

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received APR 4 1986

date entered

MAY 2 1986

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

1. Name

historic Howard's Hall

and/or common Cloverland Garage (preferred)

2. Location

street & number County Road #01050 not for publication

city, town Cloverland vicinity of

state Washington code 053 county Asotin code 003

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: historical tours

4. Owner of Property

name Juanita Walter Therrell

street & number 16112 S.E. 42nd Place

city, town Bellevue vicinity of state Washington 98006

5. Location of Legal Description

courthouse, registry of deeds, etc. Asotin County Courthouse

street & number 135 Second

city, town Asotin state Washington 99402

6. Representation in Existing Surveys

Washington State Inventory  
title of Cultural Resources has this property been determined eligible?  yes \_\_\_ no

date 1985 \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records Office of Archaeology and Historic Preservation

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

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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

Situated on a county road at the site that was once downtown Cloverland, the Cloverland Garage is a vernacular commercial building of frame construction. It is bounded on the south, west, and north by a wheat field which encompasses many of the lots upon which houses and businesses had once stood. There are no remaining outbuildings on the property.

The two-story rectangular structure was erected in late 1902 and measures 24 by 40 feet. The main room on the first floor is a single undivided bay with no intermediate supports. Originally, the second story was a single bay, but it was subsequently divided into a six-room apartment (ca. 1904). At about the same time, a one-story lean-to addition was built against the south side of the building. It measures 14 feet wide by 50 feet long. An outside stairway once rose against the north wall of the building to the second story dining room door. Evidence suggests that a similar stairway was built against the rear (west) of the building as an entry to the second story kitchen; in 1919, a substantial covered stairway replaced the rear stairway, forming another appendage to the building.

The false front on the east facade has always been a prominent architectural feature, rising above the gabled roof of the main structure behind it. The exterior walls are sided with one by eight inch drop siding. The two brick chimneys have been altered and are no longer in use. One connects with a flue in the kitchen, and the other with a flue in the dining room and main floor. The second story has double hung sash windows, as does the first floor west facade.

In 1918 and 1919, extensive modifications were made in the first story windows and doors to accommodate a change in use from store to garage. Originally, the storefront on the east facade had a central recessed entry flanked by large display window bays. The storefront was sheltered by a shed roof porch supported by simple posts. During the 1918 remodeling, the porch was removed and the storefront redesigned. A sliding garage door was installed in place of the southerly window bay while three large one-over-one fixed windows were installed in the northerly bay. Above the new garage front, the owners installed a band of six single pane fixed transom windows to help illuminate the interior work space. At the same time, a new entry and fixed window were added to the east facade of the shed addition. Windows and a door were installed in the rear of the garage and built-in work benches and drawers were added to the interior. A work pit was dug beneath the main floor of the garage for repair work. The pit is accessible through an outside stairwell that leads to a cellar beneath the building. In addition, the covered rear stairway was built against the rear (west) wall. Each of these modifications remains today, visible evidence of the changing function of the building.

The interior of the building has three rooms on the first floor: the original 24 by 40 foot rectangular room, a windowless storage room in the back of the south wing, and the southeast room where business transactions were conducted. The latter retains its original store counter dating back either to the first decade or the 1918/19 era. The floor is tongue and groove fir. There are six rooms plus a pantry in the second story apartment. The dining room and kitchen have wainscoting; the wall above the wainscoting originally was covered with wallpaper. The kitchen has cabinets and a counter across the south wall.

During the restoration process, the integrity of the 1918-1919 era has been maintained. Weathering and vandalism necessitated replacing windows, doors, doorknobs, other hardware, and some siding on the south and west sides. The building has been reroofed, has a

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new platform in the front, and has been painted brown with yellow trim following the building's 1918 color scheme. Because of possible vandalism, the north stairway was not replaced, and a locking door was installed at the bottom of the west stairway. The covered stairway protected a portion of the 1918 brown and yellow paint; a portion of each color has been left untouched for historic purposes.

## 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 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 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 checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Date of Construction: 1902  
**Specific dates** Period of Significance: 1902–1928 **Builder/Architect** Attributed to Henry Howard with assistance from Edward H. Dammarell

### Statement of Significance (in one paragraph)

The Cloverland Garage was one of the first buildings to be constructed after Cloverland was platted in 1902, and served for most of three decades as a significant center of commercial activity for the agricultural community. A simple wood frame structure characterized by a false front, the garage is an excellent example of vernacular frame commercial structures common in rural Washington. The changing functions of the building reflect the development of Cloverland's economy. From its construction in 1902, the building served variously as general store, dance hall, telephone exchange, community center, and, for many decades, as the town garage. Throughout its evolving role, the structure remained at the center of Cloverland's commercial life.

