

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 in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Landes, Colonel Henry, House
other names/site number Dennison-Landes House, Pettit (Dennison), Susan, House

2. Location

street & number 1034 Franklin Street not for publication
city or town Port Townsend vicinity
state Washington code WA county Jefferson code 031 zip code 98368

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria

 A X B X C D

Signature of certifying official/Title _____ Date _____

WASHINGTON STATE SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

COLONEL LANDES HOUSE
Name of Property

JEFFERSON CO., WA
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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2		buildings
		district
		site
		structure
		object
2		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

foundation: CONCRETE, BRICK

walls: WOOD: Weatherboard, Shingle

roof: ASPHALT

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

The Colonel Henry Landes Residence is located at 1034 Franklin Street in Port Townsend, Washington. This Queen Anne style home, originally constructed in 1871 and sits on lots 5 through 8 of the Original Townsite of Port Townsend.¹ In 1881, the property was sold to Henry Landes who moved the house to the rear of several combined lots and added onto it at least twice in the preceding years.

Location and Setting

The current structures, which include the two-story main residence, as well as a carriage house and cottage, is located on a site that is just over a half-acre in size. The property is bounded by the intersection of Clay Street to the north, Polk Street to the west, Franklin Street to the south, and private property to the west. The landscaping includes many large trees including a large Deodar Cedar, an abundance of evergreen, fruit, and berry trees and bushes, and an extensive garden. The rear yard, which is fenced to exclude the local deer population, has been extensively landscaped and includes a greenhouse, pergola, water cascade, raised vegetable garden, and pathways. The house faces Franklin Street and sits at the rear of the combined lots forming a deep front yard.

HOUSE

Exterior

The house has an irregular plan with platform framing in the original section of the house, and a balloon frame structural system in the 1883 addition. There are gables on both the left and right sides of the front façade. The walls are clad with drop wood siding. There are several different siding designs depending on the era that the construction took place. The prominent front porch also serves as a balcony for the second story. The top of the house features a large flat area with a widow's walk that is surrounded by cast iron cresting. The left-hand front gable is over a first- and second-story bay, one of several that were apparently added in 1887 along with a cellar and back room, which eventually became the formal kitchen. The front façade is from the 1887 remodel, which gave the home its Queen Anne appearance.

Entry to the house is through double doors under a double transom window. There are decorative brackets and shingles under the right-hand gable. The asphalt roof is hipped at the rear of the house. The brick foundation has been repaired and repointed. A further addition to the rear of the house, which enclosed the kitchen, was added between 1891 and 1911.

Interior

After Landes moved the main building constructed in the 1870s to the center of the property, that old section became the half of the current structure to the right of the central hallway (relative to front entry). The hallway and the rooms to the left, including the stairway and upper rooms were constructed when Landes owned the property in the 1880s. There is a noticeable difference between the two sections of the home, as the trim and accouterments differ. On the second floor, a former exterior window faces the hallway. In the attic, the westward slope of the original roof is apparent. One of the first skylights in Port Townsend was constructed in the upper hallway.

¹ *Map of the town of Port Townsend* [plat map], Volume 1, Scale not given, (Port Townsend, Washington: Jefferson County. May 3, 1859), 1.

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This process whereby Landes continued to enlarge a simpler house and incorporate a different style with subsequent additions typifies Folk Victorian construction, which would generally be considered a separate subset of Victorian architecture altogether. However, Landes' updates gave the home its Queen Anne style and appearance during the peak of its popularity in the U.S.—giving the residence both Folk Victorian and Queen Anne attributes (See Section 8 for more detail on this aspect of the residence).

Nonetheless, the house's folk attributes are visible throughout the interior, which includes many rooms that are larger than what is typical in a Late Victorian or Queen Anne style home. As a result, excluding the three bathrooms, the house has 10 rooms—of which all but two are larger than one might expect. The house has a total living area of approximately 4,000 square feet.

Entry

As mentioned in the exterior description, the home is entered through a set of double doors with a double transom window above. Both front doors have a single window in the upper portion. The central hallway is nearly 7 feet wide and the floors are oak hardwood, which was added in the 1980s (oak was generally unavailable in Port Townsend during the late 1800s). The walls are lath and plaster and the ceiling height is 9 feet.

To the right and left are double french doors leading to the sitting room on the right (into the older portion of the house) and the living room ("Great Room") to the left. There is also a small radiator to the direct left. The main stairway to the second floor is directly ahead on the left. Further along on the right is a doorway to the dining room, and on the left is a closet located under the stairs, with the door to the main bathroom next. At the end of the hall is a doorway into the kitchen.

Sitting Room

This is the front of the original house and the room measures approximately 14 feet by 20 feet with a 9-foot ceiling and a picture hanging molding around the entire room. This room might be called the parlor in Victorian parlance. There are two double-hung windows opening onto the front porch and four double-hung windows in the bay window on the side. The floors are the original Douglas fir (the predominant wood throughout the house). There is a cut line in the floor indicating where the bay window was added at a later date.

There is a coal ("Rumford") fireplace, which shares a chimney with a similar fireplace in the dining room next-door. The mantelpiece is original. The surrounding tile is similar in design to the original fireplace tile in the living room. There is a closet to the left of the fireplace. All of the wood trim is original and reflects the earlier construction of the original house. Light fixtures, window, and door hardware remain. There is a radiator under the bay window.

Dining Room

Entry to the dining room is through a pass-through door on the right of the adjacent sitting room. The matching coal fireplace is on the wall to the left. There is a matching bay window, but no obvious cut line in the Douglas fir flooring.

When the older portion of the house was remodeled, apparently there was a stairway to the second floor in the area of the wall between the existing sitting room and dining room, a fact brought to light when carpet was removed in the blue upstairs bedroom. When the stairway was removed, the bearing wall was shifted, putting additional weight on the dining room ceiling to the point that it sagged and the bathroom above became slightly lopsided, where a visible portion of the doorways and trim had to be cut to accommodate the sagging. Recently, a load-bearing beam was placed above the ceiling across the dining room to stabilize it. As a result, the ceiling height is only 8 feet 9 inches and the picture hanging molding was removed to retain the aesthetic proportions in the room.

There is a built-in china cabinet with three drawers underneath on the left. In addition to the doorway from the sitting room and central hallway, there is a third doorway directly into the kitchen. This room is 14 feet by 19

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feet in size (not including the bay window area) and has a total area of approximately 300 square feet. The dining room represents the end of the first floor area of the original house.

Kitchen

According to an early Sanborn map, the summer kitchen was fully enclosed by 1911 and exists in much the same configuration today.² The kitchen measures 17 feet by 19 feet to the right of the central hall entrance. It contains a small sitting nook and a pantry.

Oak floors were added to the kitchen in the 1990s and the entire room was completely restored around 2010. There are four original double-hung windows in the kitchen that have been completely dismantled and rebuilt to reflect their former appearance, including retaining the original wavy glass where it still existed. A small radiator is located on the right wall just before the nook.

Kitchen Sitting Area

A continuation of the central hall to the backdoor and to the left is a sitting area with a cast iron wood-burning stove on a marble hearth to mimic an original cast iron stove, long-since removed from the house. There is a louvered vent in the ceiling above the wood stove to allow the passage of warm air to the yellow bedroom directly above. An additional pair of restored double-hung windows and comfortable wicker chairs are in this area, which also leads to the bottom of the rear ("Servants") stairs. This area measures approximately 14 feet by 10 feet and the ceiling is 8 feet 9 inches high. Directly to the left of the central hall entrance to the kitchen is a door to the basement.

