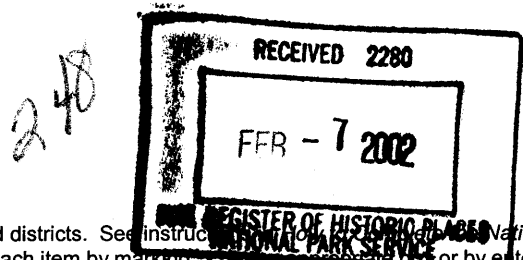


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions for use in the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking 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 ANDREW AND BERGETTE HJERTOOS FARM
other names/site number KING COUNTY INVENTORY SITE #0528

2. Location

street & number 31523 NE 40th not for publication
city or town CARNATION vicinity _____
state WASHINGTON code WA county KING code 033 zip code 98014

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
Signature of certifying official

1-10-02
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:

Allyson M

3/22/02

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property

(Check only one box)

- 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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Cat: DOMESTIC, AGRICULTURE/SUBSISTENCE
Sub: SINGLE DWELLING, ANIMAL FACILITY, AGRICUTURAL OUTBUILDING

Current Functions

(Enter categories from instructions)

- Cat: DOMESTIC, AGRICULTURE/SUBSISTENCE
Sub: SINGLE DWELLING, ANIMAL FACILITY, AGRICUTURAL OUTBUILDING

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN: QUEEN ANNE

Materials (Enter categories from instructions)

foundation CONCRETE
roof WOOD: SHINGLE
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.

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE _____

AGRICULTURE _____

Period of Significance

1901-1950 _____

Significant Dates

1901 _____

1907 _____

1910 _____

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

NORWEGIAN _____

Architect/Builder

HANSEN, OSCAR (House Builder) _____

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 DataAcreage of Property 24 ACRES**UTM References**

(Place additional UTM references on a continuation sheet)

1	10	581233E	5277099N
Zone		Easting	Northing
2	10	581452E	5277099N
Zone		Easting	Northing

3	10	581452E	5277053N
Zone		Easting	Northing
4	10	581563E	5277053N
Zone		Easting	Northing

X 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 Byname/title FLORENCE K. LENTZorganization KING CO LANDMARKS & HERITAGE PROGRAM date SEPTEMBER 2000street & number 516 SECOND AVENUE telephone (206) 296-8689city 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 _____ ROGER THORSON _____

street & number _____ 31523 NE 40TH _____ telephone _____ (425) 333-4510 _____

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

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.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 1 of 2

ANDREW AND BERGETTE HJERTOOS FARM
KING COUNTY, WASHINGTON

Narrative Description:

The Hjertoos Farm is situated on the southern edge of the town of Carnation, in the heart of the Snoqualmie River Valley. The property is bounded by SR 203 to the east, by a quiet side road to the north, and by a large King County park and ballfields to the south and west. Although the setting is no longer as pastoral as it was in the first half of the 20th century, adjacent park land and a close backdrop of forested hillside across the Snoqualmie River to the west convey some sense of the farm's earlier surroundings.

The farm retains the necessary four key components set forth as registration standards for family dairy farms in the "Dairy Farms of the Snoqualmie Valley" MPD: a well-preserved and richly detailed farmhouse dating from 1907, a large dairy barn built ca. 1910, a milkhouse (now altered and attached to the barn) and 24 acres of open agricultural fields. The Hjertoos Farm has operated as the Carnation Tree Farm for the past two decades.

The configuration of the site echoes some earlier spatial relationships of the dairy farm. A former pasture, planted in young trees, fronts the highway and extends back to the residence. A gravel drive (installed in 1982) now bisects this field, running back past the north side of the hay barn to the Christmas tree sales yard. Stands of trees border the south side of the property and extend west to the county park behind the house. The residence is accessed by an original gravel drive off 40th NE, running behind the house and over to the barn. Another early alignment of this driveway, now less used, runs in front of the house. Mature vegetation around the house, both trees and large flowering shrubs, partially obscure it from view. A picket fence and cement walk, both carefully reconstructed from an early family photograph, define the formal front entrance to the farmhouse.

