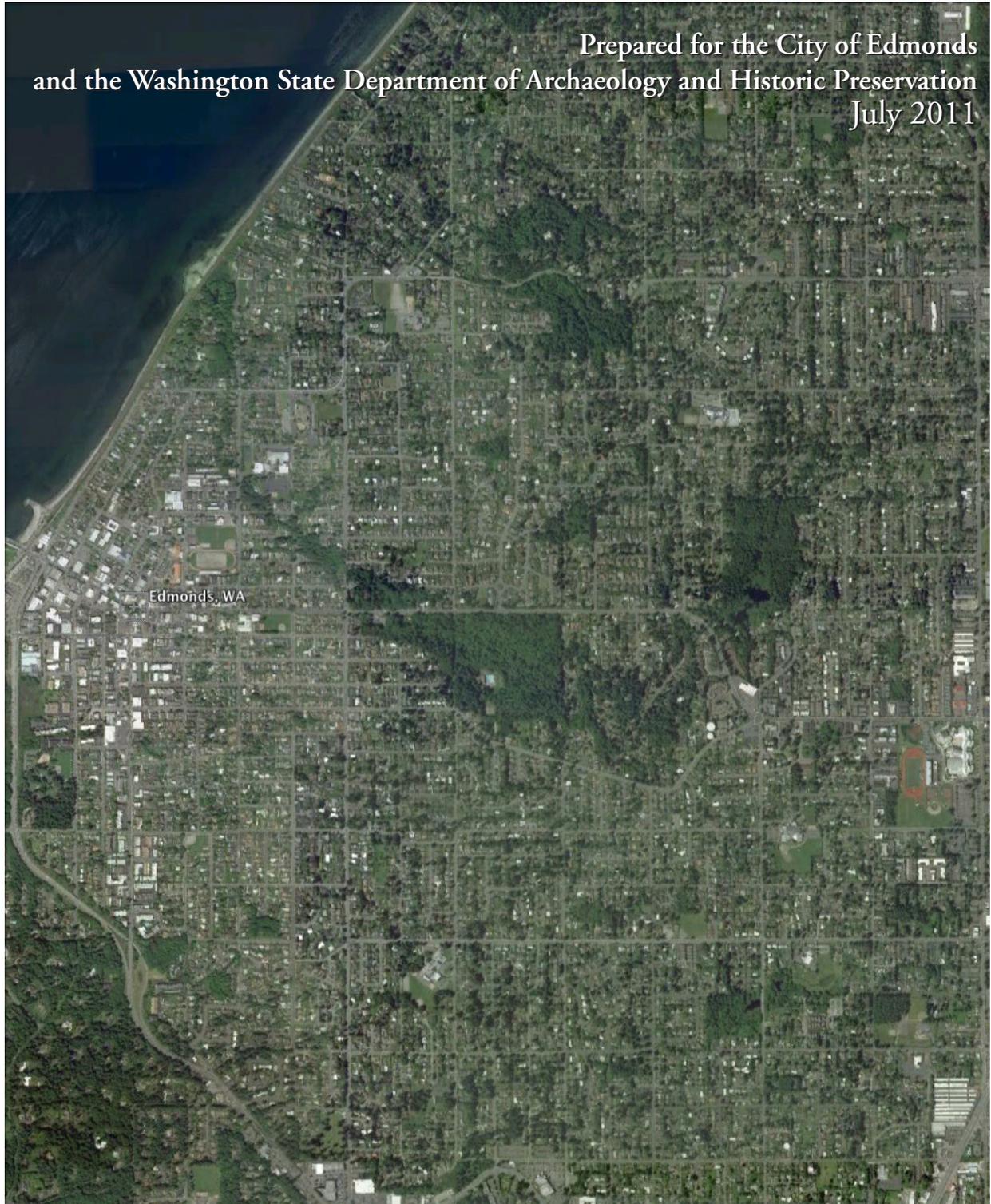


# CITY OF EDMONDS

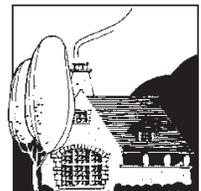
## Historic Resources Survey – 2011

Prepared for the City of Edmonds  
and the Washington State Department of Archaeology and Historic Preservation  
July 2011



Prepared by:

THE JOHNSON PARTNERSHIP  
1212 NE 65th Street  
Seattle, WA 98115-6724  
206-523-1618, [www.tjp.us](http://www.tjp.us)



**City of Edmonds  
Historic Resources Survey – 2011**

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

Larry E. Johnson, AIA  
The Johnson Partnership  
1212 NE 65th Street  
Seattle, WA 98115-6724  
[www.tjp.us](http://www.tjp.us)



# TABLE OF CONTENTS

1.0 INTRODUCTION .....	3
1.1 Abstract .....	3
1.2 Consultant.....	3
1.3 Acknowledgements.....	3
1.4 Project Funding.....	3
2.0 CITY OF EDMONDS HISTORICAL RESOURCES SURVEY—2011.....	4
2.1 Surveyed Objects .....	4
2.2 Methodology .....	4
2.3 Historic Context.....	5
2.4 Survey Results.....	8
2.5 Recommendations.....	10
BIBLIOGRAPHY.....	15
APPENDIX 1—LIST OF SURVEY PROPERTIES.....	16
APPENDIX 2—MAP OF SURVEY AREA.....	17

## LIST OF FIGURES

FIGURE 1	Edmonds-1895 .....	6
FIGURE 2	Whitehorse Inn/Rosewood (1905) .....	7
FIGURE 3	Westgate Elementary School (1958) designed by Dan F. Miller and Earl D. Morris .....	7
FIGURE 4	Former Farmhouse .....	7
FIGURE 5	Northwest Contemporary House (1953) designed by architect Dan F. Miller.....	8
FIGURE 6a	Sample, completed survey form, page 1 .....	11
FIGURE 6b	Sample, completed survey form, page 2.....	12
FIGURE 6c	Sample, completed survey form, page 3.....	13



