

CITY OF EDMONDS

HISTORIC RESOURCES SURVEY - 2015

July 2015

Prepared for the City of Edmonds and the Washington State Department of Archaeology and Historic Preservation
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Executive Summary

This report documents a survey of historic properties in Edmonds including surveys of 53 properties, reconnaissance surveys of new properties and intensive level surveys and amended surveys of properties previously surveyed.* This report supplements earlier surveys completed in 2004 and 2011. The 2004 Survey by BOLA Architecture and Planning covered the downtown Edmonds Commercial Core and residential area. The 2011 Survey by The Johnson Partnership expanded the earlier area to cover 2,200 acres.

The study area was bounded within the Edmonds City limits, targeting specific areas developed in coordination with the Edmonds Historic Commission. All properties meeting age and integrity requirements within the target areas were recorded. Integrity, for this survey, was characterized by evidence of original character, material, landscape or form.

Survey results reveal almost all historic properties in Edmonds have undergone significant alteration, including the oldest extant building in Edmonds. Common alterations include additions, window and roof replacements, and addition of non-historic details.

Most properties included in the survey were residential, typically built in the 1920s in a vernacular style. The development of early Edmonds neighborhoods was clear in a few areas, most significantly in the University Colony neighborhood. Mid-century developments were identified and outlined in this report as a recommendation for future study.

The complete database entries will be available on the Statewide Historic Property Inventory Online System (HPI/WISAARD). Hard copy of the completed survey forms and report are also available the City of Edmonds Planning Division, City Hall, 121 5th Avenue N, Edmonds, WA 98020. Hard copy of the completed survey forms and reports are recommended to be available to the general public at the Edmonds Historical Museum.

The consultants will present survey findings to at a public meeting to the City of Edmonds Historic Commission on August 13th, 2015.

Credits and Acknowledgments

The consultant would like to thank and acknowledges the assistance of several individuals. The City of Edmonds Historic Preservation Commission and Planning Division Staff including Robert Chave, Planning Manager, Diane Cunningham, Administrative Assistant, and the GIS Manager.

Photographs and local history were provided by property owners: Ms. Liz Sears, Mr. Paul Lippert, and Ms. Gaile Andre. Caitlin Kelly, Collections Manager at the Edmonds (South-Snohomish County) Historic Museum, provided assistance researching specific properties.

*55 individual properties in total. 218-220 Main Street (Field No. 5) and 9705 Wharf Street (Field No. 8) include multiple properties with multiple parcel numbers but were included as a single property for the purposes of this survey.

Funding

This Historic Survey has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Edmonds. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP.

The program received Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.

Survey Objectives

As a Washington State Certified Local Government (CLG), the City of Edmonds is responsible for maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing nominations to the National Register of Historic Places, and providing for public participation in historic preservation activities. This survey project is a continued effort to develop a complete inventory of cultural resources in the City of Edmonds to assist in future preservation planning.

Objectives for this survey were established through an initial meeting with the City of Edmonds Planning Commission on March 31st, 2015 and a meeting with the City of Edmonds Historic Commission on April 9th, 2015. In both meetings, areas were identified that were either missed, omitted, or passed over as non-significant in earlier surveys. There was an emphasis on surveying downtown and North Edmonds with little interest in South Edmonds at this time.

After reviewing the 2004 and 2011 surveys, a consistent method of determining inclusions or exclusions was not evident. Therefore, another objective for this survey was to create several smaller survey areas that could be clearly defined and realistically include every property eligible based on age and integrity. This method helps assure nothing of significance is missed, it develops a clearer understanding of context, and prevents the need for further surveying in the area before a significant amount of time has passed (to include properties that were ineligible earlier because of age).

Survey Methodology

The consultant was hired to conduct a survey, which included a combination of reconnaissance and intensive level inventories. The distinction was made based on the individual property and information available.

