

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 9 1986

date entered NOV 6 1986

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

1. Name

historic Erick Gustave Sanders Mansion

and/or common

2. Location

street & number 5516 South 277th Street not for publication

city, town Kent vicinity of

state Washington code 053 county King code 033

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 type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<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 type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Advent Christian Church, c/o Pastor Clio Thomas

street & number P.O. Box 22256

city, town Seattle vicinity of state Washington 98122

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Assessor's Office

street & number King County Administration Building, 516 3rd Avenue

city, town Seattle state Washington 98104

6. Representation in Existing Surveys

1) King County Historic Sites Survey
 title 2) Washington State Inventory of Cultural Resources has this property been determined eligible? yes no
 1) January 1978
 date 2) 1986 federal state county local

1) King County Office of Historic Preservation
 depository for survey records 2) Office of Archaeology and Historic Preservation
 1) 828 Alaska Bldg., 618 2nd Ave., Seattle Washington 98104
 city, town 2) 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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Erick Gustave Sanders Mansion is a large Craftsman style house built in 1912 near Kent, Washington, as a rural estate for a prominent Seattle area businessman. Hidden among a grove of mature evergreens at the foot of a hill, and surrounded by woods, pastures, and a mill pond, the house was the centerpiece of a large estate which overlooked the rural Green River valley. Although no related agricultural outbuildings remain, the nominated property includes the house and six surrounding wooded and landscaped acres which still reflect the original character of the property.

The Sanders estate is located on South 277th Street just west of the Smith Brothers Dairy on the outskirts of Kent. Although entirely agricultural in 1912, the surrounding farmlands of the valley have been gradually altered by encroaching industrial and residential development. Nevertheless, the nominated acreage of the estate includes a mill pond to the southwest of the house, a small meandering stream which feeds the pond, and a dense stand of trees that shadows the house. A dirt drive leads from the highway to the house approximately 500 feet to the north. Through the trees to the rear of the mansion, one can still obtain a clear view of the pastoral Green River valley.

The Sanders Mansion combines Craftsman design frequently found in urban areas with sprawling country elegance. The main body of the frame house is a massive, two story "classic box," or foursquare, sheathed with narrow gauge lapped boards, resting on a concrete foundation and covered by a pyramidal hipped roof. The sloping planes of the hipped roof are terminated by intersecting cross gables at each corner of the house. Between the cross gables, gable roof dormers project from the planes of the main roof.

The proliferation of these gables--twelve in all--creates a lively roofline which breaks the rectangularity of the foursquare form. In typical Craftsman fashion, the open eaves of the low-pitched gables widely overhang the walls of the house and are supported by triangular kneebraces and ornamented with plain vergeboards. In a further reflection of Craftsman influence, the gable ends are ornamented with decorative half-timbering and stucco.

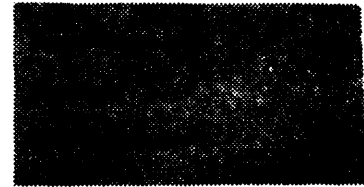
An expansive and deep verandah, sheltered by a half-hipped roof with exposed rafter tails, wraps around three sides of the house and overlooks the valley to the north, south, and east. The porch is supported by solid brick piers which rise from the ground and are capped by corbelled capitals. The porch balustrade has a simple railing with squared balusters. Imposing staircases with brick piers provide access to the porch. The southwest corner of the porch is enclosed, forming a solarium. Central gables project from the south and east porch roofs and mark the principal entries into the house. Reflecting the gables which ornament the roofline, the two porch roof gables are decorated with vergeboards, half-timbering, and kneebraces. Like the overhanging eaves of the roof above, the porch creates an extension of the house outward into the surrounding estate and breaks the house from the confines of the foursquare form.

Windows across the house are mostly double-hung, one over one sash of various dimensions typical of Craftsman style fenestration. Exterior window and door surrounds are unornamented except for molded crowns. The principal entries on both the front and east side elevations are framed with side lights. Recent vandalism resulted in the loss of two major entrance doors together with the leaded glass sidelights.

