

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 02000249

Date Listed: 3/22/2002

William and Estella Adair Farm

King

WA

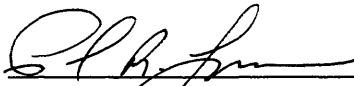
Property Name

County

State

Dairy Farm Properties of Snoqualmie River Valley, Washington, MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

3/22/02
Date of Action

=====
Amended Items in Nomination:

Significance:

Criterion C is added to the nomination to recognize the significance of the farm property under Architecture, as a *complex* that embodies the distinctive characteristics of a type, period and method of construction associated with early twentieth century dairy farm design, as outlined in the nomination and MPS cover.

U. S. G. S. Map:

The correct U. T. M. Coordinates are:

- | | | | | | | | |
|----|----|--------|---------|----|----|--------|---------|
| 1. | 10 | 577340 | 5281630 | 5. | 10 | 578160 | 5281420 |
| 2. | 10 | 577460 | 5281780 | 6. | 10 | 577710 | 5281420 |
| 3. | 10 | 577970 | 5281780 | 7. | 10 | 577710 | 5281050 |
| 4. | 10 | 578160 | 5281920 | 8. | 10 | 577340 | 5281050 |

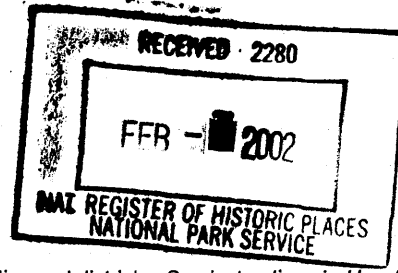
[This corrects minor discrepancies between the nomination form and map.]

These revisions were confirmed with the WA SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" 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 WILLIAM AND ESTELLA ADAIR FARM
other names/site number BROADACRE FARM; KING CO. INVENTORY SITE # 0898

2. Location

street & number 27929 NE 100TH STREET 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 1-17-02
Signature of certifying official 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: [Signature] Date of Action: 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.)

Contributing	Noncontributing	
<u>5</u>	<u>5</u>	buildings
<u>1</u>		sites
	<u>1</u>	structures
		objects
<u>6</u>	<u>6</u>	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

NONE

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: DOMESTIC, AGRICULTURE
Sub: SINGLE FAMILY, ANIMAL FACILITIES

Current Functions

(Enter categories from instructions)

Cat: DOMESTIC, AGRICULTURE
Sub: SINGLE FAMILY, ANIMAL FACILITIES

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENT: BUNGALOW

Materials (Enter categories from instructions)

foundation CONCRETE
roof WOOD: SHAKE
walls WOOD: SHINGLE, WEATHERWOOD
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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
AGRICULTURE

Period of Significance

1910-1950

Significant Dates

1910, 1915

1922, 1945

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

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

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 Data

Acreage of Property _____ 115 ACRES _____

UTM References

(Place additional UTM references on a continuation sheet)

1	10	577340	5281630	3	10	577970	5281920
	Zone	Easting	Northing		Zone	Easting	Northing
2	10	577460	5281780	4	10	578160	5281920
	Zone	Easting	Northing		Zone	Easting	Northing

 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 By

name/title _____ FLORENCE K. LENTZ, FOR _____

organization _____ KING COUNTY LANDMARKS & HERITAGE PROGRAM _____ date _____ SEPTEMBER 2000 _____

street & number _____ telephone _____ (360) 296-8689 _____

city 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 JOSEPH A. HAYES

street & number 27929 NE 100TH STREET telephone (425) 936-8145

city or town CARNATION state WA zip code 98014

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 3

WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON

Narrative Description:

The William and Estella Adair Farm is a 115-acre dairy farm situated in the heart of the Snoqualmie River Valley in eastern King County, Washington. The landscape which surrounds the farm, remains thoroughly pastoral. Broad open fields reach to the south, east, and west, bounded in the distance by hillsides green with evergreen and deciduous trees. A country lane historically known as Adair Road, now N.C. 100th Street, lies between the farmstead and the river to the north. The road is infrequently traveled and contributes to the farm's rural character. No commercial or urban development lies within the viewshed of the farm.