Basement

Wooden stairs lead to the laundry, utility, and storage area basement. The original oil-fueled boiler (now replaced by a propane-fueled boiler) was located in the basement along with the hot water heater, laundry tub, and sump pump. The basement runs the width of the house and includes several cement block support pillars for the kitchen and sitting area, as well as a support beam under the kitchen proper. The basement is approximately 11 feet wide under the sitting area and 13 feet wide under the kitchen for a total of approximately 400 square feet. The ceiling is fully insulated and is 6 feet 8 inches high.

"Great Room" (Living Room)

Through the french doors to the left of the entry in the central hallway is the "Great Room," so called because its dimensions are 16.5 feet by 22 feet, not including the bay window, for a total of just over 400 square feet. There are two double-hung windows facing Polk Street and four double-hung windows facing the front of the house through the main bay window. Again, all of the windows have been dismantled and rebuilt, while carefully preserving the original wavy glass where possible. The walls are lath and plaster, as is the ceiling. The connection between the walls and ceiling has been coved to give the room a sculpted look. The ceiling is 9 feet high.

The fireplace was wood burning (now converted to propane) and is surrounded by the original tile. As evidenced by earlier photographs, there used to be a door at the rear of the living room leading directly into the main bathroom, but that door has been eliminated and a continuous wall now exists. The floors are painted Douglas fir with area rugs. There is a picture hanging molding that surrounds the room and the ceiling has an original light fixture and original trim, which has been painted.

Main Bathroom

The main bathroom is 8.5 feet by 7 feet in size with a ceiling height of 8 feet 5 inches, apparently lowered to allow space for the plumbing to run under the floor in the master bathroom above. The bathroom has all of the original fixtures, including a marble-top sink, wood-tank toilet, and claw-foot tub. The walls have been redone

² *Sanborn Fire Insurance Map from Port Townsend, Jefferson County, Washington*. Sanborn Map Company, Jul, 1911. Map. Retrieved from the Library of Congress, <www.loc.gov/item/sanborn09289_005/>. Accessed August 8, 2020.

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and are now sheetrock with beadboard wainscoting. The floor is covered with a white 1-inch hex tile. In a 1980s remodel, a single two-light window, with patterned translucent glass, replaced the two clear windows. There is a small radiator next to the marble sink. The door and its hardware are original.

Upstairs Hallway

Directly at the top of the main stairs is the upstairs hallway. On the left is the door to the master bedroom, followed by a door to the master bathroom, and then the top of the rear stairway. At the end of the hallway is the door to the small yellow bedroom and on the far right is the door to the pink guest bedroom.

Returning to the right, there is an exterior double-hung window from the original house facing the hallway. At this location, the ceiling has what is purportedly one of the first skylights built in Port Townsend. The glass frame in the ceiling is 6 feet by 5 feet in size. It extends with moderately sloped sides approximately 10 feet above the 10-foot height of the hallway.

Continuing back on the right is the door to the blue guest bedroom, and then past the stairway railing on the right is the door to the green guest bedroom. There is a bathroom accessible from both bedrooms. All of the trim in the upper hallway is entirely original faux-grained Douglas fir, as was traditional in the early period of development and construction in Port Townsend. The entire upper floor area except for the bathrooms is Douglas fir covered with wall-to-wall carpet for sound and temperature insulation.

Master Bedroom

Directly to the left at the top of the main stairs is the door to the master bedroom. The door is a 5-inch step up from the hallway, making the floor approximately 15 inches thick. The step up presumably resulted from a need to put 12-inch stingers in the floor to support the large span of the ceiling below. The room measures 17 feet by 17 feet, not including the bay window, plus an area of 3 feet by 13 feet along the back wall that is partitioned into two small closets, one at the far end and one facing the entry door, with a shower from the adjacent bathroom in between. The total size of the room is approximately 400 square feet.

A chimney passes up the left wall from the living room below. Further on the left is a walk-in closet that extends out over the entry hallway at the end of the stairwell. In the front of the room are the main bay window with four double-hung windows and a radiator below. Two double-hung windows face Polk Street. The ceiling is angled on either side of the bay window as a result of the main dormer in front of the house. The picture hanging molding has been removed, but a wallpaper frieze has been added to define the height of the room.

Master Bathroom

The master bathroom is accessible at the right of the entry door to the master bedroom by a new pocket-door and a 5-inch step-down, and also by a door that opens onto the upstairs hallway. The master bathroom was completely remodeled in the 1980s. The walls are sheetrock and it has tile floors (with radiant heat). The entire shower enclosure is tiled, and stepped up into the rear area of the master bedroom described above. There is also electric heat, plus a ceiling heat lamp and vent. In the 1980s remodel, the two original clear glass windows were replaced by a 60-inch by 28-inch two-light window of the same size with patterned translucent glass. This window is directly above the same-sized window in the main bathroom below, but the pattern in the glass is different. There is a built-in double sink vanity with a marble top and oak-faced cabinets below. The room measures 7 feet by 9 feet plus a 3 foot 6 inch by 5 foot 6 inch area for the shower, which extends into the master bedroom.

Rear ("Servants") Stairs

Just past the upper hallway door to the master bathroom is the top of the rear stairs. These stairs are Douglas fir steps and risers, but they have been overlaid with wall-to-wall carpet. There is a handrail that has been added for safety. There is a stationary window near the bottom of the stairs before taking a 90-degree turn to the right into the kitchen sitting area.

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Yellow Bedroom

Just beyond the top of the rear stairs is the door to the yellow bedroom, at the end of the upper hallway. This is a small bedroom, measuring just 10 feet 5 inches by 15 feet, for a total area of approximately 160 square feet. There are two original double-hung windows facing the backyard and a single-hung pocket window facing Polk Street. There is a chimney passing up the rear wall from the wood stove below. An original small sink is located in the right-hand corner of the room. There is a second doorway into the adjacent rose bedroom immediately to the right. This setup has all the hallmarks of a nursery located next to the nanny's (rose) bedroom. A small closet is located at the far corner of the rear wall. The floors are Douglas fir covered with wall-to-wall carpet. All of the trim, including the picture hanging molding, is original, but has been painted white over the (apparently) varnished natural wood, as evidenced in the rose bedroom next door. The ceiling on the left slopes in the middle because of the hipped roof at the back of the house. Of note, the right wall is straight, but the other side of the wall in the rose bedroom is sloped because of the remainder of the gabled roof from the original house.

Rose Bedroom

The rose bedroom has two entrances, one from the upper hallway and one directly from the adjacent yellow bedroom. There used to be a third doorway from the blue bedroom, adjacent on the right. However, this doorway was eliminated when a stairway to the widow's walk was built as an extension of the closet next to the wall on the far right. When the closet was extended and the stairway built, the existing chimney, which provided a vent for a wood stove, was braced so that it remained a permanent part of the exterior symmetry. In extending the closet, the pass-through door from the blue bedroom was eliminated. However, the door remains in that bedroom and provides entry to a new closet under the stairway. The rose bedroom is the only one that retains all of the original clear finish on the natural wood trim, doors, windows, and picture hanging molding. Two original double-hung windows face the backyard with a radiator located in between as well as a pocket single-hung window facing the side yard. Both sidewalls slope from the top because of the hipped roof on the left and half of the gabled roof of the original house that extends inside the attic. The room also has an original small sink near left corner of the room. The room is 19 feet by 12 feet, with a 3-foot by 16-foot area that houses the closet and stairway to the widow's walk, with a niche for the hallway door to swing open. The total area is 285 square feet including the closet and stairway.

