

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 Roland Hartley House

and/or common Hartley Mansion

2. Location

street & number 2320 Rucker Ave. not for publication

city, town Everett vicinity of

state Washington code 053 county Snohomish code 061

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 checked="" 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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" 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 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 Dr. Sanford Wright

street & number 2320 Rucker Ave.

city, town Everett vicinity of state Washington 98201

5. Location of Legal Description

courthouse, registry of deeds, etc. Snohomish County Courthouse

street & number 3001 Rockefeller Ave.

city, town Everett state Washington 98201

6. Representation in Existing Surveys

1) Snohomish County Survey of Historic Sites  
 title 2) Washington State Inventory of Cultural Resources has this property been determined eligible?  yes  no  
 1) 1984  
 date 2) 1986  federal  state  county  local

depository for survey records 1) Snohomish County Planning Department  
 2) Office of Archaeology and Historic Preservation  
 city, town 1) Snohomish County Courthouse, Everett Washington 98201  
 2) 111 W. 21st Ave., KL-11, Olympia state Washington 98504

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" 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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The Roland Hartley House is a two and one half story frame structure located on a bluff overlooking Possession Sound about one half mile north of downtown Everett. Monumental in scale and spirit, the house is an outstanding example of the Neoclassical style of the early twentieth century with a central two story portico, a hip roof underscored with boxed cornice and modillions, and gable roof dormers projecting from each plane of the roof. The house, which has a concrete foundation, a raised basement, and a full attic, contains four levels of living space and occupies most of its lot in a residential neighborhood composed of smaller homes from the period. The exterior of the house is sheathed with bevelled clapboard siding (except in the dormer gable ends, which are sided with shingles) and is painted white.

The building's principal facade faces east and is dominated by the colossal two story portico with flat roof supported by paired unfluted Corinthian columns at both forward corners. The boxed cornice of the main roof, which features modillions and a dentil course, continues around the roof of the portico and features the same classical ornament. The portico is surmounted by a railing with turned balusters.

Behind the full height portico is a one story porch which spans the full width of the facade, wrapping around the northeast side to form a porte cochere. The porch shares the Neoclassical styling of the portico, and features a full entablature with boxed cornice, dentil course, and simple frieze. The porch roof is supported by squat Ionic columns which rest on concrete plinths. The porch features a railing composed of turned balusters similar to those elsewhere on the facade. The porch roof is crowned with a balustrade which runs its entire length. The ground floor porch is reached by a short flight of concrete steps in the center of the facade. Some new balusters have been added to the railings in recent years to replace deteriorated members.

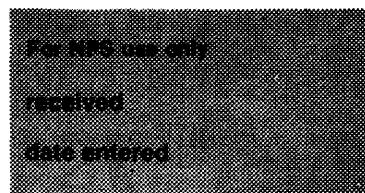
The central first floor entry, sheltered by the portico, is surmounted by an entablature with dentils. The entry features a single leaf door flanked by leaded sidelights. Fenestration on the front facade is bilaterally symmetrical around the entry. The major fenestration on the first floor facade is composed of two tripartite windows on either side of the entry. The window groups are composed of a central large one-over-one window flanked by two narrower one-over-one windows. On the second level, two one-over-one windows with leaded upper lights are located on either side of a central doorway which leads to the balcony.

Three gable roof dormers project from the hip roof and feature gable returns, boxed cornices, dentil courses, and brackets. The large central gabled dormer projects above the portico and features a doorway flanked by one-over-one windows which leads to the portico roof. The gable returns of the dormer are supported by scrolled brackets. Flanking the central dormer are two smaller gabled dormers which also feature gable returns, a boxed cornice, dentil course, and plain frieze. Across the front facade, all windows and doors are surrounded by simple frames with slightly projecting hoods.

Side and rear elevations also feature symmetrically arranged fenestration composed mostly of large one-over-one windows. Windows across the side and rear elevations are framed with simple surrounds with slightly projecting entablature hoods. Each elevation also features a centrally placed gable roof dormer with gable returns and cornice. The

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principal feature of the south elevation is a brick chimney which rises through the gabled dormer. Five double hung one-over-one windows (two on the first story and three on the second) punctuate the elevation and the dormer features paired windows. A two story porch on the southwest corner of the house has recently been enclosed with glass to accommodate interior offices but the original corner pillars, railings, and pilasters are still preserved.