INITIAL RESEARCH: Initial research was conducted at the beginning of the survey period to develop a basic understanding of Edmonds history and previous surveys. The 2004 and 2011 surveys were reviewed and provided historic background. The consultant visited the Edmonds (South-Snohomish) Historical Museum and created a bibliography of resources. Online resources, including the Snohomish County Tax Assessor, digital maps documenting annexation, Sanborn Fire Insurance Maps and Metsker Maps were reviewed to develop an understanding of growth patterns. Initial research helped define themes covered in earlier surveys and highlighted areas that were lacking.

SURVEY LIST: The consultants met with the City of Edmonds Historic Commission on April 9th, 2015 to gather input on areas that were missed in previous surveys. Following the meeting with the Historic Commission, the consultant conducted preliminary site visits to observe the character of each area identified.

2 RESEARCH DESIGN

Combining initial research with GIS data provided by the City of Edmonds illustrating building age, a list was narrowed to target the areas the Commission advised surveying. This list includes surrounding properties within a shared context. These property groupings created the basis of the survey list and included neighborhoods in Central and North Edmonds, specifically University Colony and Meadowdale. These neighborhoods were identified by the Historic Commission as areas of interest and have a concentration of residences built in the 1920's. Concentrations of mid-century properties of potential significance were also identified and included.

Robert Chave, City of Edmonds Planning Manager, expressed interest in canvassing the historic downtown to include properties omitted from earlier surveys. The consultant walked the streets of the original platted area referencing earlier survey maps and included several properties missed in earlier surveys.

In addition to the neighborhood groupings, several individual properties were added at the request of the Historic Commission or were identified as omitted from earlier surveys.

The consultant conducted field work on several dates in 2015, April through June. The survey began with a list of seventy-eight properties. Thirty-five properties of the initial seventy-eight retained at least one element of original character, form or landscape and were included. Eighteen neighboring or proximity properties were added during field work. Field work was conducted in a reconnaissance method: 153 miles of public right-of-way and private streets were traversed over the course of the survey to view properties and develop a contextual understanding of the area. Architectural elements were recorded to create a building description and documentary photographs were taken. The consultant attempted to talk with owners of properties illustrating potential significance, knocking on doors and leaving business cards.

Properties were included in the survey if there was evidence of original character, material, landscape or form. Earlier survey methodologies omitted properties if more than two original features were altered, however, when reviewing the properties included in earlier inventories method was not used consistently. During the course of the fieldwork for this survey it was evident that almost all properties had undergone significant alteration. Additions, window and roof replacements were among the most common changes observed. These properties were included to continue to develop the building inventory for the City of Edmonds, with a record of information noting changes.

Intensive-level inventories were provided for two properties (9629 Wharf Street and 1520 9th Ave N) based on information provided through discussions with property owners and supplemental research at local historic repositories. Both properties were determined ineligible for the National Register of Historic places due to substantial alteration.

Analysis

AMENDED SURVEYS

Five earlier inventories were amended and updated with new information, photos and a determination of eligibility.

- 18717 Sound View Place: Included in 2011 Survey. This inventory was updated to include specific historic information regarding University Colony and development of the property.
- 19822 Maplewood Drive: Included in 2011 Survey. Inventory was updated to include a determination of eligibility based on architectural significance.
- 1611 75th Place West: Individual inventory omitted from earlier surveys. Updated due to demolition by natural causes.
- 871 Northstream Lane: Included in 2011 Survey. Inventory updated with historic photos and determination of eligibility based on contribution to Edmond's development and local history and architectural significance.
- 18515 Olympic View Drive: Included in 2011 Survey. Inventory updated to include photographs illustrating front facade and property. Specific historic information regarding University Colony, architectural style, and property were also added.

HISTORICISM

Noted in the earlier surveys, many properties have been significantly altered. This and earlier surveys note the addition of non-original elements, promoting a false sense of history. This practice demonstrates an interest in old buildings but bases decisions on taste rather than historical research.

1520 9th Avenue is an example of this false historical practice. During discussions with several property owners in the surrounding area, 1520 9th Avenue was continually brought up as the "oldest remaining house in Edmonds." According to assessor data, the Queen Anne style structure was built in 1872. However, this date is probably inaccurate and the existing house was built a few years later, perhaps as late as 1888. An article in a 1905 Edmonds Review features a photo of James W. Currie outside the property with an article referring to his move to Edmonds and subsequent building of his residence in 1888. The exact date is difficult to determine because of how the land, 250.75 acres originally granted to Morris Frost in 1872, was divided.