Except for some missing copper and brass light fixtures, the interior of the mansion is as intact as the exterior. The main floor of the mansion contains four large rooms with a spacious central hallway. The two principal public rooms on the main floor are the living room on the southwest and dining room on the southeast, both built off the central hall. Both rooms are ornamented with boxed beam ceilings, molded picture rails, window and door surrounds with crown moldings, and oak flooring. The living room is further ornamented with embossed paper wainscoting and a brick fireplace. Other rooms on the main floor include the kitchen, pantry (with original cabinetry), library, maid's room, and

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bathroom. The four bedrooms upstairs are organized around the central hall. The full bath includes the original tub, sink, footbath, and cylindrical shower. Every room in the house features the original dark-stained fir woodwork and Craftsman style metal light fixtures. Even the original doorbell and service bells over the kitchen door remain in place.

Recent rehabilitation work includes the exterior repair and replacement of deteriorated soffits, rafter tails, brick porch posts, and the interior repair of deteriorated plaster walls and ceilings. The house was also reroofed with wood shingles in 1986. In every instance, the new material is a replication of the original. Future plans call for cleaning the pond and stream and pruning the overgrown vegetation that surrounds the property.

Total contributing resource: 1 (house)

Total noncontributing resource: none

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"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates c. 1912 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Erick Gustave Sanders Mansion is an architecturally significant example of a Craftsman Style residence in rural King County. Built in 1912 as a country estate for a successful Seattle businessman, the house is distinguished by its rural setting, imposing size, multiple gabled roofline, and broad verandah. A survey of rural King County architecture indicates that the house is perhaps the finest and best preserved estate from the period and an outstanding illustration of Craftsman design in a country setting.

Historical Background: Erick Gustave Sanders was born in Sweden in 1848. The year of his arrival in America is uncertain, but by 1875 he and his Swedish born wife Sara Nienmeyer had their first child, Ernst, in Seabeck, Washington. In 1891, Sanders worked as a gripman on the Front Street Cable Railway. But by 1898, he had become the manager of the American Lumber and Shingle Company, whose president was Port Blakely lumberman Jim Campbell. During these years, Sanders owned property at Restoration Point on Bainbridge Island and it was here that he met Campbell and Lee Oien with whom he eventually joined in partnership.

By 1903, Sanders had become president of the Standard Investment Company with offices and a residence in Seattle. The next year, Sanders and his partners purchased 660 acres of farmland near Kent and started the Standard Dairy and Standard Mill. As part of the purchase, Sanders acquired land and began construction of his country estate with lumber from his own mill, stained glass from the Alaska-Pacific-Yukon Exposition, and bricks from the construction of the West Valley Highway. The house was completed about 1912.

Sanders died unexpectedly in 1914 at the age of 65. His daughter Olive and her husband, Fred Beeler, a house painter who had worked on the mansion during its construction, owned the property until 1925. During the Beeler residency, the estate was known as Spring Hill Trout Farm. Trout were raised in the former mill pond and sold fresh to Seattle area restaurants. Game and dairy cattle were also raised and the property included a dairy barn, creamery, game pen, fish hatchery, and other outbuildings. None of these outbuildings still stand. A variety of owners followed and after 1929 Ben Smith, who had purchased the Standard Dairy on the valley floor, leased the house and lived there with his family for several years.

In 1942, the Sanders Mansion was purchased by Harold Stewart. Stewart, who had opposed Warren Magnuson for political office that year, retired to the mansion after his loss. Stewart made few changes to the house and did not invest in its maintenance. A carriage house and barn fell to ruin during his ownership and ornamental shrubs and trees were allowed to overshadow the house. The property was purchased in 1986 by the Advent Christian Church whose members are stabilizing the house and carefully restoring it to its original appearance.

Architectural Significance: Despite recent vandalism and neglect, no other rural King County estate from the first half of the 20th century is known to have escaped modernization and remodeling so completely. As a result, the house is an outstanding example of the Craftsman Style applied on a scale rarely seen in the county today.