The dominant feature of the west elevation is the central three story, chamfered bay which rises to the central gabled dormer. In each of the three faces of the bay on the first and second stories is a one-over-one window while the raised basement of the bay features a single large window. Fenestration elsewhere on the rear facade includes double hung one-over-one windows to the north of the bay as well as a single pane window on the upper story to the north of the bay, a single leaf door to the north of the bay at the basement level, and a double hung window to the south of the bay at the basement level. The north elevation of the house includes an unusual window grouping composed of a band of five windows in which the two end windows are almost twice as long as the middle windows. On the west side of the north elevation is a small corner porch with double door entry and stairs that lead to the rear basement level. The second story of the north elevation features one-over-one windows regularly spaced. A chimney rises through the gable ridge of the north slope dormer.

The interior of the mansion is characterized by large spaces arranged in a symmetrical plan around a central hallway and stairwell. On the main floor, the parlor and dining room are built off either side of the spacious entry hall. The dining room features a beamed ceiling and the parlor has a brick fireplace with fir mantle. Throughout the first floor, windows and doors are framed with fir trim. The floors are fir. A straight-reversed stairway with landing rises to the second floor. On the second floor, the bedrooms, now converted to offices, are organized around a large hallway. The third floor was conceived as a ballroom but never finished in Hartley's lifetime. In recent years, the current owners have finished the space and replicated the trim and details found elsewhere in the house. The work included raising the original ceiling, adding new flooring, new woodwork and trim, adding a new stairway to the attic space, and enclosing a balcony off the rear gabled dormer.

Behind the house is a two story frame garage with flat roof and clapboard siding. The garage is contemporary with the house and is large enough to store three cars. The main entry is on the second floor and features an intact turntable for rotating the cars. Most of the windows are double hung sash with simple surrounds and projecting hoods. Because the house and garage occupy nearly the entire lot, the lawn surrounding the Hartley house is simple and small.

Total county of resources: 2 contributing buildings (house and garage)  
0 noncontributing

## 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 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 checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
	<input type="checkbox"/> invention			<input type="checkbox"/> other (specify)
Built 1910				
<b>Specific dates</b>	period of signif-	<b>Builder/Architect</b>	Unknown	
	icance: 1910-1936			

### Statement of Significance (in one paragraph)

The Roland Hartley House is historically significant for its association with a leading Everett lumber baron and two term Washington governor. Hartley's career, which began in the Minnesota lumber camps, propelled him from humble origins to a position of wealth, power, and influence in the innermost circles of the Pacific Northwest lumber industry and finally to a position at the pinnacle of state government. As an essentially self-made man, Hartley not only played an important role in the history of Everett and Washington State but was also representative of the ruggedly independent entrepreneurs who had such a strong influence on the early economic and social history of the Pacific Northwest. Architecturally, the Hartley House is a distinguished example of a Neoclassical residential design from the early 20th century, and among the most monumental residences in the city of Everett.

### Historical Background

Roland Hill Hartley was born on a farm near Shogomoc in western New Brunswick, Canada, on June 26, 1864. His father combined agricultural pursuits with a ministry and his mother, who bore twelve children who lived past childhood, was a distant cousin of Andrew Jackson. With the death of Reverend Hartley in 1879, the family moved to northern Minnesota. During his teens, Roland earned a living as a cook and lumberjack in the logging camps during the winters and labored as a farmhand in the Dakota Territory during the summers. He made his way through the public schools of Brainerd, Minnesota, and eventually graduated from the Minneapolis Academy.

Employed for a time as a hotel clerk, Hartley was soon serving as personal secretary to the mayor of Brainerd. About 1885 he moved into a position as bookkeeper for the Clough Brothers lumber firm. On August 22, 1888, he married Nina Clough, daughter of lumberman and state senator Dave Marston Clough.

Clough later served as lieutenant governor under Knute Nelson and, when Nelson was elected to the United States Senate, Clough ascended to the governor's chair. He was elected to a full term in 1897 and appointed his son-in-law, Hartley, his personal secretary. During this time, Hartley was prominent in the Minnesota National Guard and achieved the rank of Colonel through service as a staff member and aide-de-camp. He saw action during the 1898 Indian uprising in northern Minnesota, commanding a pair of battery companies.