South facade of 1520 9th Avenue between 1890-1919. Photo courtesy of owner, Paul Lippert.



West facade of 1520 9th Avenue, after 1925, before original elements were removed. Photo courtesy of owner, Paul Lippert.



West facade of 1520 9th Avenue, likely late 1920s early 1930s. Note how Queen Anne Elements have been removed. Photo courtesy of owner, Paul Lippert.



West facade of 1520 9th Avenue 2015. Photo by J. Patterson.



870 Northstream Lane



850 Northstream Lane



880 Northstream Lane



Early University Colony Log Cabin. 9629 Wharf Street.

In the 1920s, the property was owned and renovated by the Bigelow family, replacing nearly all Queen Anne architectural details with Craftsman elements. The property remained in this hybrid style for 70 years until the current owners purchased the property in the 1990s and began to remove all Craftsman elements, replacing and restoring Queen Anne details. Although historic photographs provided some guidance, many elements were creatively added and moved. A large addition and porte cochere on the north façade were also added. The basic plan, form, and some original details are still evident, notably the two eyebrow dormers on the west façade and the raised and slightly modified addition at the east façade that originally served as the summer kitchen. However, the primary façade has significantly changed, both in orientation and detail and many neighbors believe the house has always looked as it does now.

MID-CENTURY ARCHITECTURE

Several mid-century neighborhoods were identified that deserve more research in the future, specifically the late mid-century neighborhood of Northstream Lane which includes several houses developed in 1967 by Westgate Builders. Residences at the entrance of the neighborhood showing significant architectural character were included in this survey, but the entire neighborhood would benefit from a survey and site history. Other mid-century neighborhoods to include in future surveys are illustrated in Appendix D.

UNIVERSITY COLONY

The most significant finding is the remaining organization of early neighborhoods like University Colony and Maple Manor. University Colony began as a small tract of land, a portion of eighty five acres of timber land granted to a Mr. Fletcher in 1872 by President Ulysses S. Grant. In 1890, the Seattle-Montana Railroad Company (later the Great Northern Railway) acquired a one hundred foot piece of property along the shoreline of the Puget Sound for a railroad right-of-way. In 1906 the property was divided again, with the northern portion named “Sea View Tracts.” Most of the Sea View Tract land was divided into small farms with the exception of a tract granted to the LaLayette Investment Company, bound by the Puget Sound on the west, north by Government Land (a portion later owned by the University of Washington, now Southwest County Park), east by Olympic View Drive (then named Olympic Avenue) and south by the Lindsey’s farm. The LaLayette Investment Co. Land was surveyed

and divided into individual lots with access roads: Ocean Avenue along the railroad right-of-way, Wharf Street branching west from Olympic View Drive, and Sound View Place running north to south. In 1919 the LaLayette Investment Co. became delinquent on its tax payment for the property and Snohomish County posted a delinquent-tax-sale notice for the property. A group of Seattle residents purchased twenty-one lots along Ocean Avenue, seeking to build retreat homes closer to the city and their businesses. A list of the early settlers of University Colony is documented at the Edmonds (South-Snohomish County) Historical Museum. The professions included a range: artists, doctors, attorneys, professors from the University of Washington and, most notably, Bertha Knight Landes, City of Seattle mayor 1926-1928 and first female mayor of a major American city. Many residents also purchased half lots at the western boundary property line to gain access to Sound View Place. Work to clear the plots and begin building began in 1919. In 1921, telephone and electricity were available. Wharf Street and Sound View Place were cleared and open for cars by 1921 and all original plots had shelters by the fall of 1921.

Shortly after 1921, an arrangement for fresh water was made between the University Colony settlers and the Lindsey farm to the south. Mr. Lindsey allowed the settlers to tie into his spring water system. This water arrangement, named "Fruitdale on the Sound" on plat maps from the time, continued until 1967 when Edmonds City Water replaced the spring water and installed a city sewer system.