The 1907 Hjertoos farmhouse is a two-story wood frame structure measuring 30' x 40' in dimension. The home has a hipped roof and regularly spaced, one-over-one double hung wood sash windows placed alone and in pairs as is typical of early 20th century design. There are hipped roof dormers on the north and south slopes, and all roofing consists of wood shingles. A hipped roof porch has been enclosed at the rear. The ornate formal façade of the house was, for its time, a surprisingly old-fashioned feature. Its articulation is symmetrical. It features a projecting, two-story central bay topped with a steep gablet faced with scalloped and diamond shingles. A two-story porch runs the length of the façade and is accessed from original door in a projecting bay. The raised porch has spindle work balustrades, slender support Doric columns, scrolled brackets, and latticed foundation panels.

This entire porch and all of its detail is a meticulous reconstruction based upon measurements drawn from a family photograph taken soon after completion of the house. The original front porch was torn off in the 1950s, and the current owner undertook the reconstruction in the 1980s. The exuberant Victorian quality of the house is reflected in its four-color paint scheme, also based upon values visible in the early photo.

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7

Page 2 of 2

**ANDREW AND BERGETTE HJERTOOS FARM
KING COUNTY, WASHINGTON**

Narrative Description: (CONT'D)

The ca. 1910 dairy barn was a thoroughly modern showpiece in its day. Not only was it considerably larger than most Snoqualmie Valley barns at the time of its construction, but it was constructed with a concrete foundation and flooring, had a full hay loft, and used a new system of dimensioned lumber instead of the traditional hewn timber framing of other barns of the era. The barn has a gable roof covered with three-tab asphalt shingles. Two restored, cross-gabled roof ventilators with louvers are found at the ridgeline. Massive hay doors are positioned at either gable end as well as midway along the north wall. The interior features a central concrete wagon alley running longitudinally through the barn. Stanchions for the dairy cows now remain only partially in place along the north side. Much of the south side of the interior has been enclosed and converted to new use as a residence. The hayloft with its unusual system of distinctive diagonal roof braces is unaltered. A detached milkhouse, built in the 1950s to accommodate a small refrigeration tank, is now attached to the barn and used as part of the tree farm gift shop and office.

Two smaller structures complete the farmstead. Behind the house is a 1920s garage/woodshed, partially rebuilt due to deterioration. Close to the barn in the Christmas tree sales yard is a recently constructed small gable-roofed sales shed (non-contributing).

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8

Page 1 of 2

**ANDREW AND BERGETTE HJERTOOS FARM
KING COUNTY, WASHINGTON**

Narrative Statement of Significance:

The Andrew and Bergette Hjertoos Farm is historically significant under Criterion A and C as an illustrative example of the economic success of early 20th century family dairy farming in the Snoqualmie River Valley in east King County, Washington. The property has been directly associated for nearly one hundred years with several generations of the Hjertoos family, Norwegian immigrants who settled in the valley in the 1890s. The farm consists of an ornately detailed dwelling and a large hay barn dating from 1907 and ca. 1910, respectively, as well as surrounding acreage now converted to new agricultural use as a Christmas tree farm.

The land which became Hjertoos property occupies a strategic location at the confluence of the Tolt and Snoqualmie Rivers. Ethnographic records note the presence of a major village of native Snoqualmie people in the vicinity of the farm. It served as the site of an important ferry crossing over the Snoqualmie for early settlers, and as a shelter and camp for newly arrived immigrants seeking to earn money in the hops fields that proliferated in the valley in the 1870s and '80s.

Bergette Jacobsen emigrated from Norway in 1888. She obtained a position as a cook at a boarding house in Seattle where eventually soon met Andrew Hjertoos. As soon as she obtained citizenship, she filed for a homestead near the settlement of Vincent in the Snoqualmie Valley. Andrew Hjertoos arrived in Seattle from Norway the day after the great fire of 1889. As a brick mason and carpenter, he found ready work in the city. Upon their marriage, the couple moved to a homestead at Vincent. In 1901, they drove their cows, pigs, and sheep to a new home at Tolt, purchasing 208 acres of prime bottomland from George and Fannie Shaw.

Their new farm was partially developed already with several buildings, including a two-story log house, a rental house, and a large orchard of apples, pears, peaches, plums, cherries, and walnut trees that extended down to the banks of both the Tolt and Snoqualmie rivers. The Hjertoos family (now with five children) lived in the existing buildings prior to constructing their own residence in 1907. The house was built with the help of local carpenter Oscar Hanson with lumber from a mill in nearby Preston. Though up-to-date in massing, floor plan, and fenestration, the new Hjertoos House was curiously behind the times in its applied Victorian ornament of decorative shingle work, and its elegant two-story front porch.