Widow's Walk

As mentioned above, the stairs to the widow's walk are accessed from the rose bedroom closet. The widow's walk is 16 feet by 29 feet, extending from the peak of the original house's gabled roof to the beginning of the hipped roof to the east facing Polk Street. It is framed by four chimneys that protrude from the roof and is encased by 30-inch high cast iron fretwork cresting. The stairway passes under the internally supported chimney and has a small landing with an access door on either side into an attic remaining from the enclosed east half of the gabled roof from the original house. The interior attic roof has the original cedar shingles.

Blue Bedroom

This bedroom is also smaller—12 feet by 8.5 feet, plus a niche where the original house's stairway used to surface, for a total of 129 square feet. The room has a main door from the upper hallway and a door to the far right that accesses the guest bathroom. A door on the left used to be a pass-through to the rose bedroom, but is now a door to a closet lying under the stairs to the widow's walk. All of the trim is original, but has been painted. There is a pocket single-hung window facing the side yard on the far wall with an electrical baseboard heater below. The sidewalls slope from the top as a result of the gabled roof of the original house.

Guest Bathroom

The guest bathroom is carved out of the rear side of the blue and green bedrooms and can be accessed from both rooms. A third of the room's size comes from the former and two-thirds from the latter. It measures approximately 8 feet by 10 feet with a cut-out for the dining room chimney next to the door into the green bedroom. As with the two rooms to the north, the far wall has the sloping sides of the original gabled roof. This bathroom has been completely remodeled, with a stall shower, hex tile floor, and a new, but style-appropriate, ceramic sink. There is an electric heater within the window seat located under the single-hung pocket window.

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The window is original, as is the wood-tank toilet. The walls have a door lintel-height wainscoting of beadboard, and the walls are presumably sheetrock. All of the trim appears to have been replaced at an earlier time, as it accentuates the past sagging of the dining room ceiling below.

Green Bedroom

The only door to the green bedroom sits at a U-turn from the top of the stairs. In this room, both of the walls slope at the top, as it is the entire front section of the gabled roof of the original house, which now creates the right-hand dormer of the front of the current house. This room has no closet, and the front-facing wall has french doors that access the landing on top of the front porch. The room measures 19 feet by 18.5 feet, except for the 10-foot by 5-foot cut-out for a portion of the guest bathroom (as described above) for an area of approximately 300 square feet. In addition to the eight-light french doors, there is one single-hung pocket window facing the side yard. The door and window trim, mopboards, and picture hanging molding appear to be original, but are painted white. There is a large radiator in the far front corner of the room.

Outbuildings

The outbuildings on the site are comprised of a carriage house at the corner of Polk and Clay streets and an adjacent cottage (possibly the combination of an old potting shed or chicken coop and a storage shed or stable).

Carriage House – c 1905

This two-story building located at the corner of Polk and Clay Streets first appears on a 1911 Sanborn Fire Insurance Map.³ It is wood-framed and has lapped siding, and the dimensions are 24 feet 4 inches by 20 feet 5 inches. The human access door faces the driveway off Polk Street. When the 1983 restoration of the premises took place, this building was about to collapse, but it was straightened and a perimeter foundation and cement slab floor were added. There was also some strengthening of the ceiling rafters to stabilize the building and create a usable storage attic, which is accessed by a new set of wooden stairs. It has a vintage potbelly stove with the identifying mark "Made in Washington Stove Wks., Everett, Wash." It is assumed to be original. However, the stovepipe has been replaced many times and is currently a lawful triple-wall exhaust pipe. The second floor attic is now an artist's studio, accessed by the same wooden stairway. A glulam beam was added across the width of the building to provide adequate support for the second-floor studio.

The garage door faces Clay Street and although it slides open. It was designed to appear to be an old-style door that would have opened to either side from the center. When the roof was replaced, two roof windows were added to the studio on the north side, and solar electric panels were added to the south-facing slope of the gable roof. There are five original six-light windows, two facing the driveway, one facing Polk Street at ground level, one at the peak of the roof also facing Polk Street, and one facing Clay Street to the rear. One additional window, which was added later, is at the peak of the roof facing east. Except for the window at the peak on the east side, none of the windows open.

Cottage – c1880

The cottage is made up of two adjacent buildings, with separate entrances into the backyard. One building, which has a built-up floor with a perimeter foundation, appears to have been a 12-foot by 12-foot potting shed, or it could have been the chicken coop that shows up on early Sanborn maps, labeled "Hen Ho." The second building is 22 feet 4 inches by 12 feet, and shows up as possibly a garage, stable, or storage shed on the 1911 Sanborn map.⁴ This building had a cement floor, which seems to have been added later. It could have had a dirt floor originally and a second entrance into the driveway off Polk Street.

³ Ibid.

⁴ Ibid.

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The potting shed and have been combined, with the original chimney for a cast iron stove in the smaller building supported in the attic area to retain the visual appeal from the street. The secondary exit from the larger building into the driveway was also retained for visual purposes, but it has no actual function. Facing the garden are now six 6-light windows, evenly spaced between two 10-light glass framed doors. The cottage contains two bedrooms with a bath in between, and a short hallway with pocket doors at each end for privacy between bedrooms.

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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.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1871-1915

Significant Dates

1871, 1881, 1887, c 1898

Significant Person

(Complete only if Criterion B is marked above.)

Landes, Colonel Henry M.

Cultural Affiliation

Architect/Builder

Unknown

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Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

The Colonel Henry Landes House in Port Townsend, Washington is historically significant at the local level under Criterion "B" for its direct association to Colonel Henry M. Landes. This one time fur trapper rose to economic, civic and political prominence in Port Townsend in the late 1800s. He established the first bank in Port Townsend and was part of the "Big Five" real estate syndicate that drove the town's period of dramatic growth in the 1880s.

Col. Landes acquired the nominated home in 1881 and then completed an extensive remodel of the house in 1887. As such the house is also historically significant under Criterion "C" as an intact example of the Late Victorian era and the Queen Anne style of architecture. Due to a dramatic growth in Port Townsend between 1886 and 1893, the Queen Anne style dominates the architecture in the city.^v The Col. Landes House is one of the best examples in the community and shows how existing early architecture was modified to meet the needs and tastes of an increasingly cultured community.

The Period of Significance begins in 1871, the year the home was built and ends in 1916, the year that the Landes family sold the house. The home was listed on the National Register of Historic Places in 1977 as part of the Port Townsend Historic District. While the dwelling was considered a "primary" resource, little details of the house exist in the nomination and there is no mention of the two outbuildings. This nomination is intended to flush out the history of the property and provide a deeper context for individual listing.

Port Townsend

Located on the Quimper Peninsula, the City of Port Townsend borders Port Townsend Bay and Admiralty Inlet. The Clallam and Chimacum tribes historically had a large settlement along Port Townsend Bay, which Captain George Vancouver explored and named in 1792. Euro-American settlement began there in 1851. Additional settlers and their families arrived in the community and Port Townsend was appointed the seat of Jefferson County in 1852. Perfectly situated for sailing vessels, Port Townsend's natural advantages suddenly became very attractive. It was easily accessible by ships with its deep and protected harbor, had abundant timber to sell and ample level land for building a town. Quickly the community's population and significance grew, evidenced by being appointed the Washington Territory's main Port of Entry in 1854. Every vessel entering Puget Sound from any foreign port stopped first in Port Townsend for inspection and payment of duty on imported goods. The town was platted in 1856 and it became known as the "Key City".

