-story wood-frame dwelling with Craftsman Style features. A steeply pitched cross-gabled roof has broad shed-roofed wall dormers to the front and rear. The home includes a variety of window types such as multi-paned fixed wood sashes, wood eight-pane casements, as well as six-over-six and eight-over-eight double-hung windows. The southeast wing of the house replaces an original gable-roofed woodshed. The new wing was added in the 1980s, and was recently remodeled as a family room with a formal entrance at ground level and a second-story deck overlooking the drive. An original "front" entrance faces toward the old railroad right-of-way on the hillside.

Also on site is an open frame gable roof garage, which stands at the head of the driveway, opposite the new entrance to the house. The end walls of the wood shake covered gable roof are clad with horizontal weatherboards. Attached to each side of the garage are enclosed shed wings. This building is classified as contributing.

Located some distance from the house along the hillside to the southeast, are two massive bow truss twin barns, built in 1926 as part of a phase of comprehensive improvements on the farm. Both contributing barns measure 40'x80' in dimension. Both were designed with poured concrete foundations and milking floors, and with plank frame construction forming voluminous full-lofted roof configurations above. Both retain wood shingle roofing, recently repaired, double roof ventilators, and projecting hoods over the hay doors on the uphill side. Rustic exterior siding and some original 6-light hinged wooden sash windows remain in place. Recent changes to the

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**HORATIO AND LAURA ALLEN FARM
KING COUNTY, WASHINGTON**

Narrative Description: (Cont'd)

barns, part of a plan to adapt them for a variety of new uses, include some screened windows at ground level, new entry stairways to hay lofts on the uphill side, metal gutters, and (on the west barn) new multi-paned windows and a deck overlooking the valley to the west. Both of the barn interiors have been converted to horse stalls on the ground level, but both retain clear evidence of the original floor plan, stanchion lines, and manure gutters designed for dairy cows.

Also on site is a non-contributing machine shed/root cellar. Built with a poured concrete basement the structure is set into the hillside immediately adjacent to the west of the barns. The Allen family used this as a root cellar. It has the same arch-roofed configuration as the twin barns, and its second story level is likewise accessed from the uphill side. Original four-over-four sash windows have been replaced, and a deck added on the west-side when the building was converted to an interim residence for the new owners in the early 1990s.

Situated just below the root cellar in line with the lower end of the barns is the milkhouse. It was also built in 1926 as part major improvements to the barn complex and is considered a contributing feature to the farmstead. Like the Barns, the milkhouse features an arch roof over a concrete base. Its rustic wood siding, and four-over-four double hung windows are intact.

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HORATIO AND LAURA ALLEN FARM
KING COUNTY, WASHINGTON

Narrative Statement of Significance:

The Laura and Horatio Allen Farm is historically significant as a well-preserved example of a prosperous Snoqualmie Valley dairy operation of the early 20th century. The farm is locally renowned for its 50-year association with the Horatio and Laura Allen family, prominent valley dairy farmers who are said to have been the largest breeders of Jersey cattle in King County. All of the extant buildings – an Arts & Crafts inspired farmhouse, twin arch-roofed hay barns, and several outbuildings, are of high architectural quality and relatively good integrity. The farm's pastoral landscape, shaped by a half-century of Allen family activities, is an important component of the nomination.

Horatio Lysander Allen came to the northwest from Minnesota in 1883, and took jobs running logs down Squawk Slough and clearing timber for street construction in Seattle. In 1884, his wife and two daughters joined him by train in Snohomish, and he brought them in a dugout canoe to a stump house on the Snoqualmie River, opposite the present-day town of Duvall. For 17 years they worked the flood-prone bottomland. Six more children were born, but one died at birth, and an older daughter drowned in the river.

Horatio's dream was to raise Jersey cattle, and so in 1902 he purchased 400 acres on Cherry Creek from the Boren family of Seattle. Surviving family photos depict the structures which were there when they arrived: a rudimentary dwelling situated close to logging railroad tracks on the hillside, a large hand-hewn gable-roof barn with vertical plank siding, and outhouse, and split-rail fences.

The Allens built a new house further from the tracks. They raise pigs and sheep, and gradually built up a herd of registered jersey cows. Cream was separated there on the farm and sold downriver in the town of Monroe. Skim milk was fed to the pigs. Laura Allen made her own sour cream butter among her myriad other chores. The farm became very nearly self-sufficient. As his children grew older, Horatio found time to serve on the local school board and on the board of directors of the Duvall State Bank. Before his death in 1916, he and his eldest son Harry platted the town of Duvall.