## 1.0 INTRODUCTION

### 1.1 Abstract

This report supplements a detailed survey and historical context statement completed between 2004 and 2005, for the downtown Edmonds commercial core and immediate residential area, by BOLA Architecture and Planning. The Johnson Partnership was selected as the consultant for this expansion project that re-explored the original survey area properties, as well as properties located in surrounding older residential neighborhoods. City of Edmonds staff defined a study area encompassing approximately 2,200 acres, bounded by the shoreline of Puget Sound on the west, 186<sup>th</sup> Street SW on the north, 80th Avenue W on the east, and 228th Street on the south. Esperance, an unincorporated included within the boundaries of the study area was also surveyed.

During June 2011, the consultant traveled approximately 172 miles of public rights-of-way and private streets conducting a reconnaissance level survey of all publicly viewable properties within the survey area. As part of the survey, 235 properties previously identified by the Edmonds Historic Commission were evaluated, and the consultant identified additional properties. Only those properties meeting minimum standards of integrity and significance were surveyed. The consultant surveyed 122 properties and entered each into the Washington State Department of Archaeology and Historic Preservation (DAHP) online database (WISAARD). The following report outlines the objectives, methodology, and results of the survey, as well as provides recommendations for immediate and future action.

The completed database entries are available on the Statewide Historic Property Inventory Online System (HPI/WISAARD) at all properties are located at:

<http://www.dahp.wa.gov/pages/wisaardIntro.htm>

Hard copy of the completed survey forms are also available at the City of Edmonds Planning Division, City Hall, 121 5th Avenue N, Edmonds, WA 98020.

### 1.2 Consultant

The Johnson Partnership is an architectural and planning firm located in Seattle, Washington. Larry E. Johnson, AIA, LEED, Principal of the firm, conducted all fieldwork associated with the survey. Mr. Johnson received a Bachelor of Urban Planning from the University of Washington in 1971, and a Masters of Architecture from the University of Washington in 1976. As a licensed architect, he has over 35 years experience in architecture and historic resources consulting. Steven Campbell, AIA, and Ellen Mirro, staff of the Johnson Partnership, provided assistance with data input and report preparation.

### 1.3 Acknowledgements

The consultant gratefully acknowledges the assistance of City of Edmonds Planning Division staff including Robert Chave, Planning Manager. Also Diane Cunningham, Administrative Assistant and Marie Harrison, Permit Coordinator.

Additional assistance with researching specific properties was provided by Edmonds (South-Snohomish County) Historical Society and Museum staff including Tarin Erickson, Museum Director; and Caitlin Kelly, Collections Manager.

Megan Duvall, Certified Local Government & Survey Coordinator for the Washington State Department of Archaeology and Historic Preservation provide assistance with one-line database entry.

### 1.3 Project Funding

This Survey and summary report were 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. This program received Federal funds from the National Park Service. Regulations of the U.S. Department of 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.

## **2.0 CITY OF EDMONDS HISTORIC RESOURCES SURVEY - 2011**

### **2.1 Survey Objectives**

Historic preservation planning was initiated in Edmonds by the creation of the Edmonds Landmark Commission in 2002. This Commission is made of citizen volunteers supported by City staff. The following year, the City became a Washington State Certified Local Government (CLG), allowing it to participate in Washington State's CLG program initiating and facilitating historic resources planning within the City. The City's Historic Commission and staff are working together to promote historic preservation within the city.

Washington State's Certified Local Government (CLG) Program assists local governments to actively participate in preserving Washington State's irreplaceable historic and cultural resources as assets for the future. This unique nationwide program of financial and technical assistance was established by the National Historic Preservation Act. In Washington, the program is implemented and administered by the Department of Archaeology and Historic Preservation (DAHP). Local governments that establish a historic preservation program meeting federal and state standards are eligible to apply to the State Historic Preservation Officer (SHPO) and the National Park Service for certification. Responsibilities of a CLG include maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations, and providing for public participation.

A detailed survey and historical context statement was completed for the downtown Edmonds commercial core and immediate residential area between 2004 and 2005, by BOLA Architecture and Planning. That survey was funded by a grant from the Washington State Office of Archaeology and Historic Preservation (OAHP, now DAHP). It focused on Edmond's downtown "core" and "bowl" area, the area roughly between the waterfront on the west and 9th Avenue on the east, and Caspers Street on the north to Walnut and Pine Street on the south. The intent of the survey was to gather information about historic properties in this survey area, and establish a database of comparable information.

In 2010, the City of Edmonds received a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) to complete a reconnaissance-level survey project of additional historic resources in the city. This work was to expand on the previous survey, by evaluating additional properties within the original survey area and expanding the survey area to other neighborhoods surrounding the downtown "core" and "bowl" area. The Johnson Partnership was selected to conduct this survey and prepare this report, entering data for potential historic resources into the Statewide Historic Property Inventory Online System (HPI/WISAARD).

The City will use this information as a resource for further historic resources planning efforts in developing and maintaining its local preservation efforts in coordination with its development plans.

### **2.2 Methodology**

For this survey a study area encompassing approximately 2,200 acres, bounded by the shoreline of Puget Sound on the west, 186th Street SW on the north, 80th Avenue W on the east, and 228th Street on the south, was established. The northern portion of an unincorporated area of Snohomish County known as Esperance that is included within the boundaries of the study area was also included as part of the survey. The study area did not include the southernmost area of the city, areas to the east of Highway 99 including those areas bordering of Lake Ballinger, or the relatively more recently developed northern areas. A map of the survey area is included as Appendix A.