Between 1920 and 1922, the residents purchased all available tide lots in the name of University Colony. Many of these tide lots are still held by University Colony, under the Treasurer's name Gale Andre, and taxes are shared by the neighborhood to preserve public access. Sound View Place was paved by the County in the 1950s and opened the area to traffic. After World War II, many of the residents lived in the neighborhood permanently, a shift from what were primarily vacation homes. On August 23, 1961 the area was annexed by the City of Edmonds. Over time, many of the original beach cottages and log cabins have been replaced with larger, contemporary homes. However, there are a few properties that retain elements of the character of the original University Colony settlement. Notably the following:

- 18515 Olympic View Drive
- 18717 Sound View Place
- 9705 Wharf Street
- 16111 Wharf Street

Recommendations

PUBLIC ACCESS TO INVENTORY

Provide the Edmonds (South-Snohomish County) Historic Museum with a printed copy of all inventory forms to date. The Museum has an early historic survey (2002) and collection of property specific materials but it primarily covers residential properties in the downtown “bowl” area. Providing the Museum with the surveys will provide initial research materials to local property owners and researchers. Public education informing citizens about the survey can help the city gain support in future planning. Many property owners were interested in the survey and the purpose and the role it plays in city planning. A mailing to surveyed properties informing them of the survey and its purpose will increase use of WISAARD by the public and may solicit historic information from property owners.

DOWNTOWN HISTORIC DISTRICT

A more thorough survey of the downtown area is recommended if the city decides to pursue designation of a historic district. Each building and site, regardless of age or integrity, should be surveyed and assigned a designation of contributing or non-contributing. Mapping these designations will help define the boundary of a proposed district and provide a framework for a local ordinance.

ARCHITECTURAL/HISTORIC INTEGRITY

Expand on the definition of “integrity” under Criteria B to be listed on the Edmonds Register of Historic Places. A complete definition should reference the standards outlined in the National Register Program.

Definition of Historic Integrity from the U.S. Department of the Interior, National Park Service:

“Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period. Historic integrity is the composite of seven qualities: (1) location, (2) design, (3) setting, (4) materials, (5) workmanship, (6) feeling, (7) association. Historic integrity enables a property to illustrate significant aspects of its past. For this reason, it is an important qualification for National Register listing. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. The integrity of archaeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.”

Many properties in Edmonds appear to have been significantly altered with good intentions by property owners believing they are “restoring” buildings. Links to National Park Service preservation resources on the Edmonds Historical Commission website would be helpful for property owners seeking information when undergoing a renovation or restoration.

FUTURE SURVEYS

South Edmonds, loosely defined as the area south of WA-104, Esperance and 220th St SW, is an area that should be included in the next survey. The Firdale Village and Sherwood and Madrona neighborhoods were observed in the preliminary planning stages of this survey. Each neighborhood and surrounding areas have an interesting collection of mid-century modern buildings. The general area is representative of the post-war suburban cultural and industrial shift that took place in Edmonds in the middle of the 20th Century. A few events set the historic context for the area: the last shingle mill closed in 1951, Highway 99 was extended east into Lynnwood in 1957 and extended to what is now I-5 in 1965, and the Aurora Village Shopping Center was completed in 1961.

The following residential properties would benefit from a more intensive history:

- 809 Cary Road: appears to retain a high level of historic integrity for a building of its age
- 870 Northstream Lane: architecturally significant mid-century suburban architecture
- 8604 184th Street SW: eclectic log cabin in danger of demolition. The log cabin portion of the property appears to retain many original features.
- 18515 Olympic View Drive: architecturally significant; specific historic information regarding this property and original owner's contribution to the development of University Colony would add to the larger understanding of University Colony.
- 16111 Wharf Street: architecturally significant; specific historic information regarding this property and original owner's contribution to the development of University Colony would add to the larger understanding of University Colony.

