

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received APR 17 1986
date entered

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

1. Name

historic Edwin H. Hanford House

and/or common N.A.

2. Location

street & number Approx. 1/2 mi. north of SR 271 & approx. 1/2 mi. east of Oakesdale city limit. not for publication

city, town Oakesdale ~~xx~~ vicinity of

state Washington code 053 county Whitman code 075

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Ell N Jay Farms, Inc.

street & number P.O. Box 198

city, town Oakesdale vicinity of state Washington 99158

5. Location of Legal Description

courthouse, registry of deeds, etc. Whitman County Courthouse

street & number North Main Street

city, town Colfax state Washington 99111

6. Representation in Existing Surveys

Washington State Inventory
title of Cultural Resources

has this property been determined eligible? yes no

date 1974-75 federal state county local

depository for survey records Washington State Office of Archaeology & Historic Preservation

city, town 111 W. 21st Ave., KL-11, Olympia state Washington 98504-5411

7. Description

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

Describe the present and original (if known) physical appearance

The Edwin H. Hanford House is a three story brick Queen Anne Style residence located on a 480 acre farm on the east boundary of the town of Oakesdale in Whitman County, Washington. The nominated property includes the house and surrounding yard and is sited atop a tall hill, visible from throughout the area. The house is in good condition and retains most of its characteristic features.

The Hanford House is built on an L-shaped plan with intersecting hip and gable roof elements. A rectangular two story bay projects from the south facade; a polygonal two story bay projects from the northwest corner; and a three story turret with conical roof rises at the southwest corner. The bays and turrets rise through the attic story. A verandah wraps around the south and west facades of the house. The original wooden balustrade and posts have been replaced with metal railing and posts. A small northeast porch, facing the field, was removed.

The Hanford House is constructed of double brick exterior walls laid in common bond with an intervening air space. The mortar retains much of the original red paint applied to the exterior. The foundation and exterior basement walls, rising five feet above the ground level, are constructed of random rubble stone approximately 20 inches thick and scored with mortar to simulate coursed quarried stone. The attic story is principally enclosed by the various intersecting hip and gable roofs. The turret, dormers, and gable ends are sheathed in wooden shingles. Five brick chimneys, repointed and repaired, rise above the roof, which was re-covered with asphalt shingles. A sixth chimney has been removed.

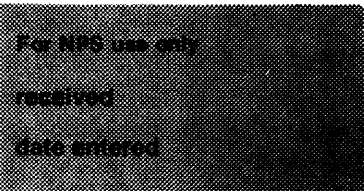
Fenestration is predominantly arranged in pairs and triplets. Windows are generally double hung and rest on sills of quarried stone. The attic story paired dormer and gable windows originally had sashes with muntins in a diamond pattern. The west facade contains six arched windows: three on the second floor and three on the first floor with ornately designed, colored leaded glass. The turret retains a number of curved glass windows. The basement level conservatory was once illuminated by ten double hung sash, rectangular, wood framed windows, but is now lighted by six larger, eight panel, metal framed windows. Each of the first story's three exterior doors have multiple panels and a flush transom of beveled leaded glass.

The first story interior contains five rooms, a bath, a corridor, two stairways, a small entryway, and two porches. The second story contains six rooms, a corridor and a bath. The third story is unfinished and has been used as an attic. A full basement lies beneath the house, except under the rear porch. The basement rooms include a cold storage room in the northeast corner, a summer kitchen, and conservatory in the southwest corner under one porch. New windows have been added to the conservatory and a concrete floor and soft tile ceiling have been installed throughout the basement.

Interior ceilings are nine feet, eight inches in height. Walls and ceilings are of lath and plaster, with fir trim. Most of the woodwork retains its original appearance. In several rooms, the plaster contains simple motifs. Hardware on all doors is ornate. Doors to the second story bedrooms have flush transoms of plain glass. Four of the first and second floor rooms contain small fireplaces with hardwood mantles supported by wooden columns. The hearth on each fireplace has imported, mottled tile of various colors. A

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

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



Continuation sheet

Item number

7

Page

2

tile floor also appears in the first floor west entryway. Every room, except the basement, closets, entryways, and bathrooms, contains a chimney access. Hardwood floors have been added to the livingroom and kitchen and wall-to-wall carpeting has been laid throughout the first floor.

