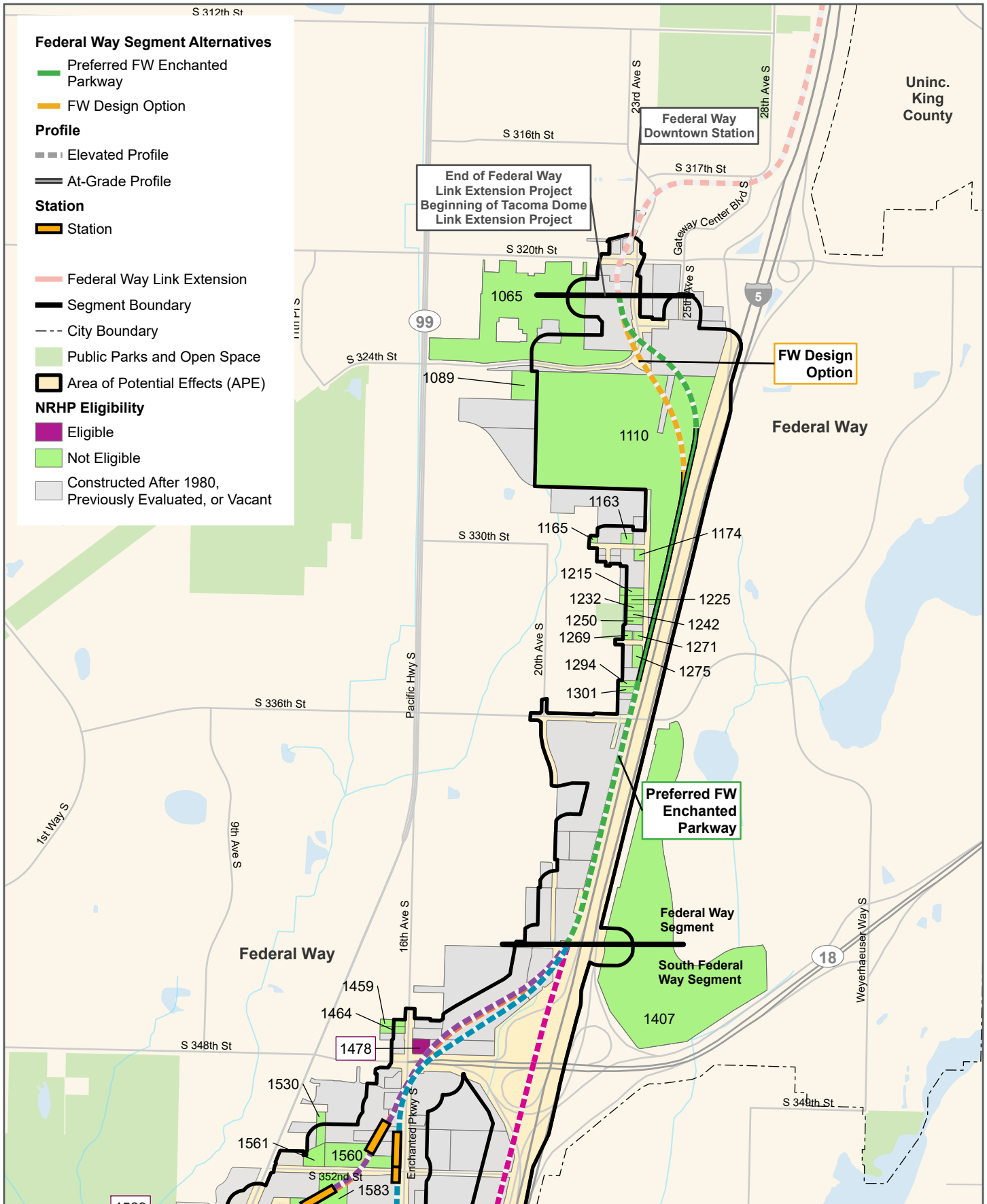




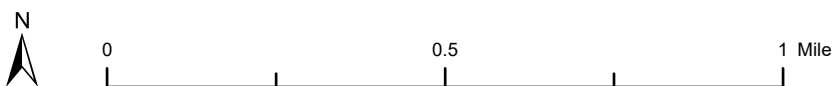
## ATTACHMENT J5.5

### **Historic Property Inventory Forms**

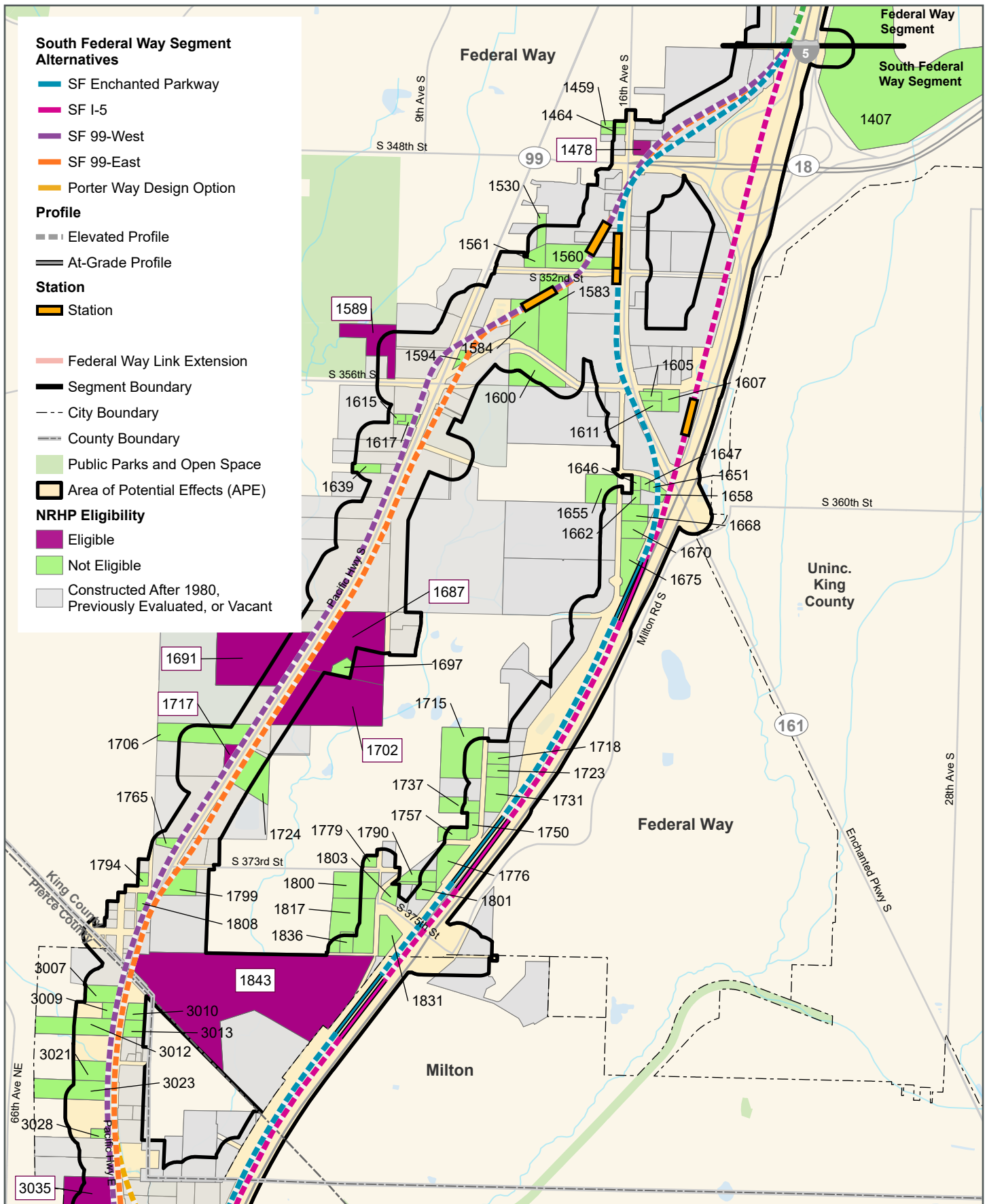


Data Sources: King and Pierce County, Cities of Federal Way, Fife, Milton, Tacoma (2019).