The large Hjertoos hay barn was built shortly thereafter, around 1910. The barn was unusually large for its time in the Snoqualmie Valley, measuring 40' x 94'. It contained stanchions for 36 cows, suggesting the prosperity of the family dairy operation. Around the same time, a horse barn (now demolished) measuring 24' x 60' was built just south of the dairy barn. The Hjertoos family dairy business would continue until 1954. In addition to running the large farm, Andrew Hjertoos also worked on occasion as a construction contractor throughout the Puget Sound area. He served on the local school board for 25 years.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

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**ANDREW AND BERGETTE HJERTOOS FARM
KING COUNTY, WASHINGTON**

Narrative Statement of Significance: (CONT'D)

Son Bill Hjertoos returned to operate the family farm after the death of his father in 1933. He built a new house, and subdivided the 1907 home to house additional families during World War Two. Bill served as director of a local valley dairymen's group and, in 1950, was elected president of the newly formed Washington Milk Producers Association. This organization was created in an effort to organize all state dairymen into a bargaining group to gain a voice in the determination of prices and surplus quotas that were assigned to producers.

Over the years, the Hjertoos property was sold or donated in increments for the use of Tolt High School, the IOOF Hall, and the Tolt River Park. The original 208-acre farm was reduced to its current size of approximately 24 acres. The house continued in use as a rental during the 1940s through the early 1970s, and suffered from deterioration. The current owner, a great-grandson of Bergette and Andrew Hjertoos, acquired the property in 1976. He adapted the former dairy pastures to new use as a Christmas tree farm, and has worked to restore both the home and barn using historic photos as a basis for the careful reconstruction of critical details.

The farm retains the necessary four key components set forth as registration standards for family dairy farms in the "Dairy Farms of the Snoqualmie Valley" MPD: a well-preserved and richly detailed farmhouse dating from 1907, a large dairy barn built ca. 1910, a milkhouse (now altered and attached to the barn) and 24 acres of open agricultural fields. The Hjertoos Farm has operated as the Carnation Tree Farm for the past two decades.