The main stairway is a wide, straight reversed stair and is centrally located along the north facade. Near the kitchen are the narrower stairways leading to the east end of the second floor and to the basement. The stairways connecting the first and second stories have ornate, wooden balustrades. The dining room features a built-in buffet with a sliding mirror. The bathrooms retain most of their original fixtures, including built-in cupboards and marble splash boards.

The attic story is unfinished on the interior. Studding with two by five and one-half inch lumber is revealed. At the center of the building, the roof peaks approximately 15 and one-half feet above the rough pine flooring. A metal weathervane, bearing an ornate "H," operates atop the turret.

The house is surrounded by a lawn interspersed with young trees to the south and west. Along its north facade, on a steep, declining hillside, are the remains of E.H. Hanford's orchards. Most of the original, evenly spaced and rowed trees are gone, giving the remaining apple and prune trees an unsymmetrical appearance which no longer reflects the historic significance of the property. Non-historic farm structures, outbuildings, and storage facilities are located near the house but do not contribute to the historical significance of the property and are excluded from the nomination.

Resource count: One contributing building (house)
No noncontributing resources

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)
Period of significance:				
Specific dates	1892 - 1912	Builder/Architect	Pruesse and Zittel, architects J.H. Raymond, contractor	

Statement of Significance (in one paragraph)

The Edwin H. Hanford House is an architecturally significant Queen Anne Style residence designed by a prominent Spokane architectural firm and built for a leading horticulturist, realtor, and banker in Oakesdale, Washington. Started in 1892 and completed six years later, the imposing scale and elaborate style of the house reflected Hanford's role in the community and served as a center for both his business interests and extensive agricultural holdings. Today the three story brick house retains most of the characteristic features of its type and stands in sharp contrast to the modest frame residences of rural eastern Washington.

The E.H. Hanford family arrived in Oakesdale, Washington, from Chicago, Illinois, in 1889. E.H. Hanford (1849-1927) is credited with believing at the time that Oakesdale, not Spokane, would become the metropolis of Eastern Washington. This perspective is mirrored in the ambitious scale of his home and his selection of a prominent architectural firm. Although a fish merchant in Chicago, he entered the real estate and insurance businesses in Oakesdale in 1889. In 1891, he joined with four other businessmen in forming the Commercial State Bank. On June 17, 1902, Hanford was elected its second president, and so served until his death in 1927 when Homer Hanford, eldest son of E.H., became the bank's third and last president. Hanford's bank survived the panic of 1893 (at a time when the house was being constructed) and was one of the few banks in Whitman County not to experience closure or direct federal intervention during the Great Depression. In addition to banking in Oakesdale, in 1905 E.H. Hanford helped to establish the Comegys-Hanford-Miller Bank in nearby Thornton, Washington.

Hanford began active farming in the 1890's. Over the ensuing thirty years, he extended his landholdings until he was one of the largest landowners in Whitman County. In the late pioneer era of agricultural experimentation and diversification, Hanford was an Eastern Washington leader in pomology. By 1901, he had one of the area's largest producing orchards and nurseries. The Hanford orchards and Hanford nurseries encompassed at least 220 acres. In 1900, the orchards included approximately 50 varieties of prunes, 60 varieties of pears, 4 varieties of cane fruits, 3 species of nut trees, and 145 varieties of apples. Quinces, grapes and plums were raised at a later date. In 1902, the nurseries listed 64 varieties of apple trees for sale. A fruit warehouse, no longer extant, was built for the orchards near the house, and consisted of three subterranean and one above-ground stories.