**FIGURE J5.5-1**  
 Historic Property Inventory Status  
 Federal Way Segment  
 Tacoma Dome Link Extension

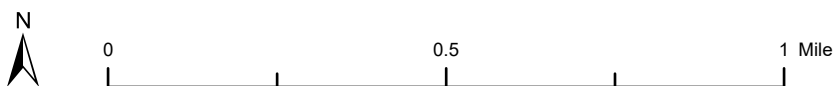


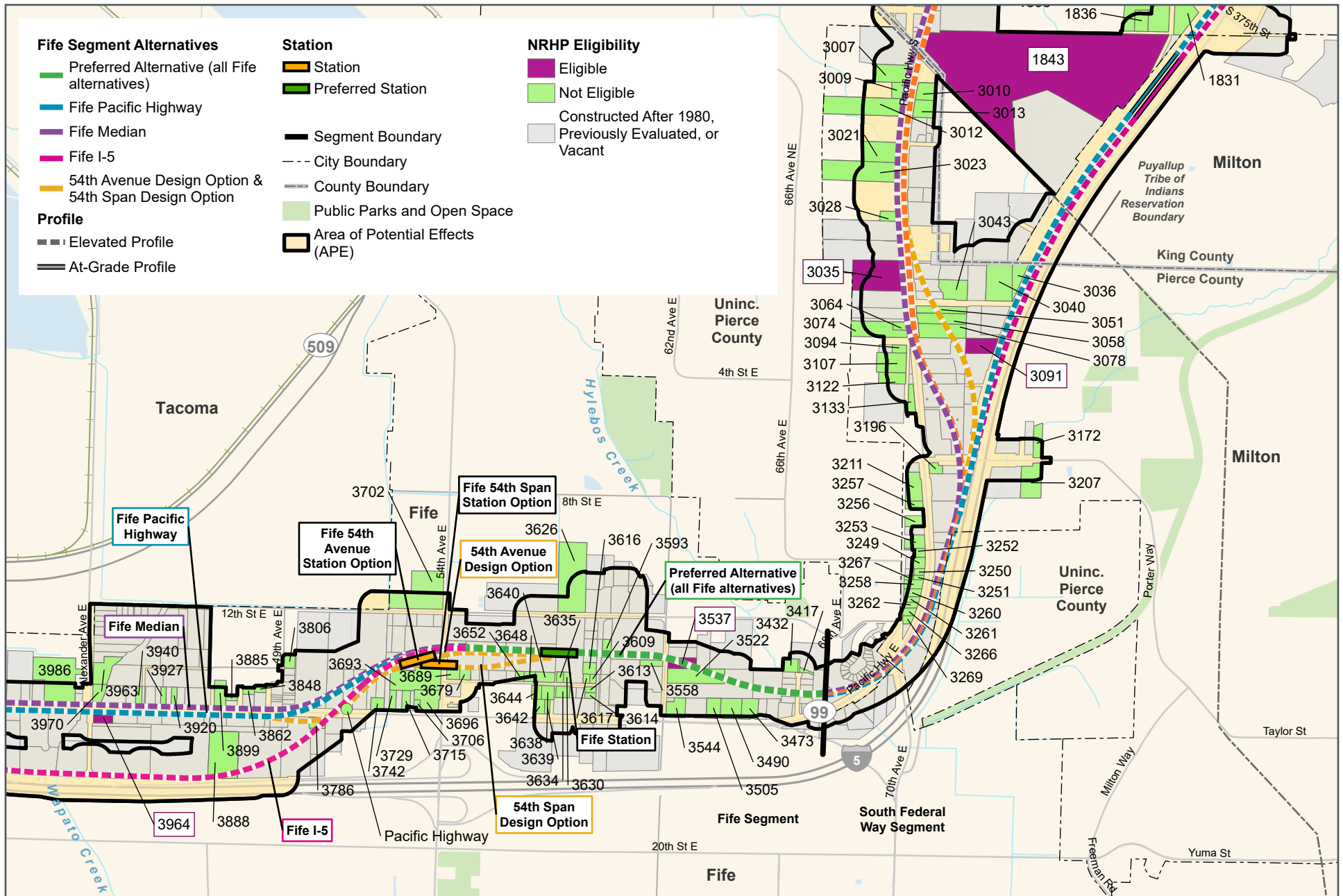




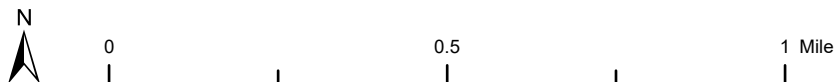
Data Sources: King and Pierce County, Cities of Federal Way, Fife, Milton, Tacoma (2019).