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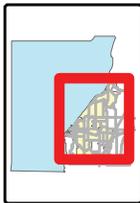
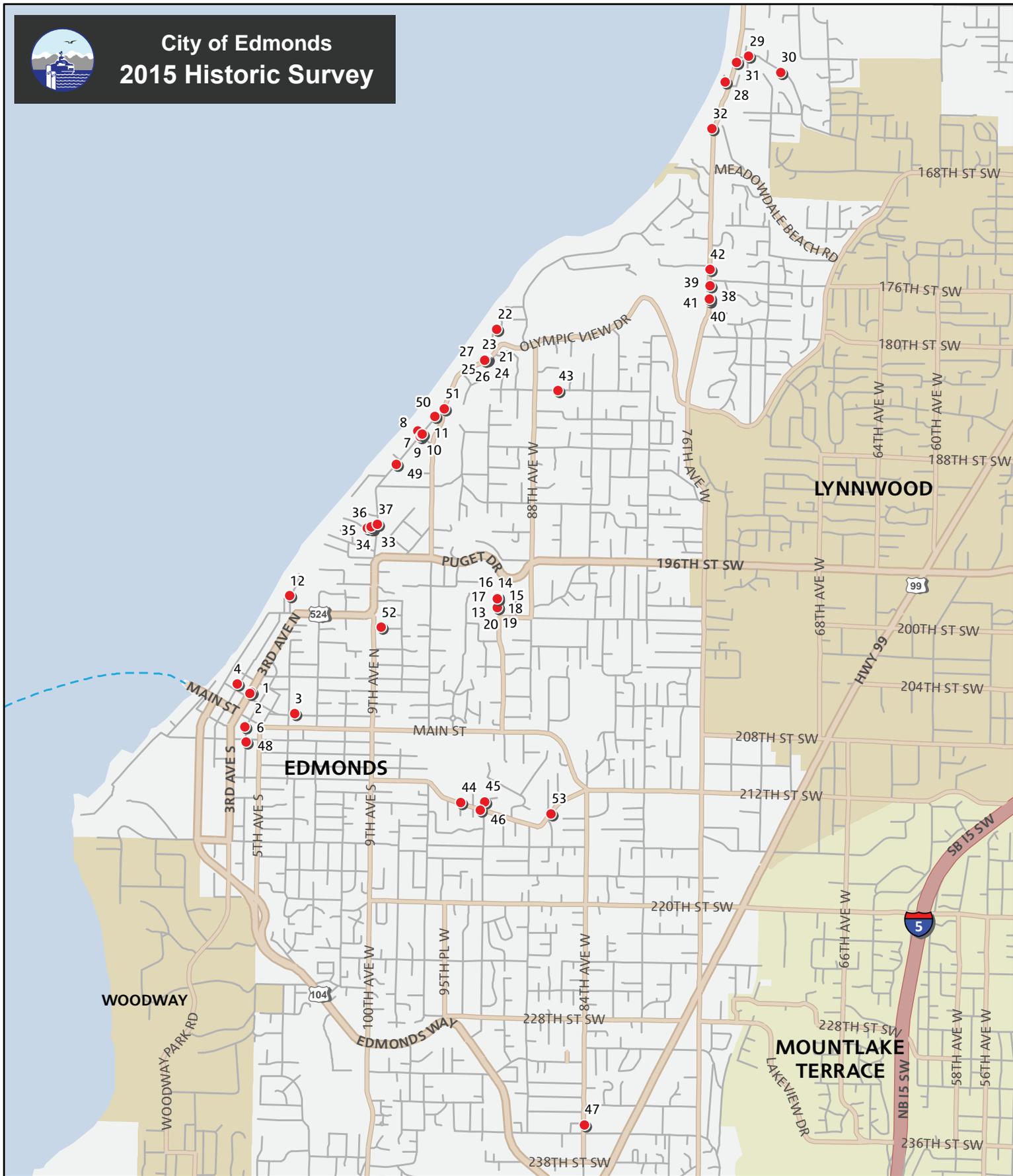
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City of Edmonds 2015 Historic Survey



City of Edmonds
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2015 City of Edmonds Historic Survey