As the survey area was comparatively large, the survey was designed as a reconnaissance level survey. Reconnaissance surveys, also known as "windshield surveys," are visual or predictive surveys that identify the general distribution, location and nature of historic resources within a given area. A reconnaissance survey of the built environment generally entails the field identification of resources that appear to meet broad survey requirements. Documentation at this level rarely exceeds property address, observational information on architectural style and features, and photographic information. However, it may be possible to discern if the property appears to be a unique resource based on the observations of the overall survey area. If so, this information is recorded in the "Statement of Significance" section of the database. Reconnaissance surveys are often conducted to establish the boundaries for intensive surveys to follow.

Reconnaissance surveys literally consist of driving around a community and noting the general distribution of buildings,

structures, and neighborhoods representing different architectural styles, periods and modes of construction. Reconnaissance level survey forms must still be completed on the electronic DAHP Historic Property Inventory Database (HPI/WISAARD). Because reconnaissance surveys record only observable information, they may not provide sufficient information with which to make determinations of eligibility beyond architectural significance.

Properties surveyed were required to meet reasonable standards of physical integrity and significance as defined by the National Park Service. If a structure generally retained its original plan, cladding, windows, foundation, and it was considered sufficiently historically significant, it was surveyed. If a structure was lacking one element and had significance it was surveyed, however if more than two elements had been significantly altered the building or structure was generally not surveyed. Some exceptions were made if the building appeared to possess exceptional significance.

Field survey work began on June 1, 2011, and was completed on June 17, 2011. The organizational approach was to start in the more suburban areas looking for both buildings and structures completed prior to sub-division and short-platting activity occurring after 1950, while also searching for later well-designed modern buildings constructed prior to 1966. The areas closer to the historic core were then surveyed, followed by recovering the historic core areas surveyed in 2004.

## 2.3 Historic Context

*Please refer to the Historic Context Statement contained in “Historic Survey of Downtown Edmonds,” by BOLA Architecture + Planning dated January, 2005, for historical context of the downtown Edmonds “core” and its surround “bowl” area. The historical context statement below concentrates more on the more sub-urban areas of Edmonds.*

The first automobile access to downtown Edmonds was via a trunk line extending northward from Richmond Beach Road completed in 1915. Richmond Beach Road extended westward from Pacific Highway following an earlier wagon road known as R.F. Morrow Road and ending at the King County/Snohomish County line. Pacific Highway, now renamed State Route 99, was eventually extended in the 1920s and early 1930s, as growth occurred in south Snohomish County, eventually by 1932, running northward from King County to Mt. Vernon.<sup>1</sup>

Secondary State Highway Secondary State Highway 1W, now known as Edmonds Way or State Route 104, was completed in 1937, originally running from Pacific Highway near the King-Snohomish County line and heading northwest into Edmonds where it connected to the ferry dock.<sup>2</sup>

State Route 524, running eastward from downtown Edmonds as 196th Street SW, was also originally a wagon road running from Edmonds to Scriber Lake.<sup>3</sup> See *Figure 1*. It was improved in 1957, running from downtown to Lynnwood.<sup>4</sup>

The area between downtown Edmonds and State Route 99 was largely rural with wagon roads serving various small farms. Farmhouses sat on large tracts of land divided from original homestead claims, with five-acre tracts common. Early suburban development also consisted of isolated summer homes and larger estates, including a large residence located on what is now known as 220th Street SW, that was modeled after an Edwardian English country estate and that served as a speakeasy road house during the Prohibition period. See *Figure 2*.

Country roads were paved in the 1930 and 1940, encouraging sub-divisions and short-plats of larger parcels. Post World War II growth, increased Snohomish County’s population from 88,754 in 1940, to 111,580 in 1950, and 172,199 in 1960, nearly doubling the county’s residents in twenty years.<sup>5</sup> The population of Edmonds also grew rapidly after 1940, not only from development, but also from aggressive annexation of outlying areas surrounding the downtown “core” and “bowl” areas beginning in 1949. Edmond’s population grew from 1,266 in 1940, to 2,057 in 1950, 8,016 in 1960, nearly 24,000 in 1970, 27,679 in 1980, 30,743 in 1990, and over 39,500 in 2000.

---

1. “SR 99 North: North End of Battery Street Tunnel to N. 145th Street Route Development Plan,” Washington State Department of Transportation, <http://www.wsdot.wa.gov/NR/rdonlyres/C1DC4A4E-3C3E-4A6F-88CF-D40DDB6E1CD4/0/introduction.pdf>, accessed July 15, 2011, p. 1.

2. Susan Boyle, “Historic Survey of Downtown Edmonds,” BOLA Architecture + Planning, Seattle, WA, January, 2005, p.p. 20.

3. Map of Snohomish County (1895), Washington 1:125,000 topographic quadrangles, <http://kaga.wsulibs.wsu.edu/zoom/zoom.php?map=topo023>, accessed July 15, 2011.

4. Boyle, p. 1.

5. “Snohomish County Agriculture,” Washington Crop and Livestock Reporting Service, Seattle, WA, May 1960, p. 5.