**FIGURE J5.5-2**  
 Historic Property Inventory Status  
 South Federal Way Segment  
 Tacoma Dome Link Extension

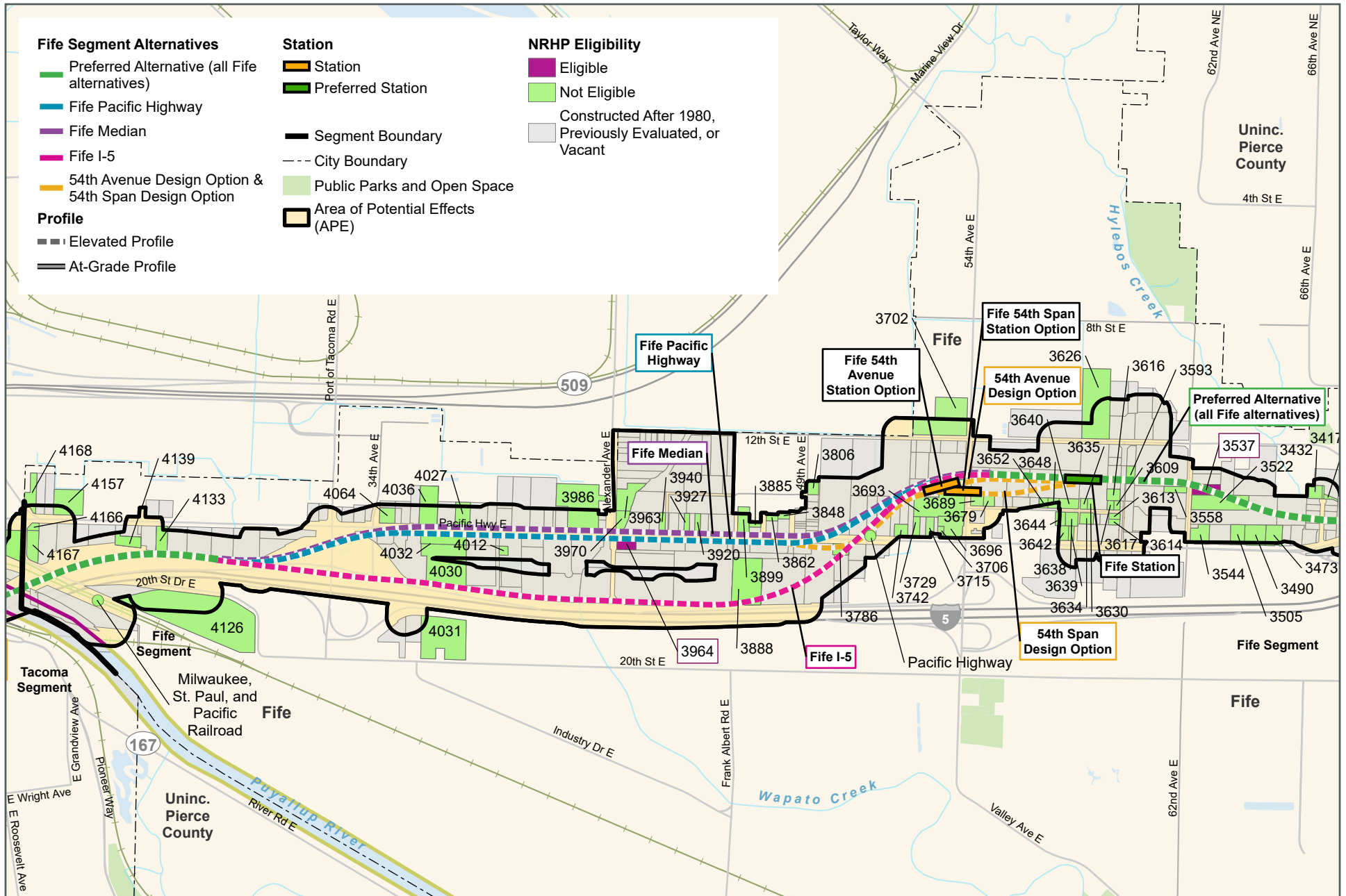




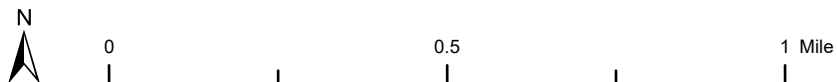