The Cloverland Garage building represents two historical eras, both in its own community and in western rural settlements. Homesteading in this area of Asotin County began in 1877, but in 1901 the enthusiastic Jackson O'Keefe envisioned extensive orchards and gardens if irrigation succeeded. It was with this dream of a "Land of Clover" that he supervised the Asotin Land and Irrigation Company in the construction of ditches and flumes to bring water up from George Creek.

The townsite of Cloverland was platted early in 1902, and land sales started immediately. Cloverland was billed as "the best opportunity for investment in the West today," according to a newspaper advertisement of the Asotin Land and Irrigation Company in the *Asotin Sentinel*. Buyers came from such distances as North Dakota, Virginia, and North Carolina. The site of the Cloverland Garage was purchased by Benjamin R. Howard on June 28, 1902. By late 1902, Cloverland had 20 houses, a school, and the store/hall which was built on Benjamin Howard's lot and is today the Cloverland Garage. It was almost certain that his brother, Henry Howard, was the builder. Edward H. Dammarell, known for his ability in finishing details, assisted with the construction. The building was called Howard's Hall when several dances were held there in January 1903.

On February 21, 1903, Howard's Hall was sold and became a general merchandise store called Florance and Company. The new owner, Edward Charles Florance from North Dakota, lived with his family in the second story apartment. On February 26, 1903, the building also became Cloverland's first post office with Benjamin R. Howard as postmaster and Jack Florance as deputy postmaster. Mail service was twice a week with Monty Howard (son of Benjamin) driving the first mail team. There is still a mail slot in the front door of this original Cloverland post office. By January of 1904, the first Cloverland telephone service was also housed in the store building. In November of 1905, Cloverland's mercantile establishment became Florance and Morrow, a partnership of James Florance and Jack T. Morrow.

William Gute purchased the store on October 1, 1910, moving down the merchandise from his mountain store. William and his family also lived in the second story living quarters. By this time, Cloverland had another store, and business was less prosperous for this original Cloverland store. The building became known as Gute's Hall, for William Gute sponsored community dances with live music and other community parties.

# 9. Major Bibliographical References

See Continuation Sheet.

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Rockpile Creek

Quadrangle scale 1:24,000

### UTM References

A 

1	1	4	8	0	7	4	0	5	1	2	1	8	7	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

See Continuation Sheet.

### 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 Juanita Walter Therrell, Owner

organization N.A. date October 17, 1985

street & number 16112 S.E. 42nd Place telephone (206) 746-6295

city or town Bellevue state Washington 98006

# 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 [Signature]

title DSHPD date 3.24.86

### For NPS use only

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

[Signature] Entered in the National Register date 5/2/86  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Cloverland's population probably peaked about 1910 when the census showed 400 residents. The settlement era was coming to an end; the thousands and thousands of fruit trees had hit bedrock, destroying the dream of Jackson O'Keefe. Only the settlers able to purchase larger amounts of land were able to sustain a living.

In 1915, a new era commenced--the automobile arrived. The first license application in Asotin County was June 10, 1915. How did one learn to drive in a county with no cars? The parents of Fred W. Walter sent him to the Hillcrest Automobile Driving School in San Diego, California. He earned his diploma on April 20, 1915, certifying that he was capable of operating and caring for any automobile. Cloverland was changing with the advent of the automobile, as it was no longer a day's journey from town. There was less need for Cloverland's hotels and stores. The time was right for an establishment to sell and service cars.

Fred W. Walter purchased the original store in April 1918 and converted it to the Cloverland Garage. He took additional automotive training and secured Buick and GMC dealerships. Fred contributed to transportation by providing a gasoline pump, by ordering vehicles for people, and by servicing cars. He also contributed to agriculture by ordering farm equipment and parts for local farmers. For a time in the 1920's, Fred Walter lived in the second story apartment with his bride; their first child was born in the apartment. In 1928, Fred Walter and his family moved to a farm and the garage provided only limited service afterward.