By 1870, Port Townsend's population numbered nearly 600, with most new residences being built on the bluff above the waterfront. Land and building speculation was high when news surfaced that the transcontinental Northern Pacific Railroad, being built to Portland and north to Puget Sound, could and would likely make its terminus at Port Townsend. Investors knew that the chosen site would enjoy a sharp increase in land values, commerce, population, as well as political power. The terminus winner would become the "great emporium of the Pacific" and the "lucrative gateway to the Orient." However, Port Townsend's bubble burst when Tacoma was chosen for the terminus in 1873. The city however still was the hub of maritime traffic. Confident of their position, soon large stone and brick structures began to replace wooden buildings in the waterfront commercial district. By 1880, thousands of ships from all over the world were passing through the community. In 1888 alone, nearly 1,000 vessels with a total cargo weight of over 800,000 tons cleared customs. It was estimated that money spent in Port Townsend by those in the maritime industry amounted to about \$4 million a year. Fortunes were made on all aspects of maritime enterprises while other optimistic investors sought their wealth in logging, lumber mills, and land speculation. At its peak, the city boasted consulates for Peru, Chile, Great Britain, Germany, France, and the Hawaiian Islands. During this time elaborate brick, stone and concrete structures were built in the downtown core and major public buildings were built to serve a predicted population

^v Pitts, Carolyn. "Port Townsend Historic District." National Register of Historic Places Inventory/Nomination Form. (Washington, DC: Historic Sites Survey Division, National Park Service, February 18, 1977), 27.

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of 20,000. While commerce and government flourished, citizens built fine homes, churches, clubs, a respectable shopping district, as well as several parks.

Colonel Henry M. Landes

Among the settlers taking advantage of this great boom was Henry M. Landes. Born October 8, 1843 in Butenhalsen Germany, Landes moved with his family to the United States in 1847 at the age of four. They settled in Kentucky, where Landes lived through his teens. At the age of 18, in October 1861 he enlisted in the 20th Kentucky Infantry regiment under General Sherman. He served in his regiment for over three years, participating “in all the principal battles [of the American Civil War] from Shiloh to the capture of Atlanta [at the Battle of Jonesborough].”^{vi}

After being “honorably mustered out of the service at the close of his term,”^{vii} Landes love for adventure intensified and he ventured west, specifically to the alluring gold fields of British Columbia. He dabbled unsuccessfully in the mining trade before traveling south to the Washington Territory in 1870. Reportedly Landes operated a fur trading store for the Boscovitz Brothers of Victoria Canada. Just over ten years prior, the U.S. federal government had forced the Makah—already weakened from disease outbreaks introduced by decades of contact with Europeans—to move to the northwestern corner of the Olympic Peninsula following the 1859 ratification of the Treaty of Neah Bay. The Boscovitz Brother sold out to Landes in 1874 and he continued to operate the trading post. While there he was also appointed the Postmaster on July 2, 1875.

Before moving to Neah Bay, Landes, then age 25, he married Bertha Oetinger on Sept 26, 1869.^{viii} Together they had two children; Martha (1870-1891) and Lutie (1874-1941). In 1876, the family moved to Port Townsend, and Landes quickly became one of the settlement’s most prominent citizens. He established himself as an enterprising young businessmen and opened a “General Commission Business” in 1879. His general business was to buy hides, furs, skins and wool but he also cashed drafts, sold exchange, and loaned money on good security. It was the first banking service of any kind in Port Townsend.^{ix}

With his business going well, Landes and business partners Robert and Nathaniel Hill, decided to establish an official bank in the community. They incorporated the First National Bank in 1883 with a capital of \$50,000. Landes served as bank president, and Robert C Hill as cashier.^x

While presiding over First National Bank, Landes held a number of important positions in Port Townsend between 1883 and 1887, including president of the board of trade, three years as city treasurer, and several stints as mayor. He also served as a member of the public school board, and his efforts in that role were credited for guiding a “marvelous transformation” that included the construction of a new building and “the school itself becoming graded nearly to an academic standard.”^{xi}

During that period, Landes emerged as one of five residents of Port Townsend in what crystallized as a real estate syndicate known as the “Big Five”—which, in addition to Landes, included Charles Eisenbeis, J.A. Kuhn, R.C. Hill, and Thomas J. Jackman. Together, the “Big Five” owned the majority of the companies underwriting land speculation and development in Port Townsend through its boom years of the 1880s.^{xii} The speculation came to a head with the incorporation of the Port Townsend Southern Railway Company (PT & S Railway Co) in August 1887. At the time the company vied to make Port Townsend the northwestern-most terminus of the Northern Pacific Railroad, linking the city to Portland via a line down the west side of Hood

^{vi} Elwood, Evans, *History of the Pacific Northwest: Oregon and Washington*, (Portland, Oregon: North Pacific History Company, 1889), 2:421-22.

^{vii} Ibid.

^{viii} Laurel Grove Cemetery Records, (Port Townsend, Washington: Jefferson County Genealogical Society, 2009).

^{ix} Peter, Simpson, *City of Dreams*, (Port Townsend, Washington: Bay Press, 1986), 154.

^x Camfield, Thomas W., *Port Townsend: An Illustrated History of Shanghaing, Shipwrecks, Soiled Doves and Sundry Souls*, (Port Townsend, Washington: Ah Tom Publishing Inc., 2000), 211.

^{xi} Evans, *History of the Pacific Northwest*, 421-22.

^{xii} Camfield, *Port Townsend*, 209.

COLONEL LANDES HOUSE

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Canal through Olympia. As one of the PT & S incorporators, Landes was also elected to be the company's treasurer.^{xiii}

Port Townsend's growth in the mid 1880s mirrored the dimensions of its railroad ambitions. The population had swelled to an estimated 7,000 to 8,000 compared to just 917 at the time of the 1880 federal census.^{xiv} Over time, Port Townsend had become the principal port of entry for the Puget Sound, with more steam vessels engaged in foreign trade entering and clearing through the Puget Sound Customs District in Port Townsend than any other port in the United States. The tonnage for the same class of vessels for fiscal year 1884-85 was only exceeded by cargo that entered and cleared through New York city.^{xv}

As one of the leading citizens in one of the fastest growing communities in the state, Landes was gaining many friends in high places. In June, 1884, he was appointed by Territorial Governor William A. Newell as a member of the board of commissioners who task was to locate the new territorial penitentiary. Reportedly he performed the delicate and difficult duties of this position with his usual practical sagacity, and with entire public satisfaction. Then in March, 1885, he was appointed by the Secretary of the Treasury to be a member of the board of commissioners which was responsible for locating Port Townsend's federal government buildings.

In September of 1885, then territorial governor Watson C. Squire commissioned Landes to his military staff; as assistant adjutant-general with the rank of lieutenant-colonel. Subsequently, he was commissioned in 1889 by Miles C. Moore, the fourteenth territorial governor, as quartermaster-general with the rank of Colonel for the National Guard of Washington Territory.^{xvi} The newly christened Colonel Landes then went on to serve as the joint senator for Jefferson, Clallam, and San Juan counties in the first Washington State Legislature after Washington was admitted to the Union as the 42nd state in 1889.