Laura Allen and her grown children continued to work the farm. One day in 1923, when the whole family was at lunch, a chimney fire consumed the house in flames and destroyed four other buildings before it was put out. During the cold winter of 1923-24, the boys slept in sheds and in the old barn, and their mother kept house in a huge canvas tent loaned by the Carnation Company.

The following year a new house was built on the same site and remains standing today. The new house kept the same floor plan as the old, and included five large bedrooms, a spacious living room, and a sleeping porch. Although it was not immediately available, the house was wired for electricity.

In 1926, the Allens continued to make major improvements with a large new barn complex that included two massive arch-roof dairy barns (on concrete foundations, wired for electricity, 30 and 42 stanchions each), a smaller

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HORATIO AND LAURA ALLEN FARM
KING COUNTY, WASHINGTON

Narrative Statement of Significance: (Cont'd)

arch-roof machine shed and root cellar, and a still smaller arch-roof milkhouse. A relatively early example of the new round-arch design in the Snoqualmie Valley, the Allen barns and outbuildings were notable at the time of construction for their size, substantial construction techniques, and consistency of design.

While ownership of the farm remained in the hands of the H.L. Allen Co., consisting of all of Horatio's children, it was Harry Allen who consistently remained at the helm, while the other siblings came and went. Harry was a charter member of the Cherry Valley Grange and a long-term member of the American Jersey Cattle Association. During World War Two when labor was short, brothers Sidney and John came home to help. Because it was hard to find milkers, Harry had milking machines installed, and for the first time, the Allen family stopped growing their own hay. In 1948, Harry sent to the Isle of Jersey for registered stock to improve the herd. By the time of his retirement in 1952, the Allen herd was thought to be the longest continually tested Jersey herd in the country.

A succession of tenants and new owners, some of whom dairied, followed the sale of the family farm in the 1950s. Gradually the extensive acreage was reduced, various parcels sold off separately. Some of the ancillary sheds, outbuildings, and tenant houses have been torn down. Subsequent owners removed the gabled woodshed wing at the southeast end of the house, and more recent owners attached a large but compatible addition in its place. For a brief period, the farmstead buildings themselves were separated, the barns in one ownership and the house in another. The present owner has reunited these two primary parcels. Portions of the former Allen Farm are protected from development under the King County Farmlands Preservation program.

The Laura and Horatio Allen Farm is eligible for the National Register under criterion A and C as a well-preserved example of a prosperous Snoqualmie Valley dairy operation of the early 20th century as defined by the Dairy Farm Properties of the Snoqualmie Valley MPD.

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HORATIO AND LAURA ALLEN FARM
KING COUNTY, WASHINGTON

Bibliography:

- Funk, Don. *Jist Cogitatin': Stories of Duvall's Past*. Duvall Historical Society. Duvall, WA, 1989.
- *Wagon Wheel*. Vol.3, No.1; Vol.7, No.1. Newsletter of the Duvall Historical Society.
- King County Assessor Property Records. WA State Archives, Puget Sound Branch.
- Interviews:
 - Rupard, Florence, and various members of the Duvall Historical Society. 6/3/91.
 - Stiles, Lynn D. Duvall, WA 4/22/91; 9/15/00.
 - Zaremba, Eleanor. Monroe, WA. 5/22/91.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

That portion of the east half of Section 07 of Township 26 N Range 07 E occupied by tax parcels 072607-9029, 072607-9036, and 072607-9041; plus and that portion of the west half of Section 08 of Township 26 N Range 07 E occupied by tax parcels 082607-9042.

UTM (cont'd)

5	10	578957	5288910
	Zone	Easting	Northing
6	10	578810	5289001
	Zone	Easting	Northing
7	10	578719	5288732
	Zone	Easting	Northing
8	10	578571	5288519
	Zone	Easting	Northing

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The nominated property includes four parcels of land comprising 65 core acres of the original Allen family farm, including all extant farmstead buildings, adjacent pastures, and wooded hillside.