The William and Estella Adair Farm (also called the Broadacre Farm so named in 1922) retains all four of the key components set forth in registration standards for family farms in the "Dairy Farm Properties of the Snoqualmie River Valley" MPD including a Craftsman style Bungalow farm house dating from 1915, a traditional hay barn built in 1922, an updated milkhouse, as well as much of its original acreage.

The farmstead complex is organized around a semi-circular loop drive with the residence, garage, woodshed, and carport clustered within and west of this loop. The barns, milk house, milking parlor, and other outbuildings lie to the south and east of the drive. A green lawn encircled by a driveway is defined by a row of poplar trees and two mature locust trees. Along the road in front of the house, is a decorative fence of cast concrete and chain designed and built by original the owner of the property, William Adair. Across the street, where the land drops gradually down to a meander in the river, is an ancient broad-leaf maple tree and east of the barns is an old watering hole, where a grove of shade trees once stood. Two modern-day manure lagoons are located south of the barns, and a "critter pad" (a raised area of fill designed to protect the herd in time of flood) is situated west of the barns.

CONTRIBUTING RESOURCES

All the components of the farmstead have inherent significance and illustrate the evolution of dairy farm practices over time. The following six features are 50 years of age and categorized as Contributing Resources:

Farmhouse – 1915

A wood-framed one and one-half story, side-gable Craftsman style bungalow with built with a raised concrete foundation. The side-gable roof encompasses a full width recessed front porch supported by large oversized rectangular columns. On the main façade is a large gabled dormer with Craftsman detailing. Typical Craftsman style components include, coursed shingle siding, bracketed knee braces, one-over-one double hung wood windows, and a formal multi-paned set of French doors off the porch. Alterations include an enclosed rear porch, some aluminum slider windows, and a newer fireplace with an exterior brick chimney.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 7

Page 2 of 3

WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON

Narrative Description: (cont'd)

Garage – early 1920s

Substantial gable-roofed building of frame construction, designed to house living quarters for a hired man, cold storage for potatoes and root crops, and a single-car garage. The Craftsman style building is clad with original drop siding, wood shingle roofing, and triangular knee braces.

Woodshed – prior to 1940

Located to rear of garage, near back door of house, the woodshed has drop siding, a wood-shingle gable roof, and triangular knee braces that match the home and garage. The east end of the structure is enclosed with open cribbing, and the west end has wide enframed openings without doors.

Hay Barn - 1922

This building is one of first bow-truss barns erected in the Snoqualmie Valley. Built of wood post and beam construction, the 34' x 72' barn rests on a concrete foundation. The barn was designed with a full hayloft and 32 stanchions for milking on ground floor. The building is clad with drop siding, and has two pyramid roof ventilators at roof ridge. On the north gable end, the words "Broadacre Farm – 1922" can be found. Alterations made after 1945 to keep pace with modern dairying, operations effected the design of the building with the addition of shed roof wings to the east and west sides. The bow truss roof is clad with sheet metal.

Milkhouse and Milking Parlor – late 1940s

This complex of four adjoining buildings has been altered over time as milking technology and size of herds changed but still retains its historical integrity. The milking parlor was one of first in valley, and the additions date from the 1970s to 1990s. The complex is attached to and functionally integrated with the 1922 hay barn at northwest corner. The building is a collection of poured concrete, cement block, and wood framing. The roof is a variety in intersecting gables which are all metal clad.

NON-CONTRIBUTING RESOURCES

Six buildings and structures built after 1950, are categorized as non-contributing. However these resources are still very much part of the evolution of the working farm.

Equipment Shed – mid-1950s

Sited east of the farmstead complex facing the loop drive the equipment shed was built with wood-frame construction. It has a shed roof, and four open bays. The building is clad with tongue & groove horizontal siding, and has a standing seam metal roof.

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WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON

Narrative Description: (cont'd)

Calf Barn – 1950s

Located west of hay barn, is a small calf barn, a good example of changing practices in the care and housing of calves. This building is of wood-frame construction and rests on a concrete foundation. The shed roof building is clad with board and batten siding and has a variety of sliding and swing doors.