It was during this time that Landes purchased four lots of Block 106 of the Original Townsite from Ms. Susan B. Pettit in 1881. Pettit initially held the title for two of the lots (5 and 7) in 1871, then all four lots (5-8) by 1879.

Pettit was the former wife of B.F. Dennison—a prominent figure in the courts and early bar association of the Washington Territory. Dennison had already served as Chief Justice of Washington Supreme Court at the appointment of President Grant in 1868, as well as two terms in the territorial legislature. Later he served as the first president of the Washington State Bar Association (1888 and 1889). Presumably, Pettit and Dennison divorced sometime between 1879 and 1881 and she was awarded the property. Dennison remarried at the age of 70 and moved to Olympia where he died in 1896.

At the time Colonel Landes was on the cusp of his many success business adventures. After centering the house on the four lots and he had an addition added to rear of the home in 1883. Perhaps celebrating his success, he commissioned an ambitious remodel in 1887 that gave the house its present stylistic appearance. While just a one sentence notice in the local newspaper describe the house as "undergoing renovation and repairs," Sanborn maps indicate the house was doubled in size with a rear addition and the front porch was extended across the full width of the house.

Unfortunately Landes wife Bertha unexpectedly passed away on February 21, 1888 shortly after the remodel was completed.^{xvii} A year and a half later, Landes married Ms. Christina Story (twenty years his junior) of Victoria, B.C. They were married in a grand celebration at the Rainer Hotel in Seattle on Dec 18, 1889. The high social affair received nearly a full column in the local newspaper. The ceremony was performed by Supreme Court Justice John P. Hoyt and the attendance included the governor and lieutenant-governor,

^{xiii} Evans, *History of the Pacific Northwest*, 421-22.

^{xiv} Pitts, "Port Townsend Historic District," 25-27.

^{xv} Camfield, Thomas W., *Port Townsend: The City that Whiskey Built*, (Port Townsend, Washington: Ah Tom Publishing Inc., 2002), 276.

^{xvi} Evans, *History of the Pacific Northwest*, 421-22.

^{xvii} Hanford, Cornelius Holgate, *Seattle and Environs 1852-1924, Volume II*, (Chicago and Seattle: Pioneer Historical Publishing Company, 1924), 599.

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numerous members of both houses of the legislature, and judges of the State Supreme Court, as well as Landes best man, former US senator Dr. Simon B. Conover of Florida. Together they had two children; Hazel (1891-1980) and Gladys (1892-1981).

It seemed as though Port Townsend's prosperity—and Landes'—would extend into the next decade. Property values soared, with real estate transactions in Port Townsend totaling nearly \$4.6 million in 1890 alone. Before that year was out, Port Townsend was home to six banks, six dry-goods stores, six hardware stores, 10 hotels, 28 real estate offices, three street-car lines, and an impressive new city hall building under construction at the corner of Water and Madison streets.^{xviii} Unfortunately both Port Townsend and Landes' fortunes turned dramatically in the following year.

Between June and August of 1891, construction of the rails destined for Port Townsend ended at Quilcene and Landes' daughter Mattie died at just 21 years old.^{xix} She left behind her husband, lawyer Morris Benedict Sachs, and infant daughter, Christina.

When the nationwide depression hit Port Townsend in 1893, the population of the already-reeling city dwindled from 20,000 to 2,000. The collapse came so suddenly that many property owners lost everything. Total deposits of Landes' own First National Bank, the only bank to survive to the next century, fell from nearly a half-million dollars holdings at the end of 1889 to only \$48,000 by 1893.^{xx}

In order to protect as many investments as possible, Landes transferred the deed to his house to a development company under his name (Landes Estate Co.) in 1894. The home remained in company holdings until 1916. Due to a variety of investments, Landes fortunes quickly bounced back. He still owned several buildings and vacant lots in downtown Seattle as well as large tracts land holdings in the outer periphery. In 1900 sold an 80 acre plot to the Moore Investment Company for \$23,000. The following year he purchased a prime lot on the corner of 3rd Ave and Seneca for \$26,000 with plans to build a substantial brick building. In 1903 he sold two lots at the SW corner of Roy St. and Broadway for \$30,000 to Los Angeles investors. Other purchase and sales included the purchase of the Rosenberg Block (1937 First Ave) in 1905 for \$85,000; the sale of SW corner of 3rd & Seneca for \$55,000 in 1905, and the purchase of the SE corner of Broadway & Harrison St. for \$25,000 in 1907. Landes continued many other real estate deals until his death.

Ultimately he decided to move to Seattle in 1905. The family home in Port Townsend was eventually purchased by John S. and Ruth C. Kuhn in 1916. Landes died in Seattle on March 17, 1926. He, his first wife Bertha, his daughter Mattie, and his second wife Christina are all buried in Port Townsend's Laurel Grove Cemetery.^{xxi}

^{xviii} Caldbick, John, "Port Townsend — Thumbnail History," (HistoryLink.org Online Encyclopedia of Washington State History, May 5, 2014), www.historylink.org. Accessed: August 1, 2021.

^{xix} Laurel Grove Cemetery Records, (Port Townsend, Washington: Jefferson County Genealogical Society, 2009), 112, 179.

^{xx} Pitts, "Port Townsend Historic District," 26.

^{xxi} Laurel Grove Records, 112, 179.

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Architecture

When it was first built in 1871, the nominated house was a modest Gabled-ell structure with a one-story Italianate bay window on the main facade. Growth of the family as well as an increased social standing led the second owner of the home to expand and modify the dwelling to meet the architectural fashions of the day, the Queen Anne style.^{xxii} While several modifications were made to the home, it is believed the current architectural details date to 1887.

The Queen Anne style had been introduced to the United States in 1876 and enjoyed popularity from roughly 1880 to 1905, which coincides with Port Townsend's period of growth between 1886 and 1893. At the time, according to Polk Directories, Port Townsend had five architectural firms practicing in the city. These included E.A. Batwell; Donnelly, Causten & Patrick; Hartsuck & White; Strange, Reynolds & Ripley; and Whiteway & Schroeder. While the architect and/or builder of the alterations to the nominated home is unknown, it is clear from the results that the practitioner had a thorough knowledge of architectural design.

The Queen Anne style represented the culmination of the picturesque, or romantic movement of the 19th century. Based on a premise of "decorative excess" and variety, there was little attempt to stay true to any one particular style or historical detailing. Rather, the style displayed a combination of various forms and stylistic features borrowed from the earlier parts of the Victorian and Romantic eras. The name of style suggested eclecticism (variety) to its proponents in England, from where the style originated. Richard Norman Shaw was the most prominent architect in England to promote the Queen Anne style, inspired as it was by a mix of earlier Tudor, pre-Georgian, and late medieval styles.

In the United States, the style was most commonly employed for houses and much less common for commercial structures. One occasionally sees a dominating brick or stone structure on Main Street that displays elaborate Queen Anne features, though this was not the style that defined American main-street commercial districts. Instead, the last two decades of the nineteenth century saw Queen Anne become the most dominant residential style in the U.S., heavily favored by the Victorian elite who had become wealthy from industrial growth such as Colonel Landes. Middle- and working-class families often enjoyed their own versions, however, in the form of smaller, L-shaped cottages or other "folk" variants decorated with some of the style's typical trim or siding varieties.