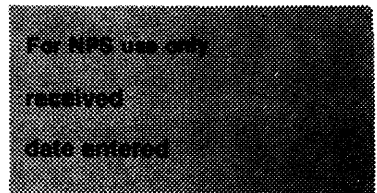
In the 1930's, when the Cloverland Garage had limited usage, the building provided another community service which reflected the inconveniences which early settlers endured for the sake of educating their children. The second story apartment was used during five winters in the 1930's as a residence for mothers and their school children. Otherwise, the children could have been snowbound at their outlying farms.

Architecturally, the garage is a well preserved example of frame commercial structures typical of small communities in the state. The major structural alterations of the building are part of the historical significance. The 1902 structure was a rectangular hall. The one-story south wing was probably added shortly thereafter when it became a store. The original building was white (the white wall has been retained inside the one-story portion). Fred Walter made modifications and additions in 1918 and 1919 to convert it to a functional garage. In the 1920's, kitchen cabinets were added in the second story apartment; built by Henry Howard to pay off a debt--typical of the hard times Cloverland was beginning to experience. In 1918, Fred Walter had the building painted dark brown with subtle yellow trim. It has been restored to this color scheme for two reasons: the configuration of the building reflects the Cloverland Garage and brown and yellow are more compatible with the environment than the original white paint. The building has always retained its false front.

The Cloverland Garage remains on its original site on a county road. Much of Cloverland has been plowed into wheat fields. The historic buildings which remain within a block of the Cloverland Garage are the Barkley Hotel (now a residence), ca. 1910; the Free Methodist Church, 1911; the church parsonage; a small building sometimes used in winter for school children and their mothers; and remnants of a livery.

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The Cloverland Garage was restored in the early 1980s by the current wners, the daughter of Fred Walter and her family, and the property is now available for tours conducted by the Asotin County Historical Society.

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Abstract of Title for Lot 14, Block 8, Cloverland, Washington.  
The Asotin Sentinel, 1902-1929.  
Deeds of property.

Interviews: (All interviews were conducted between 1977 and 1985.)

Florance, Robert D. (grandson and son of original store owners) 1428 8th St., Clarkston, WA 99403.  
Johnson, Ray (deceased).  
Marvin, Mr. and Mrs. Andrew, 1336 6th St., Clarkston, WA 99403.  
McMillan, Edna Foredyce, 1114 University, Clarkston, WA 99403.  
Petty, John H., 2315 Valleyview Court, Clarkston, WA 99403.  
Petty, Wilbur, 1318 Boston, Clarkston, WA 99403.  
Vogan, Harry, Route 2, Box 3, Asotin, WA 99402.  
Walter, Fred W. (deceased), Owner of the Cloverland Garage 1918-1981.  
Wirt, Edith Dammarell (daughter of assistant builder of original structure), 106 N. Kennebeck, Kent, WA 98031.



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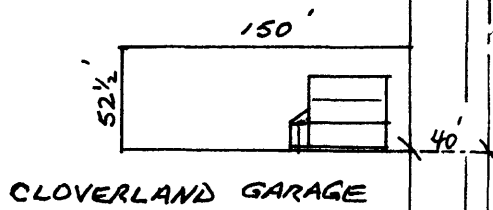
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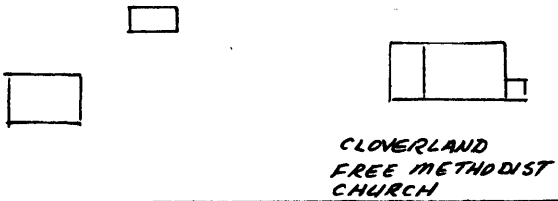
2

The property occupies Lot 14, Block 8, of the Cloverland Plat, Asotin County, Washington. It is 50½ by 150 feet in size. (Farming easement overlaps the western portion of land, including the southwest and northwest corners.) The property line commences at a point 555 feet north and 40 feet west of the southeast corner of Section 14, Township 9 North, Range 44 East, Willamette Meridian. It proceed 150 feet west, thence 52½ feet north, thence 150 feet east, thence 52½ feet south to the original corner.

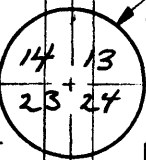


555'

CLOVERLAND ROAD



SECTION CORNER



ROUP ROAD

TOWNSHIP 9 N  
RANGE 44 E  
WILLAMETTE MERIDIAN

LOCATION OF  
CLOVERLAND GARAGE

DRAWN BY: JOHNNY THERRELL 10/3/85  
SCALE 1" = 100'