Data Sources: King and Pierce County, Cities of Federal Way, Fife, Milton, Tacoma (2023).



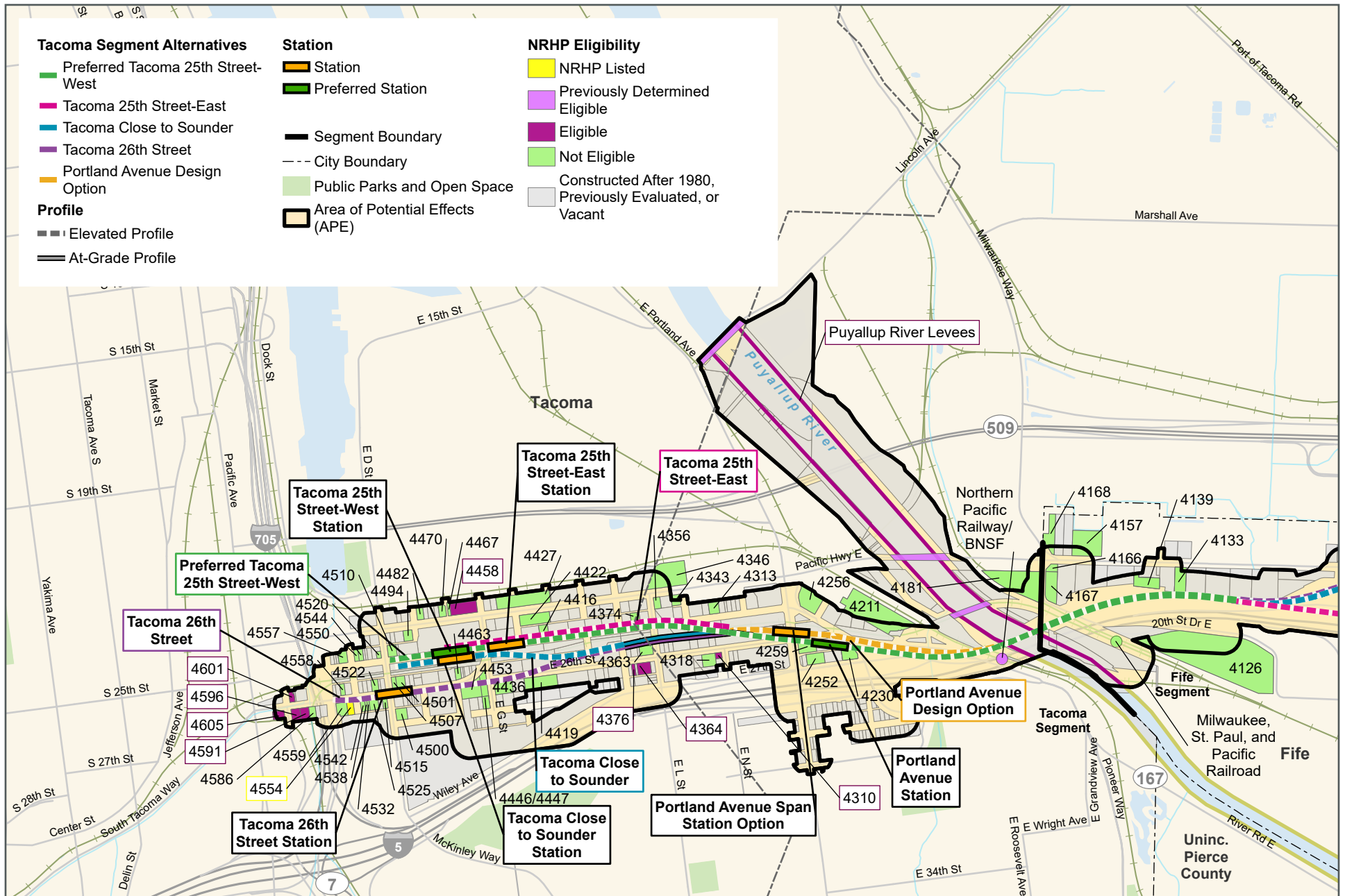
**FIGURE J5.5-3**  
 Historic Property Inventory Status  
 South Federal Way and Fife Segments  
 Tacoma Dome Link Extension