Distinctive features of the Queen Anne style found on the Landes include an asymmetrical façade, a dominant front-facing gable, an elaborately detailed two-story bay window, a bracketed and spindled porch covering much of the front façade, additional one-story bay windows on the side elevations, a variety of shingle/ siding patterns, prominent chimneys, and deeply detailed bargboards.

As contributing features on the property, the carriage house and cottage (combined potting shed/storage shed) also bear some of the distinctive features of Queen Anne style cottages and outbuildings. The carriage house is a two-story wood frame structure typical of the times. The two conjoined single-story frame structures (cottage) with rectangular layouts (one with a dirt floor and one with a foundation and built-up floor) have projecting gables to their sides, and an interior-located chimney projecting from the roof.

The 1888 Sanborn Fire Insurance Map shows an outbuilding adjacent to the rear side of the house facing Clay Street. The 1888 map also shows a separate outbuilding on the corner of Clay and Polk streets labeled "Hen Ho"—presumably for hen house.^{xxiii} The wood frame garage structure first appears on the 1911 Sanborn Map labeled "Auto."^{xxiv} Although the current conjoined cottage structures may not be a derivative of the residence's earliest outbuildings, they are still significant in their own right as a testament to how the house developed and grew over time to meet the changing needs of its residents.

^{xxii} Simpson, *City of Dreams*, 154.

^{xxiii} *Sanborn Fire Insurance Map from Port Townsend, Jefferson County, Washington*. Sanborn Map Company, Sep, 1888. Map. Retrieved from the Library of Congress, <www.loc.gov/item/sanborn09289_002/>. Accessed August 8, 2020.

^{xxiv} *Sanborn Fire Insurance Map from Port Townsend, Jefferson County, Washington*. Sanborn Map Company, Jul, 1911.

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

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COLONEL LANDES HOUSE

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"To Open Up Vast Territory" Seattle Times, June 3, 1906.

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Jefferson County Historical Society

Historic Resources Survey Number (if assigned): _____

COLONEL LANDES HOUSE
Name of Property

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10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

1 48.116081° -122.760572°
Latitude Longitude

3
Latitude Longitude

2
Latitude Longitude

4
Latitude Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is located in SE1/4 corner of Section 2, in Township 31 N, Range 1 West, of the Willamette Meridian, in Jefferson County, Washington, and is legally described as Lots 5-8, Block 106 of the Port Townsend original townsite. It is otherwise identified as Tax Lot 989710603 at the said location.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot that is associated with the Colonel Henry Landes House.

11. Form Prepared By

name/title L. Craig Britton and Carleen R. Bruins. (Edited by DAHP Staff)

organization date Jan 2021

street & number 1034 Franklin Street telephone (360) 344-2484

city or town Port Townsend state WA zip code

e-mail

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

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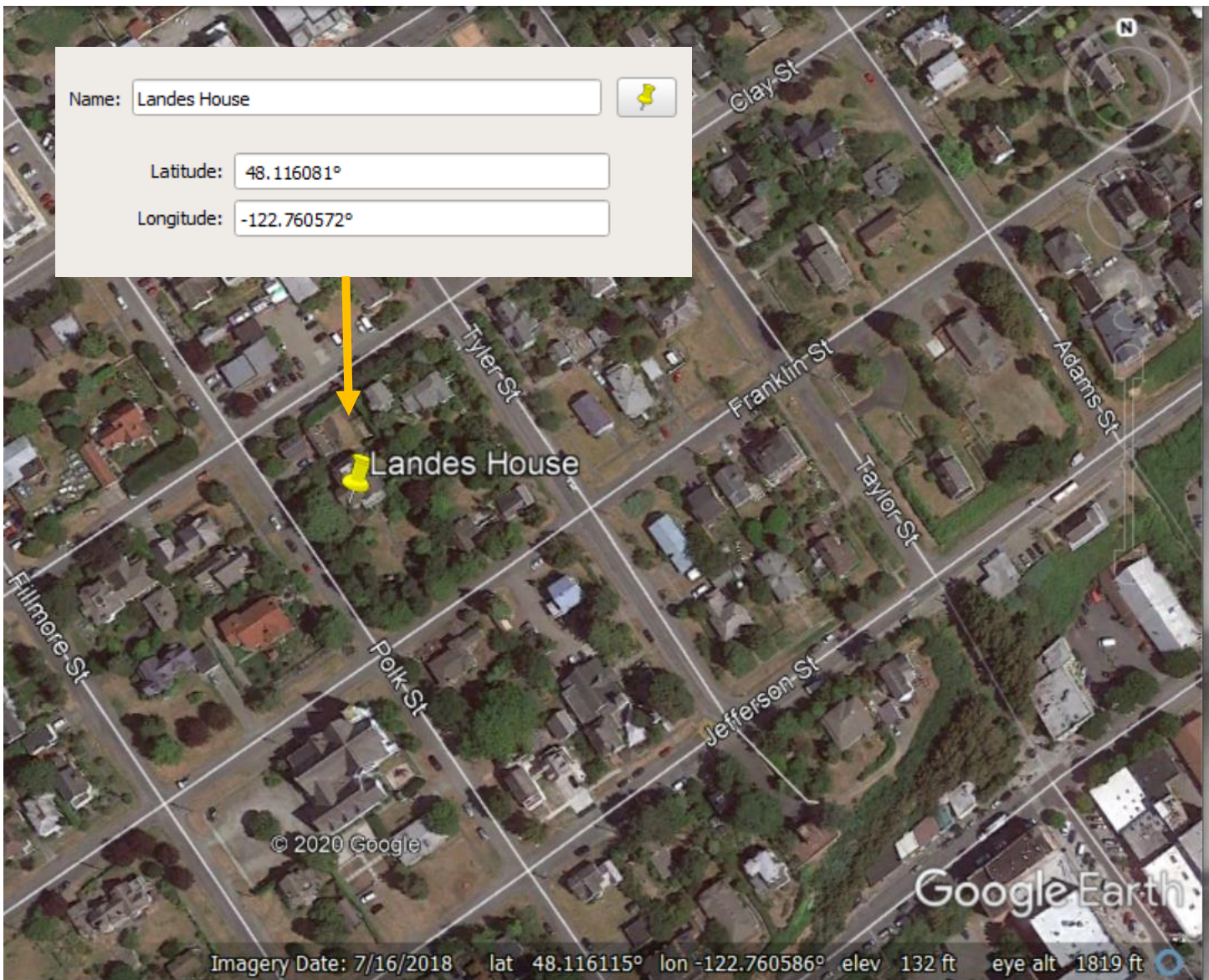
Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



Landes House

1034 Franklin St
Port Townsend, WA

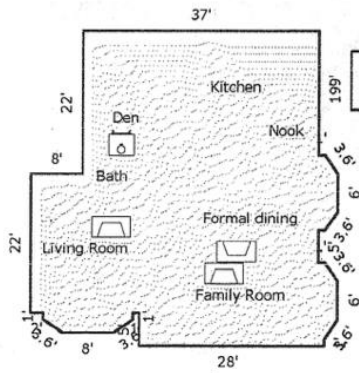
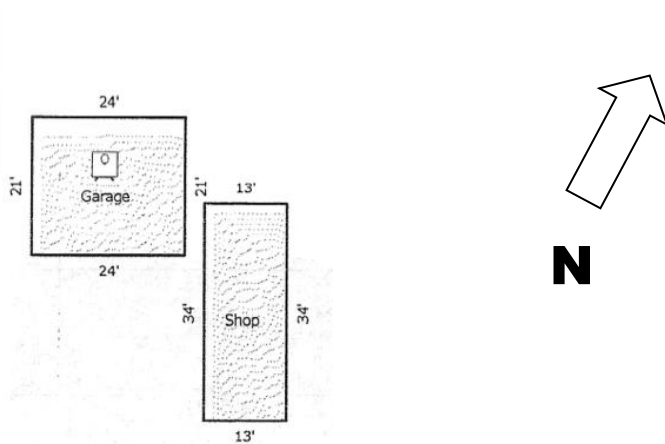
[Google Earth View](#)