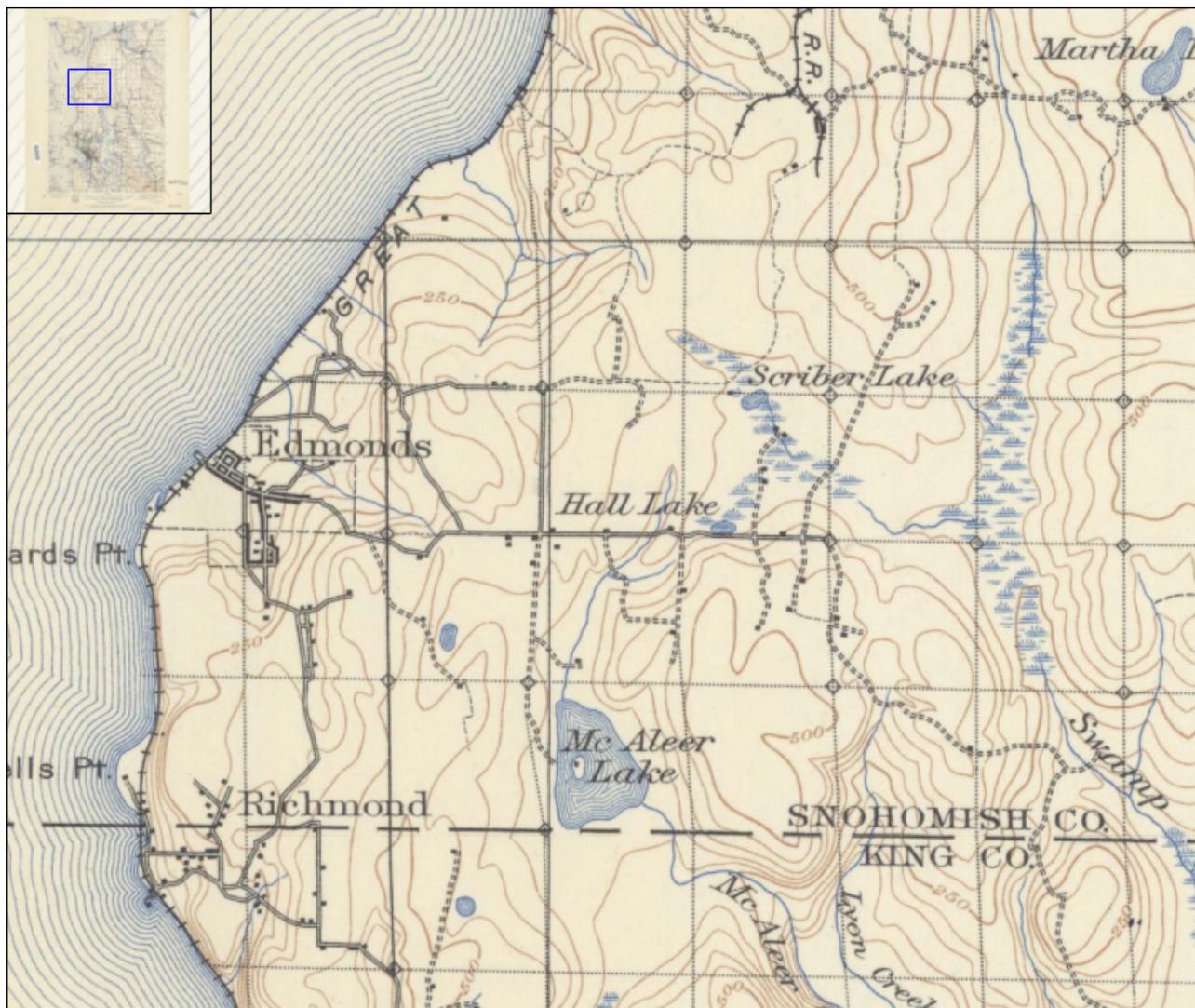


Figure 1 • Edmonds 1895

As the suburban areas to the south, east and north of the downtown “core” and “bowl” developed, schools, churches, and small commercial centers were built to serve the growing population. *See Figure 3.* Tract housing became the norm in these areas, evolving in form from small Colonial Revival bungalows to the much larger split-level and tri-level house types of the 1960s and 1970s. Several farmhouses remain from earlier development, but they are now often isolated on small lots surrounded by contemporary tract housing. *See Figure 4.*

Also interspersed within the newer suburban areas are several Northwest Contemporary houses designed by significant architects. Beginning in the late 1940s, and continuing as a trend into the late 1960s, after which more restrictive land use regulations were adopted, adventurous owners and their architects sought out difficult-to-develop lots, creating unique houses that capitalized on views or enjoyed secluded woody settings. *See Figure 5.*



Figure 2 • Whitehorse Inn/Rosewood (1905).



Figure 3 • Westgate Elementary School (1958) designed by Dan F. Miller and Earl D. Morris.



Figure 4 • Former farmhouse.



Figure 5 • Northwest Contemporary House (1953) designed by architect Dan F. Miller.

## 2.4 Survey Results

Approximately 172 miles of public rights-of-way and private streets were travelled during the survey, covering essentially all publicly viewable properties in the survey area. All 235 properties previously identified by the Edmonds Historic Commission were evaluated and surveyed if they met minimum physical integrity and significance standards, and additional eligible properties were identified and surveyed. A total of 122 properties within the survey area met the criteria to be surveyed, and were entered into the Washington State Department of Archaeology and Historic Preservation (DAHP) online database (HPI/WISAARD). *See Figure 6, for sample of completed form.*

Some properties identified as “unique” were researched further by accessing archival material at the Edmonds (South-Snohomish County) Historical Society and Museum or by accessing original building permits from the City of Edmonds. Additional research included consulting published and online resource material identified in the bibliography of this report. The scope of this survey, however, did not allow detailed research on specific properties with potential historic significance, although a few buildings were identified that clearly meet criteria for local landmark listing. The table below lists these properties with notes on possible further research or recommended action.