Loafing Sheds – 1970s

Situated to the rear of the barn are two large open loafing shed structures. Both are wood-frame construction and rest on concrete floors. The buildings have corrugated metal siding and metal roofing. The two structures are connected and share a common hay storage platform above feed alley.

Carport – recent

A detached free standing wood-frame structure at located at the southeast corner of farmhouse.

Silage bunker – 1960s

Just west of hay barn is a large silage bunker constructed of timber and concrete. Built in the 1960s is was rendered obsolete by 1990s.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8

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WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON

Narrative Statement of Significance:

The William and Estella Adair Farm was established in 1910 on the west bank of the Snoqualmie River near the crossroads community of Vincent. Known since at least 1922 as Broadacre Farm, the property is historically significant under criterion A as a resource that admirably illustrates the evolution of a typical dairy farming operation in the Snoqualmie Valley. More importantly the property indicates through the built environment how changing practices in farming techniques and farming technology effected the typical dairy farming operation. In form and function, the property complex embodies the distinctive characteristics of 20th century dairy farm design, with the earliest layer and subsequent layers still readily discernible.

Until the mid-1990s, Broadacre Farm remained an active, working dairy. Its structures and outbuildings thus range in date from 1915 to 1990. The farmstead has suffered few demolitions or inappropriate alterations of older buildings and changes which have occurred, are a reflection of advances in dairy industry practices with regard to milking technology, the storage of hay and silage, herd housing, and waste management.

William Adair, the son of Snoqualmie Valley pioneers, and his wife Estella Adams, daughter of 1895 settlers in the valley, were married in 1904. After spending six years in the city of Everett, the young couple purchased 160 acres of prime bottomland and timbered hillside, next to the Estellas family homestead. The Adairs lived at first in a modest dwelling near the river bank. However seasonal high water and the shifting river channel, prompted a relocation of the permanent farmstead further south to higher ground in the mid teens.

As the Adairs cleared pastureland and made improvements, Broadacre Farm began to take shape. In 1915, the Adairs built a handsome shingle-sided Craftsman style bungalow on the farm. In 1922, Will Adair constructed a hay barn using the new bow-truss roof configuration. He was among the first Snoqualmie Valley dairymen to build such a barn which was designed to maximize the interior volume of the hay loft. Other farmers quickly followed Adairs example and today many barns in the Snoqualmie Valley utilized this design. The Adair barn boasted 32 stanchions, concrete foundations, and wiring for electricity. High on the barn's north end, in bold black letters below the haydoor, were painted the words "Broadacre Farm - 1922".

The Adairs raised corn for silage and sometime prior to 1940, built one or two of the many wood stave silos that once dotted the valley. Before the advent of rural electricity, the farm was powered by a Delco home lighting plant. Despite such progressive improvements and a state-of-the-art barn, Will Adair did not believe in the use of milking machines. Like a small number of other valley dairymen, he continued to hand milk his herd of 55 cows until his retirement in 1945.

The Adairs belonged to the Seattle Milk Shippers Association, and were active in community and farm affairs. They participated in the local grange, 4-H, and attended church in Duvall. In July of 1923, about a year after completion of their new barn, the Adairs hosted the first annual Snoqualmie Valley Pioneer Picnic and barn dance at Broadacre Farm, an event which continued into the 1990s in various locations.

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WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON

Narrative Statement of Significance: (cont'd)

In 1945, William retired and sold the Broadacre Farm to Peter Sinnema. Sinnema, a Dutch immigrant who had dairied previously on other farms in the valley, expanded the existing farm complex. He updated the farm by constructing loafing sheds on either side of the barn, adding a new tank house, and built a new Surge six-in-a-line milking parlor. This type of milking parlor is confirmed as one of first to be installed in the valley.

By the 1970s, Pete Sinnema's son Ed had begun to take over management of the farm. It was during this time that he greatly expanded the size of the herd and added several new structures to the property. They included the large detached loafing sheds, a new herringbone milking parlor designed for 16 cows, and a modern milk house with a 22,000 gallon tank. In line with the latest standards of animal waste management, a manure lagoon was excavated just south of the loafing sheds.