In 1892, construction began on the Hanford House in the middle of a farm field approximately one-half mile east of Oakesdale in an area platted by Hanford in anticipation of a population boom. Although the boom never materialized, the house became a local showpiece. The house design is credited to Julius Zittel (1864-1939) of the Spokane architectural firm of Pruesse and Zittel. The firm was active in Eastern Washington in the late nineteenth and early twentieth centuries. The firm's work included original buildings at Gonzaga University and Cheney Normal School (now Eastern Washington University), the courthouse at Coeur d'Alene, the Carnegie Library in Spokane, and several distinguished residences in Spokane. Mr. Zittel was the state architect in the early twentieth century.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Oakesdale, WA

Quadrangle scale 1:24,000

UTM References

A

1	1	4	8	3	0	4	0	5	2	1	8	9	5	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification House and surrounding yard, comprising less than one acre near the center of the south half of Section 23, Township 19 North, Range 44 East, Willamette Meridian. The remainder of the surrounding property consists of farmland and farm buildings. See continuation sheet for full verbal boundary description.

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

state n/a code county code

state n/a code county code

11. Form Prepared By

name/title Nicholas J. Manring

organization date November 20, 1984

street & number P.O. Box 95 telephone (509) 635-1503

city or town Garfield state Washington 99130

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title *Nicholas J. Manring* date 4/3/86

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

John C. Byers Entered in the National Register date 5-15-86
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

2

Building materials for the Hanford House came principally from local suppliers. Stone was quarried at nearby Granite Butte; bricks were from John Kusler's kiln in Oakesdale; mortar was made from sand dug at a local farm; and the lumber was shipped from Harrison, Idaho. The interior finish includes some imported materials, such as the Dutch tiles in the west facing entryway.

Progress on the building was slowed by the depression of 1893, but the house finally was completed in 1898. The finished structure was one of the first brick residences in the Oakesdale area and is the only Queen Anne Style dwelling in the vicinity. Contemporary Spokane news accounts call the house one of "the finest farm residences" in Whitman County. The house reflected the irregular profile and mixed materials of the Queen Anne Style. The interior's plaster motifs, ornate central stairway, basement level conservatory, variety of window shapes, and tall turret add to the architectural interest of the building. Subsequent alterations have had little impact on the structure. The house remained the Hanford residence until 1912, when the family moved to Spokane. Since then the property has continued to serve as the center of a large farm operation. Several farm structures have been constructed that do not reflect the historical significance of the property and are not included in the nomination.

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

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

For NPS use only
received
date entered

Continuation sheet

Item number

9

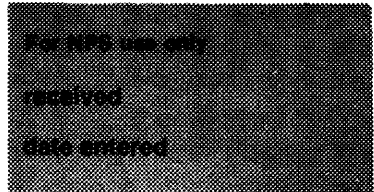
Page

2

- Anderson, Eleanor L., "Picturesque Homes Reveal Historic Lore," The Spokesman-Review, January 3, 1954, p. 7.
- Hanford, Arthur, "The Hanford Family," in Oakesdale Memories, ed. by Oakesdale Alpha Study Club, (unlisted publisher, 1976).
- Hanford Nurseries, "List of Apple Trees for 1902-1903," (unlisted publisher), ca. 1902, (available from property owners).
- Henrickson, Rosemary, E. 1600 Lancaster Avenue, Rathdrum, Idaho, interviewed by telephone by Nicholas J. Manring, November 8, 1983, granddaughter of E.H. Hanford.
- "Julius Zittel Taken by Death," The Spokesman-Review (Spokane), May 8, 1939, (unlisted page).
- Level, W.H., An Illustrated History of Whitman County, Chicago, Illinois, Level Publishing Company, 1901, p. 218.
- "Mr. Hanford's Fruit Farm," Oakesdale Sun, June 22, 1900, p. 3.
- "Ten Thousand Dollar Home," The Spokesman-Review (Spokane), June 18, 1898, n.p.

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

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



Continuation sheet

Item number 10

Page 2

VBD Continued: The nominated property is described thusly: To reach point of beginning, start at the southwest intersection of Montana and Roberts streets in the city of Oakesdale; proceed approximately 3250 feet along the west edge of Roberts Street (and extension thereof) until a point approximately 20 feet west of the southwestern corner of the house. From this point of beginning, proceed 20 feet south; proceed 120 feet east; proceed 90 feet north; proceed 120 feet west; proceed south to point of beginning.