Survey	Address	
001	8505 220 <sup>th</sup> St. SW	Queen Anne farmhouse w/ integrity. Research significance.
002	8629 Bowdoin Way	Northwest Contemporary. Research significance.
003	21100 88 <sup>th</sup> Pl. SW	Northwest Contemporary. Research significance.
004	8000 212 <sup>th</sup> St. SW	Northwest Contemporary. Research significance.
005	8104 220 <sup>th</sup> St. SW	Former estate. Research significance.
006	8105 220 <sup>th</sup> St. SW	Log Cabin. Research significance.
007	8524 188 <sup>th</sup> St. SW	Handley summer-house. Research significance.
008	19327 88 <sup>th</sup> Ave. W	Late Arts & Crafts house. Research significance.
009	20910 Hillcrest Pl	Northwest Contemporary. Research significance.
010	20405 85 <sup>th</sup> Pl. W	Northwest Contemporary. Research significance.
011	19822 Maplewood Dr.	Northwest Contemporary. Research significance.
014	20024 Maplewood Dr.	Former estate. Research significance.
016	19105 Olympic View Dr.	Craftsman. Research significance.
017	19309 Olympic View Dr.	Craftsman. Research significance.

Survey	Address	
018	1010 Olympic Ave.	Craftsman. Research significance.
019	750 Olympic Ave.	Craftsman. Research significance.
021	1427 Olympic View Dr.	Peter's Cash & Carry Store. Research significance.
022	19026 Olympic View	Colonial Revival. Research significance.
024	9723 Cherry St.	Colonial Revival. Research significance.
025	9722 Cherry St.	Colonial Revival. Research significance.
031	871 Northstream Ln	Georgian. NHR eligible.
032	917 Cary Road	Large eclectic house. Research significance.
033	929 Cary Road	Folly associated with house. Research significance.
035	921 Pine St.	Northwest Contemporary. Research significance.
038	22029 98 <sup>th</sup> Pl. W	Large Craftsman. Research significance.
040	22229 98 <sup>th</sup> Ave. W	Farmhouse. Research significance.
044	22605 98 <sup>th</sup> Ave. W	Craftsman farmhouse. Research significance.
046	9601 220 <sup>th</sup> St. SW	Westgate School. 1958 AIA Honor Award.
055	645 Fir St.	Early house. Research significance.
061	546 Paradise Lane	Craftsman. Research significance.
065	315 8 <sup>th</sup> Ave. S	Northwest Contemporary. Research significance.
082	202 Main St.	Downtown commercial. Research significance.
085	229 4 <sup>th</sup> Ave. S	Northwest Contemporary. Research significance.
092	509 Dayton St.	Early house. Research significance.
101	850 Alder St.	Colonial Revival. Rose House. Research significance.
104	603 Walnut St.	Queen Anne duplex. Research significance.
110	414-418 Main St.	Downtown commercial. Research significance.
111	110-112 5 <sup>th</sup> Ave.	Downtown commercial. Research significance.
112	508 Main St.	Downtown commercial. Research significance.
113	514 Main St.	Downtown commercial. Research significance.
114	533 Main St.	Edmonds Indep. Telephone Exch. Research significance.
119	8515 228 <sup>th</sup> SW	Craftsman farmhouse. Research significance.
120	8605 228 <sup>th</sup> SW	Craftsman farmhouse. Research significance.
121	22431 84 <sup>th</sup> Ave. W	Log Cabin. Research significance.
122	22515 80 <sup>th</sup> Ave. W	Significant Craftsman House. Research significance.

The survey revealed that Edmonds has a significant stock of older businesses and homes, with the majority tightly clustered within the Edmond's downtown "core" and "bowl" area, generally comprising the original pre-1949 town limits. However, many commercial buildings and houses have been altered or modernized by their owners in ways that diminish their historic significance. Some commercial properties have been altered to such an extent that their original form is unrecognizable. Many houses have had unsympathetic window and or siding replacement. In some cases, houses have been embellished with non-original features as their owners have made misguided attempts to create an impression of historic authenticity. Sufficient number of buildings were identified, however, that possess sufficient integrity to contribute to one or more potential historic districts.

A list of surveyed properties with addresses is included as Appendix A. A map of the survey area with surveyed properties is included as Appendix B.

## 2.5 Recommendations

This expanded survey combined with the survey completed in 2005, provides a significant database tool for the City's Historic Preservation Commission and staff:

- Publicize and provide a link on the City's website to DAHP's WISAARD database with instructions as to how to access individual survey forms.
- Generate a map from the City's GIS system illustrating the distribution of buildings with sufficient physical integrity and historic significance with the potential to contribute a City historic district. Mapping will reveal existing clusters of historic properties and lead to defining appropriate initial boundaries for potential historic districts. Consider formation of local historic districts.

Other more general recommendations that encourage the further development of historic preservation in Edmonds are:

- Undertake additional historic surveys that cover remaining areas to the north, south and east that were not included in this survey.
- Continue to encourage property owners to prepare local landmark and National Register nominations.
- Encourage further partnering between the City and the Edmonds Historical Society and Museum to develop a research building research file and database utilizing and updating existing information.
- Encourage recognition of property owners who have undertaken a successful preservation efforts and stewardship.
- Develop a program that encourages appropriate preservation practices when updating buildings. Provide training opportunities to City staff, Historic Commission members, and the general public about the Secretary of the Interior's Standards for Archaeology and Historic Preservation and Guidelines for Preservation Treatments.
- Encourage authenticity by developing recommended guidelines for property rehabilitation. Design guidelines examples are:

City of San Jose, California, <http://www.sanjoseca.gov/planning/historic/oldhouse.asp>  
[http://www.sanjoseca.gov/planning/historic/pdf/San\\_Jose\\_DGs\\_chapt3.pdf](http://www.sanjoseca.gov/planning/historic/pdf/San_Jose_DGs_chapt3.pdf)

*Rehab Right: How to Realize the Full Value of Your Old House* by Helaine Kaplan Prentice, Blair Prentice, and the City of Oakland Planning Department, 1978.