COLONEL LANDES HOUSE

Name of Property

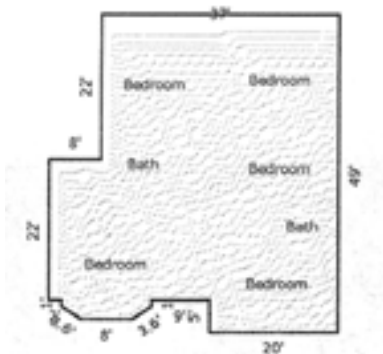
JEFFERSON CO., WA

County and State



Landes House
1034 Franklin St
Port Townsend, WA

First Floor



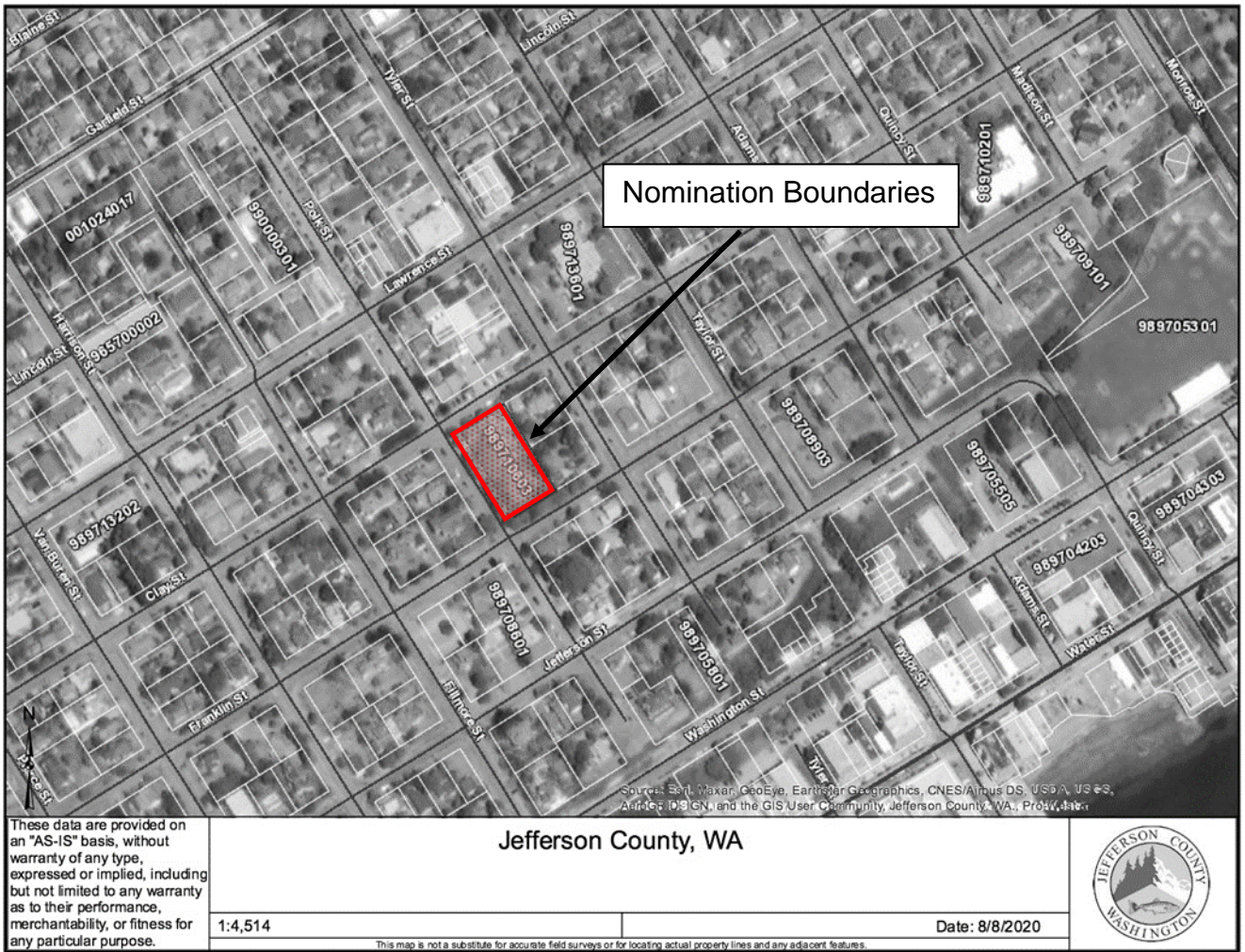
Second Floor

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

County and State



Landes House

1034 Franklin St
 Port Townsend, WA

Tax Parcel No. 989710603, Lots 5-8 of Block 106

COLONEL LANDES HOUSE

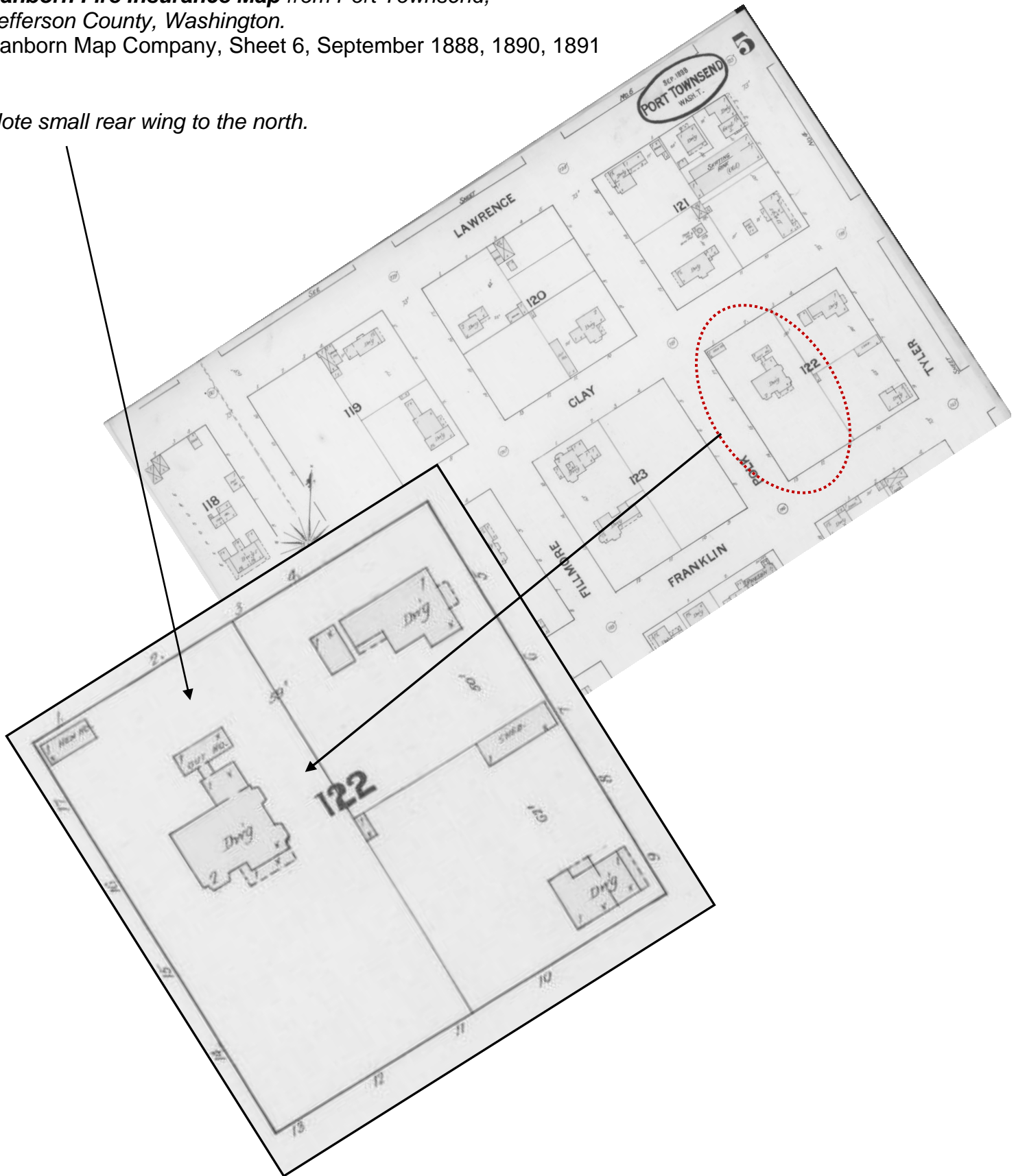
Name of Property

JEFFERSON CO., WA

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Sanborn Fire Insurance Map from Port Townsend,
Jefferson County, Washington.
Sanborn Map Company, Sheet 6, September 1888, 1890, 1891

Note small rear wing to the north.



COLONEL LANDES HOUSE

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Sanborn Fire Insurance Map from Port Townsend,
Jefferson County, Washington.
Sanborn Map Company, Sheet 8, July 1911.



COLONEL LANDES HOUSE

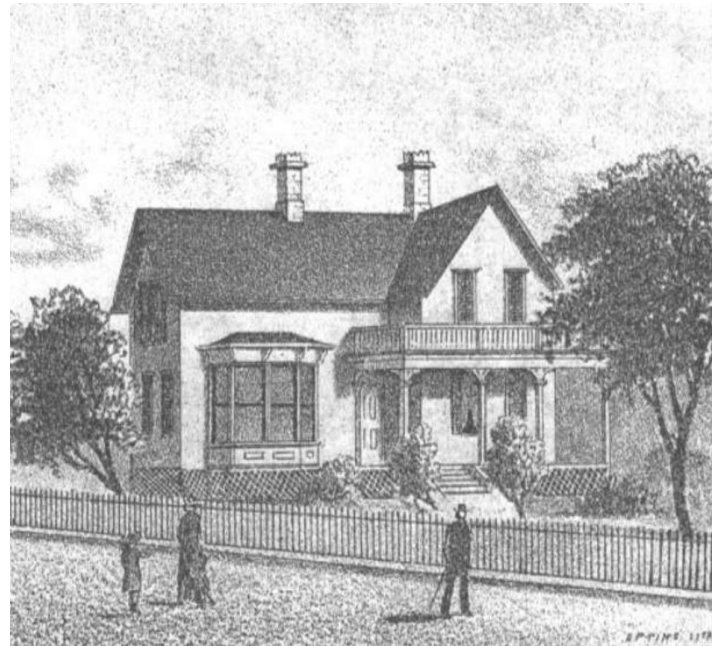
JEFFERSON CO., WA

Name of Property

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Col Henry M. Landes



Redering of Landes House before remodel when owned by B.F. Dennison.

REMOVAL.

MR. HENRY LANDES

Begs to inform the general public that he has removed his office from Mr. Eisenbeis' stone building to the Custom House Building, where he will be pleased to see his old patrons, and as many new ones as may give him a call.

And from this date he will transact a **GENERAL COMMISSION BUSINESS,** And buy for CASH at the highest market rates

Hides, Furs, Skins, Wool, &c
Also is prepared to

CASH MILL AND OTHER DRAFTS,
at low rates.

Will sell exchange on Portland, San Francisco and

All Parts of the United States & England
In sums to suit.

As in the past so in the future,
Satisfaction guaranteed.

46:3m **HENRY LANDES.**
Port Townsend, Dec. 30, 1879.

Notice of Landes business moving to new location
Weekly Puget Sound Argus – January 22, 1880.

HENRY LANDES Pres. N. D. HILL, Vice-Pres. R. C. HILL, Cashier.

THE FIRST NATIONAL BANK,

OF PORT TOWNSEND, W. T.

Authorized Capital, - \$250,000

A General Banking Business Transacted.
Deposits received subject to sight draft or check.

MONEY LOANED ON APPROVED SECURITIES.

Collections made and proceeds promptly remitted on day of collection.
Sight and Telegraphic exchange payable in all the principal cities of the United States and Europe.