In many respects, the house is an amalgam of Craftsman design grafted to a foursquare body. The vertical emphasis of the pyramidal roof and the bulk of the cubic massing are relieved by multiple low-pitch gables with open overhanging eaves, vergeboards, and kneebraces. The deep porch, with massive piers, surrounds the house and physically extends the structure into the rural setting, integrating the interior with the natural

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreeage of nominated property 6.08 acres

Quadrangle name Poverty Bay

Quadrangle scale 1:24,000

UTM References

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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

11. Form Prepared By

name/title Flo Lentz & Cheryl Cronander
King County Office
organization of Historic Preservation date June 1985

street & number 618 Second Avenue, #828 telephone (206) 587-4858

city or town Seattle state Washington 98104

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 *Paul E. Skon*

title State Historic Preservation Officer date September 26, 1986

For NPS use only

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

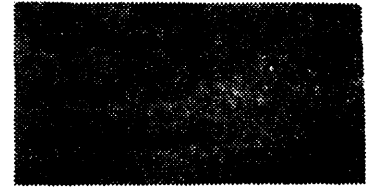
for Alloway Byrum
Keeper of the National Register

Entered in the National Register date 11-6-86

Attest: _____ date _____
Chief of Registration

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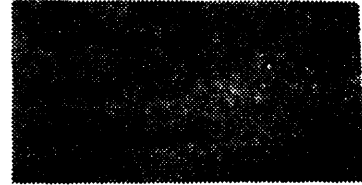
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environment. The floor plan allows for open circulation and provides both visual and physical access to the outside, while the simple fir trim underscores the cottage aesthetic of the house. Finally, the house is located in a rural setting, complete with woods, pond, and stream, which carefully recalls the rural values that often inspired the Craftsman style.

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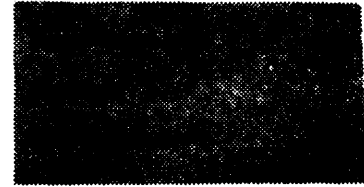
"House of Fourteen Gables," Globe News, Auburn, Washington, August 5, 1979.
"The Sanders Family," Genealogy by Andrew Price, Seattle, Washington, no date.

Interviews:

Oien, Sig, son of L.A. Oien.
Reitan, Ray, White River Valley Historical Society.
Smith, Dan, owner of Smith Brothers Dairy.