- Continue to partner with the Greater Edmonds Chamber of Commerce in linking historic preservation and opportunities for cultural tourism. Coordinate efforts to promote cultural tourism with Snohomish County agencies and tourist-related business groups.
- Encourage public awareness and support by publishing new and expanded walking tour guides for the historic properties.



## Historic Inventory Report

### Location

Field Site No. 001

DAHP No.

Historic Name:

Common Name:

Property Address: 8505 220th Pl SW, Edmonds, WA 98020

Comments:

Tax No./Parcel No. 489900000500

Plat/Block/Lot

Acreage 0.20

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T27R04E	30			Snohomish	EDMONDS EAST

### Coordinate Reference

Easting: 1186198

Northing: 904702

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Edmonds-2011

Date Recorded: 06/01/2011

Field Recorder: Larry E. Johnson

Owner's Name: BRENT AARON CARMICHAEL

Owner Address: 8505 220TH ST SW

City: EDMONDS

State: WA

Zip: 98026

Classification: Building

Resource Status:

Comments:

Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Figure 6a • Sample, completed survey form, page 1.



## Historic Inventory Report

### Description

**Historic Use:** Domestic - Single Family House      **Current Use:** Domestic - Single Family House  
**Plan:** Rectangle      **Stories:** 2      **Structural System:** Platform Frame  
**Changes to Plan:** Slight      **Changes to Interior:** Unknown  
**Changes to Original Cladding:** Intact      **Changes to Windows:** Slight  
**Changes to Other:**  
**Other (specify):**

<b>Style:</b>	<b>Cladding:</b>	<b>Roof Type:</b>	<b>Roof Material:</b>
Queen Anne	Wood - Clapboard Shingle	Gable	Asphalt / Composition - Shingle

**Foundation:** Concrete - Block      **Form/Type:** Single Family - Side Gable

### Narrative

Study Unit	Other
Architecture/Landscape Architecture	
<b>Date of Construction:</b> 1910 Built Date	<b>Builder:</b>
	<b>Engineer:</b>
	<b>Architect:</b>

**Property appears to meet criteria for the National Register of Historic Places:** Unable to Determine

**Property is located in a potential historic district (National and/or local):** No

**Property potentially contributes to a historic district (National and/or local):** No

**Statement of Significance:** A well preserved Queen Anne style farmhouse. The property was part of a much larger parcel that may have included a pond to the south.

**Description of Physical Appearance:** A two-story (with attic) gable house. The house measures approximately 24' EW and 30' NS. There is an original entry porch in the NW corner with turned columns. The upper gable ends are shingled with the lower 5 courses having hex fancy butts. The attic windows are square with a large central light surrounded by an outer row of square lights with 4 lights to a side. The gable ends return. The 2nd floor windows are the original float glass. The main floor small windows facing the street are now non-original fixed reed glass. The west facade has a two-story bay with a gable roof. There is a non-original porch at the rear SW corner.

**Major Bibliographic References:**

Figure 6b • Sample, completed survey form, page 2.

## Photos



Northern facade.  
2011



2011



southern and eastern facade from rear.  
2011

Figure 6c • Sample, completed survey form, page 3.

## BIBLIOGRAPHY

Boyle, Susan. "Historic Survey of Downtown Edmonds." BOLA Architecture + Planning, Seattle, WA. January, 2005.

"SR 99 North: North End of Battery Street Tunnel to N. 145th Street Route Development Plan." Washington State Department of Transportation. <http://www.wsdot.wa.gov/NR/rdonlyres/C1DC4A4E-3C3E-4A6F-88CF-D40DDB6E1CD4/0/introduction.pdf>, accessed July 15, 2011.

Map of Snohomish County (1895), Washington 1:125,000 topographic quadrangles. <http://kaga.wsulibs.wsu.edu/zoom/zoom.php?map=topo023>, accessed July 15, 2011.

"Snohomish County Agriculture." Washington Crop and Livestock Reporting Service, Seattle, WA, May 1960.