Data Sources: King and Pierce County, Cities of Federal Way, Fife, Milton, Tacoma (2023).



**FIGURE J5.5-4**  
**Historic Property Inventory Status**  
**Fife Segment**  
*Tacoma Dome Link Extension*



Data Sources: King and Pierce County, Cities of Federal Way, Fife, Milton, Tacoma (2023).



**FIGURE J5.5-5**  
 Historic Property Inventory Status  
 Tacoma Segment  
 Tacoma Dome Link Extension



**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
<b>Federal Way Segment</b>				
1	Federal Way Segment	1065	721219	1706 S Commons, Federal Way
2	Federal Way Segment	1089	722321	S 324th Place, Federal Way
3	Federal Way Segment	1110	674318	2101 S 324th Street, Federal Way
4	Federal Way Segment	1165	400003	2206 S 330th Street, Federal Way
5	Federal Way Segment	1163	307784	2232 S 330th Street, Federal Way
6	Federal Way Segment	1174	308853	33003 24th Avenue S, Federal Way
7	Federal Way Segment	1215	397256	33035 24th Avenue S, Federal Way
8	Federal Way Segment	1225	304377	33049 24th Avenue S, Federal Way
9	Federal Way Segment	1232	316362	33111 24th Avenue S, Federal Way
10	Federal Way Segment	1242	721218	33211 24th Avenue S, Federal Way
11	Federal Way Segment	1250	309382	33217 24th Avenue S, Federal Way
12	Federal Way Segment	1269	311005	2238 S 333rd Street, Federal Way
13	Federal Way Segment	1271	323645	2244 S 333rd Street, Federal Way
14	Federal Way Segment	1275	307792	2245 S 333rd Street, Federal Way
15	Federal Way Segment	1294	393802	2230 S 336th Street, Federal Way
16	Federal Way Segment	1301	316302	2234 S 336th Street, Federal Way
<b>South Federal Way Segment</b>				
17	South Federal Way Segment	1407	722322	2525 S 336th Street, Federal Way: Landscape
18	South Federal Way Segment	1407	722324	2525 S 336th Street, Federal Way: Office
19	South Federal Way Segment	1407	722326	2525 S 336th Street, Federal Way: Nursery
20	South Federal Way Segment	1407	722328	2525 S 336th Street, Federal Way: Greenhouse
21	South Federal Way Segment	1459	731866	34627 16th Avenue S, Federal Way
22	South Federal Way Segment	1464	721773	34703 16th Avenue S, Federal Way
23	South Federal Way Segment	1478	731955	34726 16th Avenue S, Federal Way
24	South Federal Way Segment	1530	721373	35000 Pacific Highway S, Federal Way
25	South Federal Way Segment	1561	731960	1351 S 351st Street, Federal Way
26	South Federal Way Segment	1560	721041	1393 S 351st Street, Federal Way
27	South Federal Way Segment	1583	731971	1200 S 356th Street, Federal Way
28	South Federal Way Segment	1584	339500	1220 S 356th Street, Northern Building, Federal Way
29	South Federal Way Segment	1584	722330	1220 S 356th Street, Southern Building, Federal Way
30	South Federal Way Segment	1589	731975	726 S 356th Street, Federal Way
31	South Federal Way Segment	1594	731972	35516 Pacific Highway S, Federal Way
32	South Federal Way Segment	1600	731973	1215 S 356th Street, Federal Way
33	South Federal Way Segment	1605	721042	35610 Enchanted Parkway S, Federal Way
34	South Federal Way Segment	1607	721044	1741 S 356th Street, Federal Way
35	South Federal Way Segment	1611	721043	35620 Enchanted Parkway S, Federal Way