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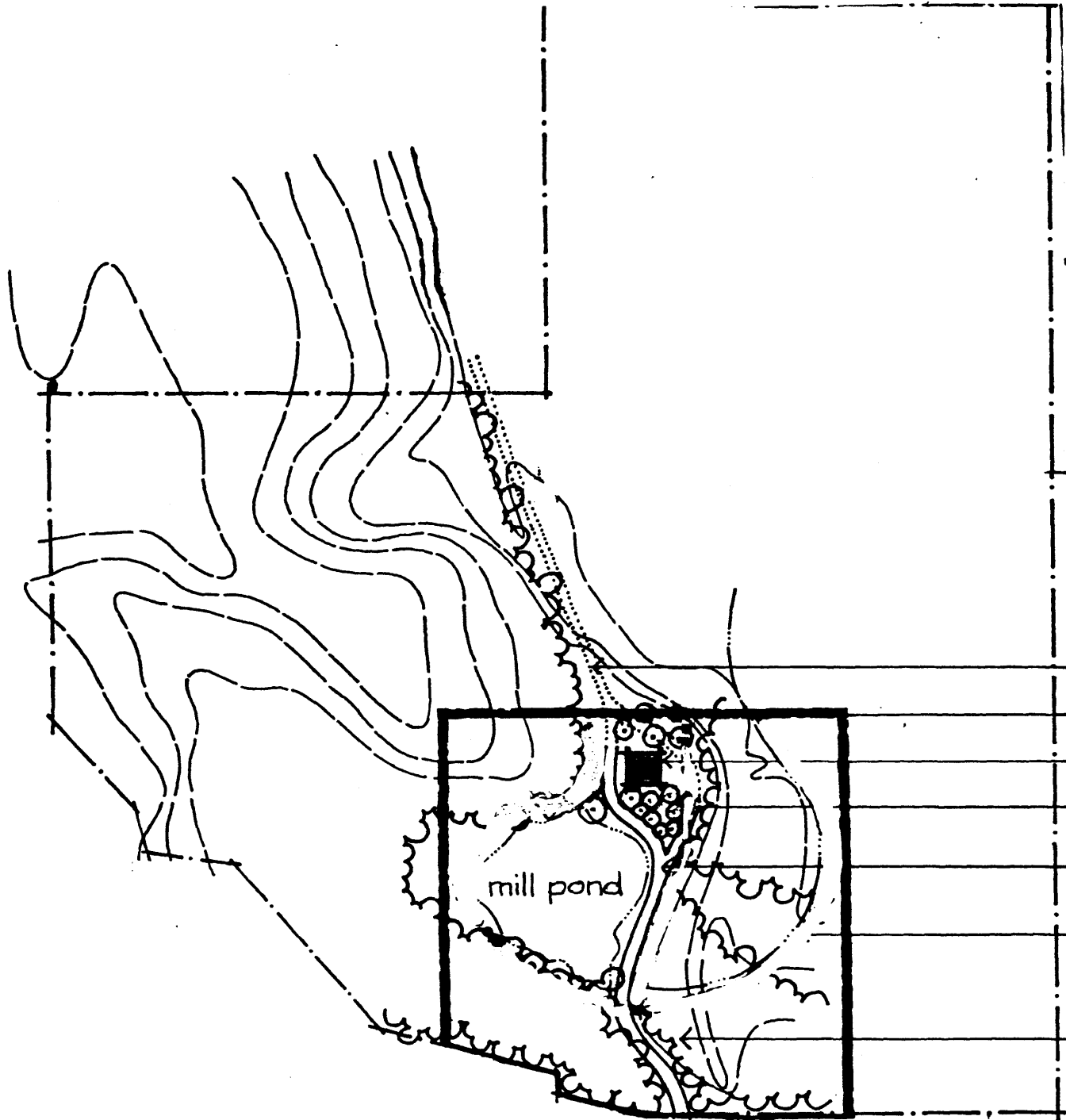
The Erick Gustave Sanders property is described thusly:

That portion of the NW $\frac{1}{4}$ of Section 35, Township 22 North, Range 4 East, W.M., King County, WA, described as follows: Beginning at the SE corner of said section 35; thence N 2 13' 12" E 3712.12 feet along the east line of said section, to a point on the centerline of S 277th Street; thence N 88 51' 51" W along said centerline 3652.95 feet; thence at a right angle to said centerline N 1 08' 09" E 42.00 feet to a point on the northerly right of way margin of said S 277th Street and the TRUE POINT OF BEGINNING;

Thence N 1 08' 09" E 611.42 feet; thence N 88 51' 51" W 461.86 feet; thence south 1 08' 09" W 506.69 feet to a point on the northerly right of way margin of S 272nd street and S 277th Street extension; thence along said margin S 72 49' 31" E 195.93 feet; thence S 1 57' 46" W 25.69 feet to a point on a curve having a radius of 1058 feet and through which point a radial line bears S 10 37' 34" W; thence along said curve to the left southeasterly and easterly through a central angle of 9 29' 25" an arc a distance of 175.24 feet; thence tangent to said curve S 88 51' 51" E 23.71 feet to the true point of beginning.

Boundary justification:

The nominated property includes 6.08 central acres of a rural property. The nominated acreage includes the significant contributing features including the house, the mill-pond, and the surrounding landscaped acres which relate to the Sanders occupancy. The remaining acres of the property (approximately 29) are excluded and consist mostly of undeveloped woodlands and pasturage.



- speciman trees
- SANDERS MANSION
- speciman trees
- dirt road
- small stream
- deciduous trees

ERICK SANDERS MANSION
SITE PLAN

Scale 1" = 200'