**APPENDIX A: SURVEYED PROPERTIES**



# City of Edmonds Historic Resource Survey—July, 2011

Field Site No.	Address	Site Name Historic	Site Name Common
1	8505 220th Pl SW, Edmonds, WA 98020		
2	8629 Bowdoin Way, Edmonds, WA		
3	21100 88th Pl W, Edmonds, WA 98026	Richard K. Swanby house	
4	8000 212th St SW, Edmonds, WA 98026	Edmonds Dental Clinic	Hanjin Express
5	8104 220th St SW, Edmonds, WA 98026	White Horse Tavern	Rosewood Manor
6	8105 220TH St SW, Edmonds, WA 98026-8121		
7	8524 188th St SW, Edmonds, WA 98026	Hanley Summer house	
8	19327 88th Ave W, Edmonds, WA 98026		
9	20910 Hillcrest Pl, Edmonds, WA 98026		
10	20405 85th Pl W, Edmonds, WA 98026		
11	19822 Maplewood Dr, Edmonds, WA 98026		
12	20024 Maplewood Dr, Edmonds, WA 98026		
13	20106 Maplewood Dr, Edmonds, WA 98026		
14	20505 Maplewood Dr, Edmonds, WA 98026		Skov Gard
15	18515 Olympic View Dr, Edmonds, WA 98020		
16	19105 Olympic View Dr, Edmonds, WA 98020		
17	19309 Olympic View Dr, Edmonds, WA 98020		
18	1010 Olympic Ave, Edmonds, WA 98020		
19	750 Olympic Ave, Edmonds, WA 98020		
20	1327 Olympic Ave, Edmonds, WA 98020		
21	1427 Olympic View Dr, Edmonds, WA 98020	Peter's Cash Grocery	
22	19026 Olympic View Dr, Edmonds, WA 98020		
23	9711 Cherry St, Edmonds, WA 98020		
24	9723 Cherry St, Edmonds, WA 98020		
25	9722 Cherry St, Edmonds, WA 98020		
26	9818 Cherry St, Edmonds, WA 98020		
27	9819 191st St SW, Edmonds, WA 98020		
28	18717 Sound View Pl, Edmonds, WA 98020		
29	9707 Wharf St, Edmonds, WA 98020		
30	18922 Blake Pl, Edmonds, WA 98020		
31	871 Northstream Ln, Edmonds, WA 98020	Sound Haven	The Mansion
32	917 Cary Rd, Edmonds, WA 98020		
33	929 Cary, Edmonds, WA 98020	Dr. W.J. Hindley house	
34	705 Caspers St, Edmonds, WA		
35	921 Pine St, Edmonds, WA 98020	Demeroutis house	
36	1060 Spruce St, Edmonds, WA 98020		
37	923 Cedar St, Edmonds, WA 98020		
38	22029 98th Pl W, Edmonds, WA 98020		
39	22011 98th Ave W, Edmonds, WA 98020		
40	22229 98th Ave W, Edmonds, WA 98020		
41	22327 98th Ave W, Edmonds, WA 98020		
42	22401 98th Ave W, Edmonds, WA 98020		
43	9808 224th St SW, Edmonds, WA 98020		
44	22605 98th Ave W, Edmonds, WA 98020		
45	22712 98th Ave W, Edmonds, WA 98020		
46	9601 220th St SW, Edmonds, WA 98020		Westgate Elementary School

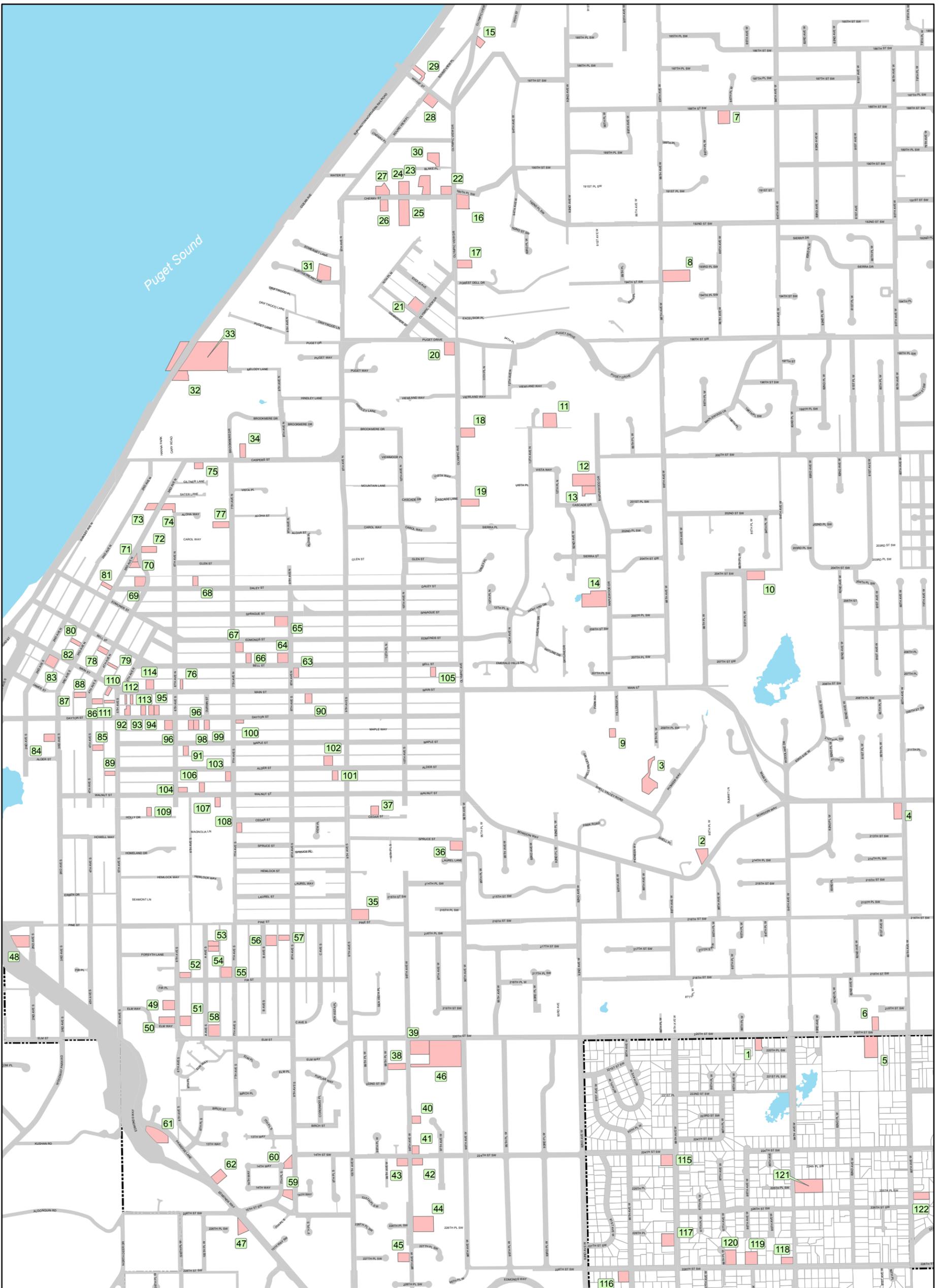
# City of Edmonds Historic Resource Survey—July, 2011