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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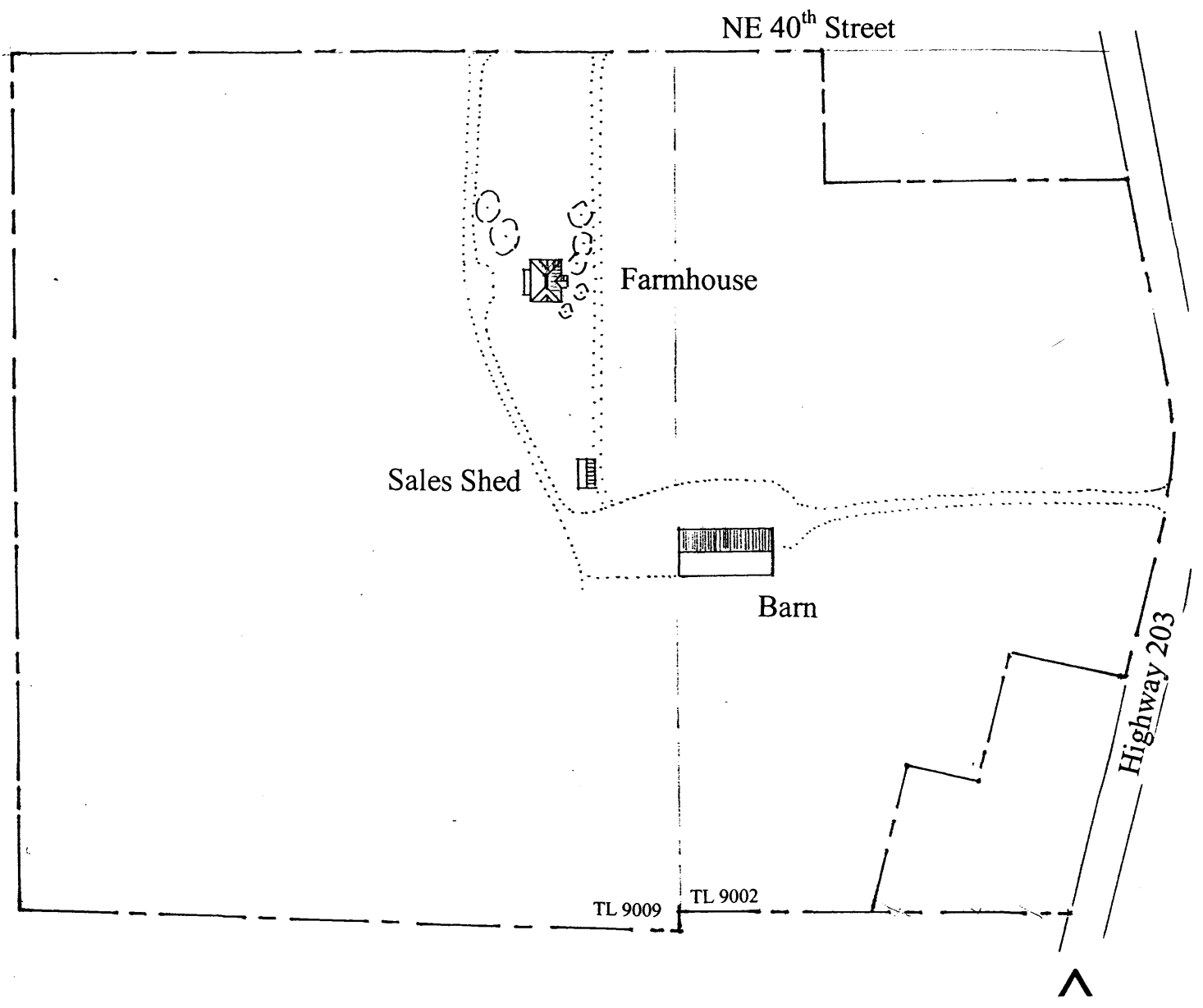
**ANDREW AND BERGETTE HJERTOOS FARM
KING COUNTY, WASHINGTON**

Bibliography:

- Cronander, Cheryl. "Hjertoos Farm" King County Landmarks Register form. June, 1986.
- Hjertoos, Gurina. "Hjertoos History." n.d.
- King County Assessor Property Records. WA State Archives, Puget Sound Branch

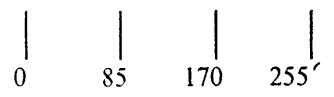
Hjertoos Farm

Site Plan



NORTH

Scale



**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10

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**ANDREW AND BERGETTE HJERTOOS FARM
KING COUNTY, WASHINGTON**

UTM References (CONT'D)

(Place additional UTM references on a continuation sheet)

5 10	581574E	5276987N	7 10	581472E	5276870N
Zone	Easting	Northing	Zone	Easting	Northing
6 10	581558E	5276916N	8 10	581452E	5276820N
Zone	Easting	Northing	Zone	Easting	Northing
			9 10	581233E	5276820N
			Zone	Easting	Northing

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

That portion of the north half of Section 21 of Township 25 N Range 07 E occupied by tax parcels 212507-9002 and 2125407-9009.

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

The nominated property encompassed 24 core acres of the original Hjertoos family farm, including all extant buildings and adjacent agricultural fields.