In 1989, the Sinnemas sold Broadacre Farm to its third owner, Roger and Patricia Plowman. With a herd of 300 cows, the Plowmans added a second tank house and an additional manure lagoon. Despite their efforts to remain competitive in an increasingly difficult market, the dairy operation folded in the late 1990s, and the property has since been sold to new owners.

The Adair Farm is historically significant as defined by the registration requirement of the **Dairy Farm Properties of the Snoqualmie Valley MPD**. The farm has been nominated under criterion A as a resource that illustrates the evolution of a typical dairy farming operation in the Snoqualmie Valley.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9

Page 1 of 1

**WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON**

Bibliography:

- King County Assessor Property Records. WA State Archives, Puget Sound Branch.
- Tolt Historical Society. *A History of Tolt/Carnation: a Town Remembered*. Carnation, WA: 1987.
- Interviews:
 - Plowman, Patricia. Carnation, WA. 5/3/91 and 9/3/92.
 - Sinnema, Ed and Dolores Dempsey. Carnation, WA. 5/7/91 and 2/2/93.
 - Trezise, Beryl Adair. Seattle, WA. 5/16/91 and 2/2/93.

Photograph Index:

Photographer: Flo Lentz

Date: September 15, 2000

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

1. Farmhouse from road, woodshed at far left, facing south
2. Garage from rear, facing northeast
3. House and garage from loop drive, facing northeast
4. Hay barn and milking complex, facing south
5. Milking parlor/tank house complex, facing west
6. Equipment shed and hay barn, facing southeast
7. Loafing sheds, facing south
8. Barn complex, facing east
9. Barn Complex, facing west
10. View west on Adair Road (NE 100th St.), farmstead to left, river to right

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10

Page 1 of 1

**WILLIAM AND ESTELLA ADAIR FARM
KING COUNTY, WASHINGTON**

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

The NW quarter of T 25N R07E S 06, less the SE ¼ ¼ and that portion of the NW ¼ ¼ occupied by the Snoqualmie River, and including that portion of the SE ¼ of the SE ¼ of the SW ¼ of T 26N R07E S31 roughly beginning at the center point of the south line of the section thence north approx. 400' thence southwesterly to the center point of the south line of the SE ¼ of the SW ¼ of said section, thence to the point of beginning.

Tax parcels 062507-9006, 062507-9007, 062507-9008, 062507-9009, 062507-9011, 062507-9012 and 312607-9018.

UTM References (continued)