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**HORATIO AND LAURA ALLEN FARM
KING COUNTY, WASHINGTON**

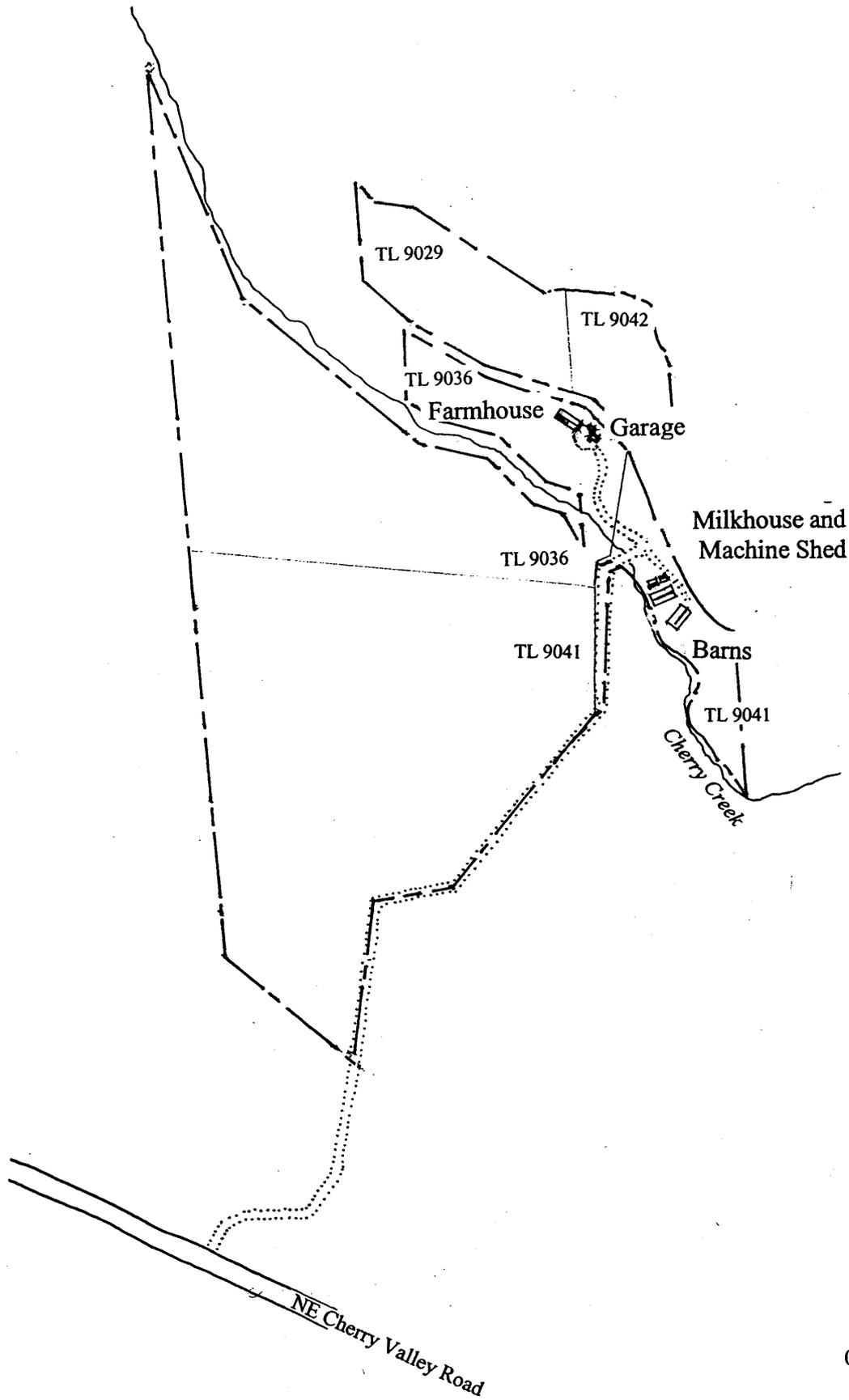
PHOTOGRAPH INDEX

Photographer: Flo Lentz
Date: September 15, 2000
Location of Negatives: King County Office of Cultural Resources, Seattle, WA.

1. Entrance lane, facing east
2. Lane to barns from Cherry Creek bridge, facing southeast
3. Entrance lane, facing north towards house
4. Farmhouse, facing northeast
5. Garage, facing southwest
6. Twin barns and root cellar from uphill side, facing south
7. Root cellar, milkhouse, haybarn from Cherry Creek, facing east
8. Interior of hay barn showing plank construction, facing up

Allen Farm

Site Plan



Allen Farm

Site Plan