Following the expiration of his term as Governor, Clough came west to Washington State. Roland Hartley, after brief adventures in shoe manufacturing and townsite development, followed Clough to Everett in 1902. The pair quickly established themselves as major figures in the logging and lumber industries of the Pacific Northwest, notably as the proprietors of the Everett Logging Company, the Clark-Nickerson Mill and the Clough Hartley Mill, all major industrial landmarks on the Everett waterfront. Hartley

## 9. Major Bibliographical References

Clark, Norman, Mill Town, University of Washington Press, Seattle, 1970.

Fincken, Robert, Lumber and Politics: The Career of Mark E. Reed, Forest History Society, 1979.

Clark, Norman. Washington: A Bicentennial History. New York, W.W. Norton, 1976. See pp.134-144.

## 10. Geographical Data

Acree of nominated property less than one

Quadrangle name Everett

Quadrangle scale 1:24,000

### UTM References

A 

1	0	5	5	8	9	3	0	5	3	1	4	9	0	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

Lots 21 through 24, inclusive, of Block 487 of the plat of Everett. This description encompasses all of the property on which the building and garage are located.

### 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 Brent Lambert, Preservation Planner

organization Snohomish County Planning Department date August 29, 1985

street & number County Administration Building telephone (206) 259-9313, ext. 2211

city or town Everett state Washington 98201

## 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 DSHPO 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

United States Department of the Interior  
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eventually became owner of Snohomish County's largest shingle plant, one of the largest such operations in the state of Washington.

The political career that was to culminate in two terms as governor of Washington really began with the 1909 mayoral race in Everett. Hartley was elected by a margin of 321 votes and served through the end of 1911, a turbulent period that saw the passage of a local option banning liquor sales. (For an in-depth treatment of Hartley's political career in Everett, see Norman Clark, Mill Town, Seattle: UW Press, 1970.) While mayor of Everett, he built the Rucker Avenue residence that served as his home for the remainder of his life.

Following his term as mayor, Hartley represented the 48th legislative district in the State House of Representatives in 1915 and 1916 and made unsuccessful bids for the Republican gubernatorial nomination in 1916 and 1920. He finally won the nomination and the election itself in 1924. Ironically, this was the year that David Clough, in whose shadow Hartley had stood for decades, died.

A small, volatile man with a propensity for colorful and sometimes unprintable language, Hartley was the first governor of Washington to serve two full four-year terms, a feat all the more remarkable in that the terms were very stormy. Early on, a major rift developed within the governor's own party, which held a substantial majority at the time. A series of frustrating stalemates resulted. Hartley made free use of his veto powers, was a staunch advocate of unbridled free enterprise and strict governmental austerity, was an opponent of taxation and an outspoken critic of public education. The first recall proceedings against a Washington governor were instituted against him as a result of his removal of Henry Suzzallo from the presidency of the University of Washington. He closed his final term battling the legislature's attempts to initiate a corporate tax and graduated personal income tax. (Details of Hartley's years as governor can be found in Robert E. Fincken, Lumber and Politics: The Career of Mark E. Reed, Forest History Society, 1979.) In 1932 he attempted to win an unprecedented third term but failed to secure his party's nomination. An attempt to regain power in 1936 won him the Republican nomination but he was defeated in the election by Democratic incumbent Clarence D. Martin.

After his bid for office in 1936, Roland Hill Hartley retired from public life to his home on Rucker Avenue. Shortly after his 88th birthday he was moved to a Seattle hospital, where he died a few weeks later on September 21, 1952. Today, his house in Everett remains the most significant property associated with his long and varied career in politics and industry.

Architecturally, the Hartley House is one of the finest expressions of Neoclassical residential design in the city of Everett (although the architect's name is unknown at this time). Located in a residential neighborhood characterized by architecturally distinctive houses associated with prominent individuals, the house is distinguished by its monumental portico, classical detail, and imposing scale. A recent rehabilitation of the house has restored deteriorated elements and today the house is one of the outstanding examples of early twentieth century domestic architecture in Everett.