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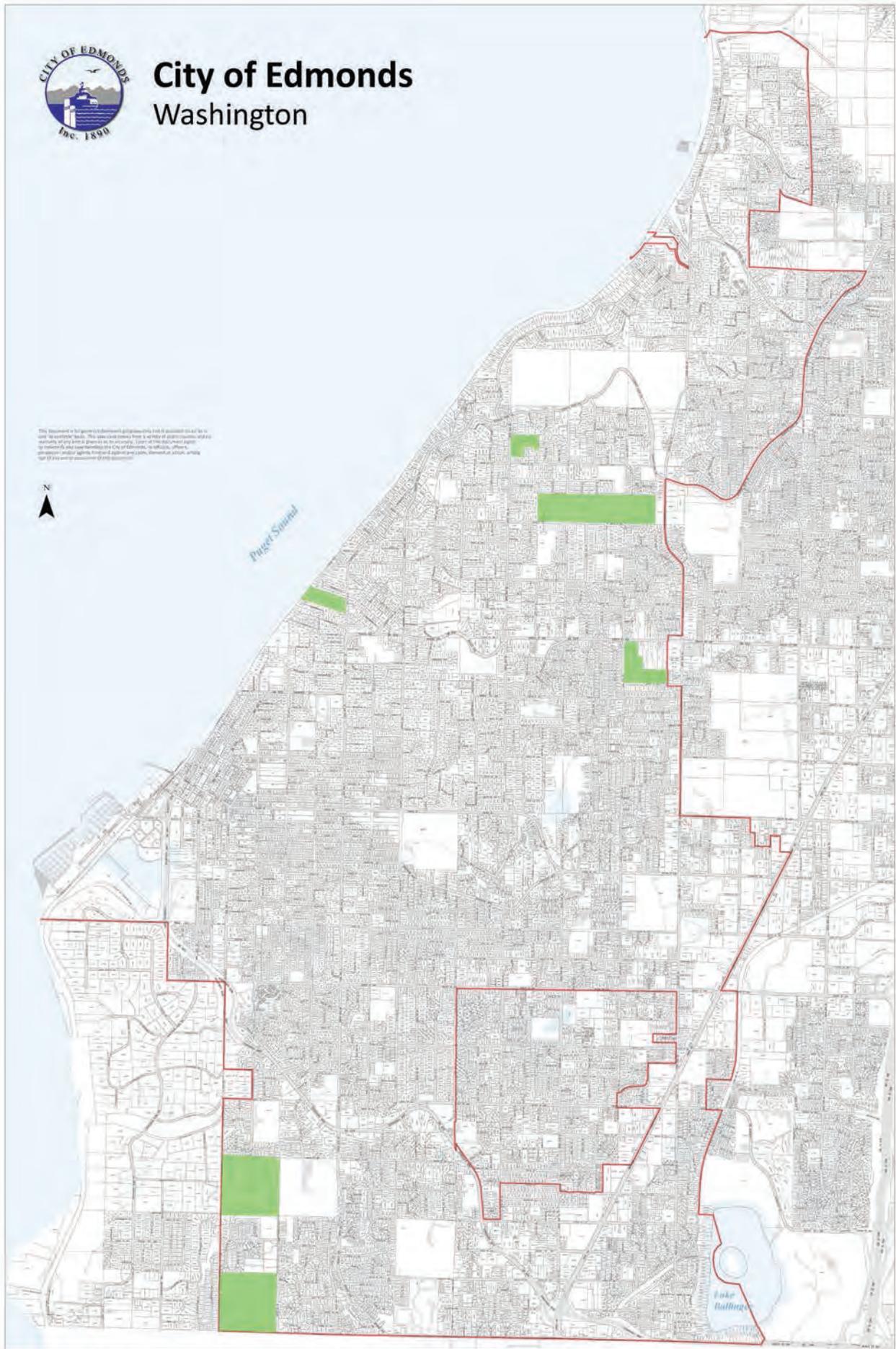


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0 0.5 1 inch = 167 feet 1 Mile

Mid-Century Neighborhoods