Field Site No.	Address	Site Name Historic	Site Name Common
47	724 Edmonds Way, Edmonds, WA 98020		
48	1020 2nd Ave S, Edmonds, WA 98020		
49	1124 6th Ave S, Edmonds, WA 98020		
50	1142 6th Ave S, Edmonds, WA 98020		
51	1143 6th Ave S, Edmonds, WA 98020	Schuster house	
52	1061 6th Ave S, Edmonds, WA 98020		
53	1021 A Ave S, Edmonds, WA 98020		
54	1027 A Ave S, Edmonds, WA 98020		
55	645 Fir St, Edmonds, WA 98020		
56	1021 B Ave S, Edmonds, WA 98020		
57	1016 8th Ave S, Edmonds, WA 98020		
58	631 Elm St, Edmonds, WA 98020		
59	1427 7th Pl S, Edmonds, WA 98020		
60	1411 7th Pl, Edmonds, WA 98020		
61	546 Paradise Ln, Edmonds, WA 98020		
62	639 Edmonds Way, Edmonds, WA 98020		
63	804 Bell St, Edmonds, WA 98020		
64	205 8th Ave N, Edmonds, WA 98020		
65	315 8th Ave S, Edmonds, WA 98020	Sproule McGinness house	
66	204 7th Ave N, Edmonds, WA 98020		
67	220 7th Ave N, Edmonds, WA 98020		
68	621 Daley St, Edmonds, WA 98020		
69	323 Daley St, Edmonds, WA 98020	Milholland house	
70	432 3rd Ave N, Edmonds, WA 98020		
71	434 3rd Ave N, Edmonds, WA 98020		
72	426 4th Ave N, Edmonds, WA 98020		
73	547 3rd Ave N, Edmonds, WA 98020		
74	602 3rd Ave N, Edmonds, WA 98020		
75	314 Caspers St, Edmonds, WA 98020		
76	605 Main St, Edmonds, WA 98020		
77	715 7th Ave N, Edmonds, WA 98020		
78	127 4th Ave N, Edmonds, WA 98020	Phoebe Reynolds house	
79	120 4th Ave N, Edmonds, WA 98020	F.R. Beeson house	Beeson House
80	121 3rd Ave N, Edmonds, WA 98020		
81	311 3rd Ave N, Edmonds, WA 98020		
82	202 Main St, Edmonds, WA		Western Portion of 202 Main St
83	202 Main St, Edmonds, WA 98020		Mar-Vel Marble
84	222 3rd Ave S, Edmonds, WA 98020	Hobson/Sorenson house	
85	229 4th Ave S, Edmonds, WA 98020	Dan Satchfield house	
86	127 4th Ave S, Edmonds, WA 98020		
87	122 4th Ave S, Edmonds, WA 98020		The Weed Lady
88	120 4th Ave S, Edmonds, WA 98020		Model Machinist Center
89	402 5th Ave S, Edmonds, WA 98020		
90	820 Main St, Edmonds, WA 98020		
91	610 Maple St, Edmonds, WA 98020		
92	509 Dayton St, Edmonds, WA	Engel House	

# City of Edmonds Historic Resource Survey—July, 2011

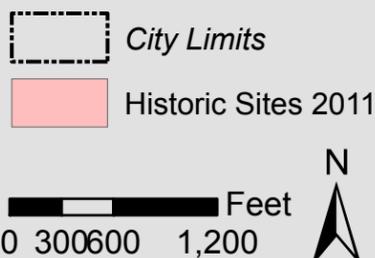
<b>Field Site No.</b>	<b>Address</b>	<b>Site Name Historic</b>	<b>Site Name Common</b>
93	527 Dayton St, Edmonds, WA 98020		Country Cove
94	533 Dayton St, Edmonds, WA 98020		Concept Hair Design
95	543 Dayton St, Edmonds, WA 98020		
96	558 Dayton St, Edmonds, WA 98020		
96	614 Dayton St, Edmonds, WA 98020		
98	620 Dayton St, Edmonds, WA 98020		
99	636 Dayton St, Edmonds, WA 98020		
100	203 7th Ave S, Edmonds, WA 98020		
101	850 Alder St, Edmonds, WA 98020	Rose House	
102	847 Alder St, Edmonds, WA 98020		
103	658 Alder St, Edmonds, WA 98020		
104	603 Walnut St, Edmonds, WA 98020	Cpt. Zimmerman House	
105	1028 Bell St, Edmonds, WA 98020		
106	629 Walnut St, Edmonds, WA 98020		
107	648 Walnut St, Edmonds, WA 98020		
108	702 Cedar St, Edmonds, WA 98020		
109	531 Holly Dr, Edmonds, WA 98020		
110	418 Main St, Edmonds, WA 98020		Edmonds Bakery
111	112 5th Ave S, Edmonds, WA 98020		Borgert Apartments
112	508 Main St, Edmonds, WA 98020	Edmonds Diesel	Gallery North
113	514 Main St, Edmonds, WA 98020	Sears/Mode O' Day	Glazed & Amazed
114	533 Main St, Edmonds, WA 98020	Edmonds Indp. Telephone Co.	Aria Gallery
115	22404 88th Ave W, Edmonds, WA 98020		
116	9006 228th St SW, Edmonds, WA 98020		
117	22708 88th Ave W, Edmonds, WA 98020		
118	22730 84th Ave S, Edmonds, WA 98026		
119	8515 228th St SW, Edmonds, WA 98026		
120	8605 228th St SW, Edmonds, WA 98026		
121	22431 84th Ave W, Edmonds, WA		
122	22515 80th Ave W, Edmonds, WA 98026		





# City of Edmonds Historic Sites Survey

Summer, 2011



This 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.

This program received Federal funds from the National Park Service. Regulations of the U.S. Department of 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.