PHOTOGRAPH INDEX

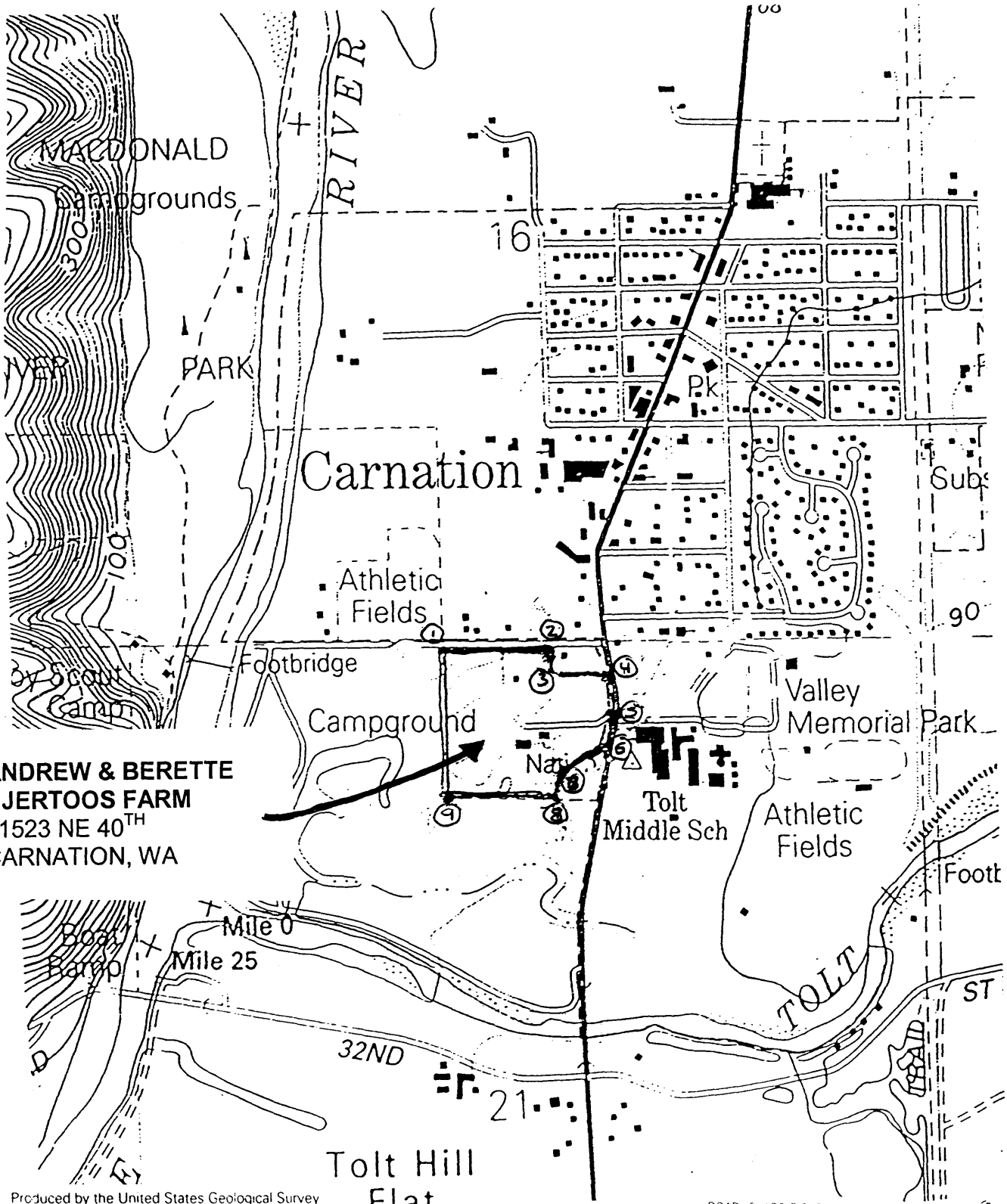
Photographer: Flo Lentz

Date: September 15, 2000

Location of Negatives: King County Office of Cultural Resources, Seattle, WA.

Print #

1. Hay barn from entry drive, facing west
2. Hay barn from sales yard, facing east
3. Hay barn from front of house, facing south
4. House from front gate, facing west
5. Reconstructed front porch, facing west
6. Rear of house and garage, hay barn at far right
7. South side of house
8. South side of barn, with attached milkhouse



**ANDREW & BERETTE
HJERTOOS FARM**
31523 NE 40TH
CARNATION, WA

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1952. Revised from aerial
photographs taken 1986 and other sources. Field checked 1990.
Map edited 1993.
North American Datum of (NAD 27). Projection and
1000-foot ticks. Washington Coordinate System, north zone
(Lambert Conformal Conic).
Blue 1000-meter Universal Transverse Mercator ticks, zone 10
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 15-minute intersections are given in USGS Bulletin 1879.

ROAD CLASSIFICATION

Primary highway
hard surface

Secondary highway
hard surface

Interstate Route

Light duty road, hard
improved surface

Unimproved road

State Route

CARNATION, WASH.
47°11'18" N
122°11'18" W

1993

DMA 1000-METER UNIVERSAL TRANSVERSE MERCATOR

15SADU4H1
1298 N 5E

15NQU4M1E1
163 N 5E