CORRESPONDENTS:—LONDON—The Anglo Californian Bank (Limited); BERLIN—Gebuder Moyer; NEW YORK—The Hanover National Bank; SAN FRANCISCO—The Anglo-Californian Bank (Limited); PORTLAND OR., The First National Bank; VICTORIA, B. C., Bank of British Columbia; NOVA SCOTIA, The Bank of British North America; HONG KONG, The Chartered Bank of India, Australia and China.

Agents for the American and Red Star Line of Steamships. Tickets for sale to and from all parts of Europe.

We have a secure and commodious Vault, where we will receive valuables on storage at moderate charges.

Announcement of opening of First National Bank
Weekly Puget Sound Argus – June 23, 1887.

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Colonel Henry Landes Residence

City or Vicinity: Port Townsend

County: Jefferson **State:** WA

Photographer: L. Craig Britton and Carleen R. Bruins.

Date Photographed: August 2020

Description of Photograph(s) and number:



1 of 16 Front façade of house, southeast face of property, parallel to Franklin Street

COLONEL LANDES HOUSE

Name of Property

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2 of 16 Rear of house.



3 of 16 East side of house.

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

County and State



4 of 16. West side of house.



5 of 16. Front façade of carriage house.

COLONEL LANDES HOUSE

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6 of 16. Rear of carriage house.



7 of 16. West side of carriage house.

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8 of 16. Front of cottage facing backyard.



9 of 16. West side (driveway view) of cottage with carriage house to the left.

COLONEL LANDES HOUSE

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10 of 16. Rear garden



11 of 16. Interior: Sitting room

COLONEL LANDES HOUSE

Name of Property

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12 of 16. Interior: Dining room



13 of 16. Interior: Kitchen

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

County and State



14 of 16. Interior: Kitchen sitting area



15 of 16. Interior: Living room

COLONEL LANDES HOUSE

Name of Property

JEFFERSON CO., WA

County and State



16 of 16. Interior: Yellow bedroom

Property Owner: (Complete this item at the request of the SHPO or FPO.)

name L. Craig Britton and Carleen R. Bruins

street & number 1034 Franklin St

telephone (360) 344-2484

city or town Port Townsend

state WA

zip code 98368

Email c2b2@sonic.net

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.