**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers (continued)**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
36	South Federal Way Segment	1615	339491	35800 Pacific Highway S, Federal Way
37	South Federal Way Segment	1617	731976	35717 Pacific Highway S, Federal Way
38	South Federal Way Segment	1639	323879	35935 Pacific Highway S, Federal Way
39	South Federal Way Segment	1646	308766	1615 S 359th Street, Federal Way
40	South Federal Way Segment	1647	321243	1625 S 359th Street, Federal Way
41	South Federal Way Segment	1651	309890	1635 S 359th Street, Federal Way
42	South Federal Way Segment	1655	338722	35905 16th Avenue S, Federal Way
43	South Federal Way Segment	1655	722118	35905 16th Avenue S, Federal Way
44	South Federal Way Segment	1658	307826	1649 S 359th Street, Federal Way
45	South Federal Way Segment	1662	399052	35926 16th Avenue S, Federal Way
46	South Federal Way Segment	1668	721374	36010 16th Avenue S, Federal Way
47	South Federal Way Segment	1670	392772	36028 16th Avenue S, Federal Way
48	South Federal Way Segment	1675	721045	36200 16th Avenue S, Federal Way
49	South Federal Way Segment	1687	396993	36530A Pacific Highway S, Federal Way
50	South Federal Way Segment	1691	731992/ 731994/ 731995/ 731996/ 731998/ 731999/ 732000/ 732001	36605 Pacific Highway S, Federal Way
51	South Federal Way Segment	1697	731977	36530B Pacific Highway S, Federal Way
52	South Federal Way Segment	1702	395115	36606 Pacific Highway S, Federal Way
53	South Federal Way Segment	1706	313509	36815 Pacific Highway S, Federal Way
54	South Federal Way Segment	1715	396575	36817 12th Avenue S, Federal Way
55	South Federal Way Segment	1717	395874	36903 Pacific Highway S, Federal Way
56	South Federal Way Segment	1718	397397	36908 12th Avenue S, Federal Way
57	South Federal Way Segment	1723	396556	36920 12th Avenue S, Federal Way
58	South Federal Way Segment	1724	312692	36928 Pacific Highway S, Federal Way
59	South Federal Way Segment	1731	317998	37006 12th Avenue S, Federal Way
60	South Federal Way Segment	1737	394023	37101 12th Avenue S, Federal Way
61	South Federal Way Segment	1750	324524	37125 12th Avenue S, Federal Way
62	South Federal Way Segment	1757	721375	1020 S 372nd Way, Federal Way
63	South Federal Way Segment	1765	732004	37205 Pacific Highway S, Federal Way
64	South Federal Way Segment	1776	306294	1021 S 372nd Way, Federal Way
65	South Federal Way Segment	1779	317535	37227 8th Avenue S, Federal Way
66	South Federal Way Segment	1790	325877	831 S 373rd Place, Federal Way
67	South Federal Way Segment	1794	394752	112 SW 374th Street, Federal Way
68	South Federal Way Segment	1799	396720/ 732828/ 732847	215 S 373rd Street, Federal Way
69	South Federal Way Segment	1800	315526	37325 8th Avenue S, Federal Way
70	South Federal Way Segment	1801	327903	819 S 373rd Place, Federal Way
71	South Federal Way Segment	1803	304328	805 S 373rd Place, Federal Way
72	South Federal Way Segment	1808	732005	37405 Pacific Highway S, Federal Way