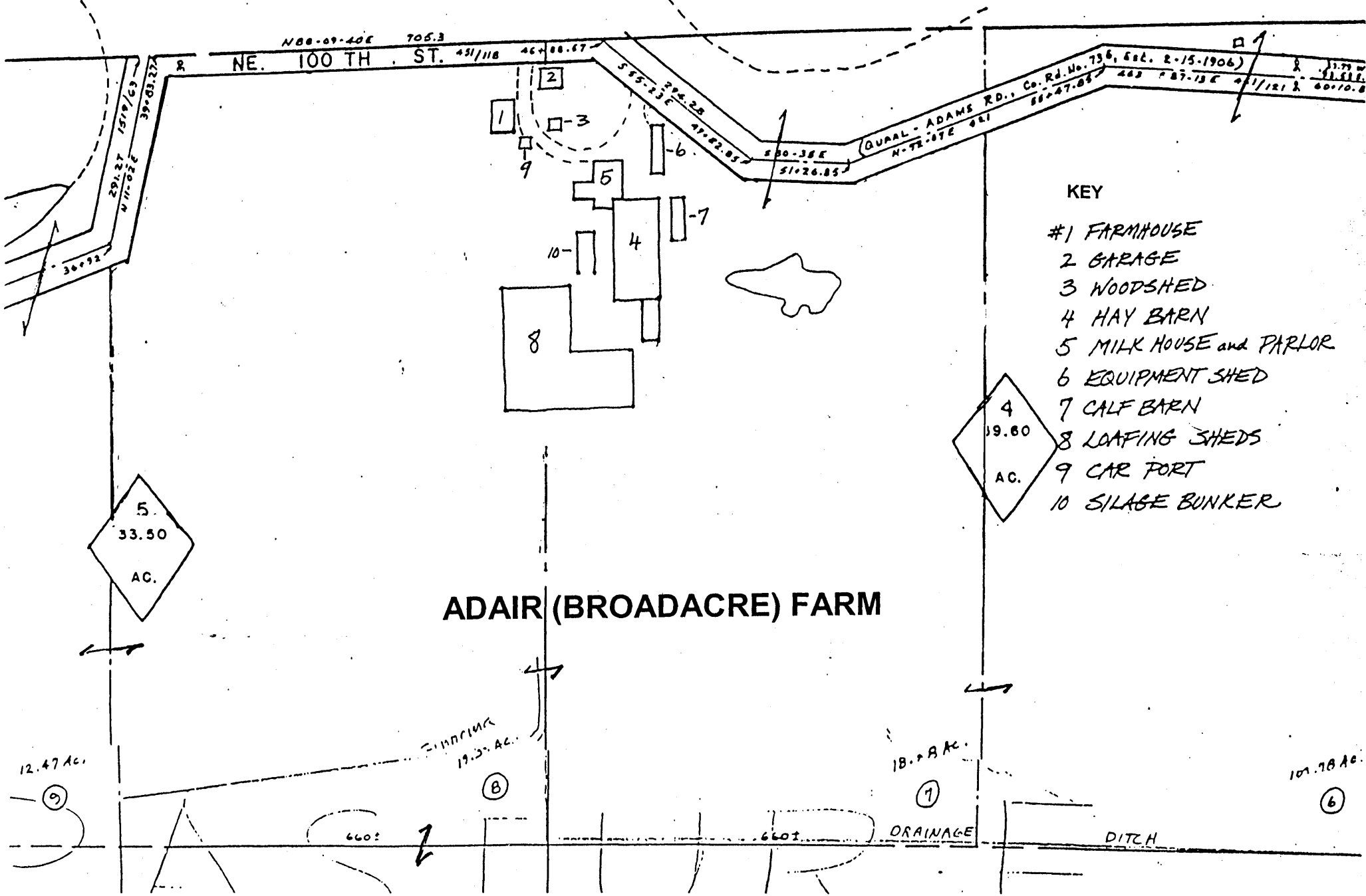
	Zone	Easting	Northing		Zone	Easting	Northing
5	10	577160	5281420	7	10	577710	5281050
6	10	577710	5281420	8	10	577340	5281050

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

The nominated property includes the remaining 115 core acres of the original Adair farm, including all extant buildings and adjacent fields and pastures.

ING COUNTY OF ASSESSMENTS

NOTE: MAP IS NOT TO SCALE. REFER TO
USGS QUAD MAP FOR EXTENT OF
PROPERTY BOUNDARIES



- KEY
- #1 FARMHOUSE
 - 2 GARAGE
 - 3 WOODSHED
 - 4 HAY BARN
 - 5 MILK HOUSE and PARLOR
 - 6 EQUIPMENT SHED
 - 7 CALF BARN
 - 8 LOAFING SHEDS
 - 9 CAR PORT
 - 10 SILAGE BUNKER

ADAIR (BROADACRE) FARM

NE. 100 TH ST. 431/118 46+88.67
 QUAAAL-ADAMS RD., Co. Rd. No. 738, Sec. 2-15-1906
 580-38 E 51+26.85
 39+03.27
 29+27 1519/63
 30+72
 443 187-13 E 41/121 60+10.8

5.33.50
AC.

4
19.80
AC.

12.47 AC.

19.3 AC.

18.8 AC.

101.78 AC.

DRAINAGE DITCH

ADAIR /
BROADACRE
FARM 10

- 1 577340, 5281630
- 2 577460, 5281780
- 3 577970, 5281700
- 4 578160, 5281920
- 5 578160, 5281420
- 6 577710, 5281420
- 7 577710, 528150
- 8 577340, 528150