**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers (continued)**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
73	South Federal Way Segment	1817	337360	37515 8th Avenue S, Federal Way
74	South Federal Way Segment	1831	315797	37540 8th Avenue S, Federal Way
75	South Federal Way Segment	1836	304743	700 S 376th Street, Federal Way
76	South Federal Way Segment	1843	537584/ 725425	37600 Pacific Highway S, Federal Way
77	South Federal Way Segment	3007	732006	8425 Pacific Highway E, Milton
78	South Federal Way Segment	3007	732009	8425 Pacific Highway E, Milton
79	South Federal Way Segment	3009	731870	8411 Pacific Highway E, Milton
80	South Federal Way Segment	3010	731872	8410 Pacific Highway E, Milton
81	South Federal Way Segment	3012	731873	8323 Pacific Highway E, Milton
82	South Federal Way Segment	3013	731888	8324 Pacific Highway E, Milton
83	South Federal Way Segment	3021	731889	8217 Pacific Highway E, Milton
84	South Federal Way Segment	3023	731890	8209 Pacific Highway E, Milton
85	South Federal Way Segment	3028	731967	8111 Pacific Highway E, Milton
86	South Federal Way Segment	3035	731901	7909 Pacific Highway E, Milton
87	South Federal Way Segment	3036	721376	324 Birch Street, Milton
88	South Federal Way Segment	3040	721377	320 Birch Street, Milton
89	South Federal Way Segment	3043	721777	212 Birch Street, Milton
90	South Federal Way Segment	3051	721778	7808 Pacific Highway E, Milton
91	South Federal Way Segment	3058	731910	7802 Pacific Highway E, Milton
92	South Federal Way Segment	3064	731911	7721 Pacific Highway E, Milton
93	South Federal Way Segment	3074	731912	7715 Pacific Highway E, Milton
94	South Federal Way Segment	3078	731913	7720 Pacific Highway E, Milton
95	South Federal Way Segment	3091	731933	7700 Pacific Highway E, Milton
96	South Federal Way Segment	3094	731928	222-224 70th Avenue E, Milton
97	South Federal Way Segment	3107	731934	304 70th Avenue E, Milton
98	South Federal Way Segment	3122	731936	322 70th Avenue E, Milton
99	South Federal Way Segment	3133	731941	7403 Pacific Highway E, Milton
100	South Federal Way Segment	3172	153534	406 Porter Way, Milton, Milton
101	South Federal Way Segment	3196	721379	7320 Pacific Highway E, Milton
102	South Federal Way Segment	3207	722331	405B Porter Way, Milton
103	South Federal Way Segment	3211	721387	7303 Pacific Highway E, Milton
104	South Federal Way Segment	3257	721069	805 70th Avenue E, Milton
105	South Federal Way Segment	3256	721389	817 70th Avenue E, Milton
106	South Federal Way Segment	3253	721391	911 70th Avenue E, Milton
107	South Federal Way Segment	3252	721081	913 70th Avenue E, Milton
108	South Federal Way Segment	3249	721066	7127 Pacific Highway E, Milton

**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers (continued)**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
109	South Federal Way Segment	3250	721067	7121 Pacific Highway E, Milton
110	South Federal Way Segment	3251	721077	7119 Pacific Highway E, Milton
111	South Federal Way Segment	3267	721779	1015 70th Avenue E, Milton
112	South Federal Way Segment	3258	721078	7115 Pacific Highway E, Milton
113	South Federal Way Segment	3260	721394	1103 70th Avenue E, Milton
114	South Federal Way Segment	3261	721084	7109 Pacific Highway E, Milton
115	South Federal Way Segment	3262	721080	7111 Pacific Highway E, Milton
116	South Federal Way Segment	3266	721395	1119 70th Avenue E, Milton
117	South Federal Way Segment	3269	721086	1123 70th Avenue E, Milton
<b>Fife Segment</b>				
118	Fife Segment	3417/ 3432	722333	67th Avenue E Bridge over Hylebos Creek, Fife
119	Fife Segment	3473	721414	6423 Pacific Highway E, Fife
120	Fife Segment	3490	721782	6411 Pacific Highway E, Fife
121	Fife Segment	3505	721780	6323 Pacific Highway E, Fife
122	Fife Segment	3544	721783	1427 62nd Avenue E, Fife
123	Fife Segment	3522	721405	1403 62nd Avenue E, Fife
124	Fife Segment	3537	31927	1309 62nd Avenue E, Fife
125	Fife Segment	3558	721083	1310 62nd Avenue E, Fife
126	Fife Segment	3593	721076	1305 59th Avenue E, Fife
127	Fife Segment	3616	721404	1322 59th Avenue E, Fife
128	Fife Segment	3609	130564	5913 15th Street E, Fife
129	Fife Segment	3617	136241	5905 15th Street E, Fife
130	Fife Segment	3613	131344	5912 15th Street E, Fife
131	Fife Segment	3614	133505	1508 59th Avenue E, Fife
132	Fife Segment	3626	721393	5812 10th Street E, Fife
133	Fife Segment	3630	132466	5809 15th Street E, Fife
134	Fife Segment	3635	145979	5801 15th Street E, Fife
135	Fife Segment	3634	145431	5802 to 5804 15th Street E, Fife
136	Fife Segment	3640	152005	5719 15th Street E, Fife
137	Fife Segment	3638	144090	5718 15th Street E Fife
138	Fife Segment	3639	153730	5717 Pacific Highway E Fife
139	Fife Segment	3642	153566	5715 Pacific Highway E Fife
140	Fife Segment	3644	139898	5712 15th Street E Fife
141	Fife Segment	3648	137615	5701 15th St E Fife
142	Fife Segment	3652	130537	5615 15th St E Fife
143	Fife Segment	3679	727596	5417 15th St E Fife
144	Fife Segment	3689	727594	1409 54th Ave E Fife
145	Fife Segment	3702	727600	1124 54th Ave E Fife
146	Fife Segment	3693	721091	1401 52nd Avenue E, Fife



**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers (continued)**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
147	Fife Segment	3693	721092	1421 52nd Avenue E, Fife
148	Fife Segment	3693	721093	1414 54th Avenue E, Fife
149	Fife Segment	3696	727593	1522 54th Ave E Fife
150	Fife Segment	3706	727590	5303 Pacific Highway E Fife
151	Fife Segment	3715	727587	5219 Pacific Highway E Fife
152	Fife Segment	3729	721413	5209 Pacific Highway E, Fife
153	Fife Segment	3742	721087	5121 Pacific Highway E, Fife
154	Fife Segment	N/A	722123	Pacific Highway
155	Fife Segment	3786	731943	4910 Pacific Highway E
156	Fife Segment	3806	132648	4817 15th Street E, Fife
157	Fife Segment	3848	130128	1416 Willow Road E, Fife
158	Fife Segment	3862	721784	1417 47th Avenue E, Fife
159	Fife Segment	3885	130546	1428 47th Avenue E, Fife
160	Fife Segment	3899	31788	4601 Pacific Highway E, Fife
161	Fife Segment	3888	731944	4630 16th Street E, Fife
162	Fife Segment	3920	721411	4419 Pacific Highway E, Fife
163	Fife Segment	3927	731946	4407 Pacific Highway E, Fife
164	Fife Segment	3940	721410	4315 Pacific Highway E, Fife
165	Fife Segment	3963	31787	1409 Alexander Avenue E, Fife
166	Fife Segment	3970	721409	1501 Alexander Avenue E, Fife
167	Fife Segment	3964	29547	4306 Pacific Highway E, Fife
168	Fife Segment	3986	721407	4105 Pacific Highway E, Fife
169	Fife Segment	4012	722112	3812 Pacific Highway E, Fife
170	Fife Segment	4027	721408	3701 Pacific Highway E, Fife
171	Fife Segment	4036	731951	3517 Pacific Highway E, Fife
172	Fife Segment	4032	731947	3518 Pacific Highway E, Fife
173	Fife Segment	4030	90583	3520 Pacific Highway E, Fife
174	Fife Segment	4031	721790	3607 20th Street E, Fife
175	Fife Segment	4064	29545	3401 Pacific Highway E, Fife
176	Fife Segment	4126	721788	2902 20th Street E, Fife
177	Fife Segment	4133	731957	2612 Pacific Highway E, Fife
178	Fife Segment	4139	731958	2590 Pacific Highway E, Fife
179	Fife Segment	4157	721787	2311 Pacific Highway E, Fife
180	Fife Segment	4168	721785	2205-2215 Pacific Highway E, Fife
181	Fife Segment	4166	721439	2208 Pacific Highway E, Fife
182	Fife Segment	4167	97093	2208 Pacific Highway E, Fife
183	Fife Segment	N/A	722130	Tacoma Eastern Railroad/Milwaukee, St. Paul and Pacific Railroad

**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers (continued)**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
<b>Tacoma Segment</b>				
184	Tacoma Segment	N/A	722117	Puyallup River Levees
185	Tacoma Segment	4181	731959	2020 Puyallup Avenue (formerly 2102 Eels Street), Tacoma
186	Tacoma Segment	N/A	722131	Northern Pacific Railway/BNSF
187	Tacoma Segment	4211	530918	1713 Puyallup Avenue, Tacoma
188	Tacoma Segment	4230	731961	2650 E Bay Street, Tacoma
189	Tacoma Segment	4256	534436	1601 Bay Street, Tacoma
190	Tacoma Segment	4259	531192	2603A E Portland Avenue, Tacoma
191	Tacoma Segment	4252	721150	2603B E Portland Avenue, Tacoma
192	Tacoma Segment	4313	536784	1313 E 25th Street, Tacoma
193	Tacoma Segment	4310	536705	1320 E 26th Street, Tacoma
194	Tacoma Segment	4318	721791	1314 E 26th Street, Tacoma
195	Tacoma Segment	4343	721095	1220 Puyallup Avenue, Tacoma
196	Tacoma Segment	4346	721796	1201 Puyallup Avenue, Tacoma
197	Tacoma Segment	4356	31229	1206 Puyallup Avenue, Tacoma
198	Tacoma Segment	4374	731964	1115 E 25th Street, Tacoma
199	Tacoma Segment	4363	731962	1119-1121 E 26th Street, Tacoma
200	Tacoma Segment	4364	721797	1112 E 26th Street, Tacoma
201	Tacoma Segment	4376	516320	1106 E 26th Street, Tacoma
202	Tacoma Segment	4427	530920	805 Puyallup Avenue, Tacoma
203	Tacoma Segment	4422	731963	808 Puyallup Avenue, Tacoma
204	Tacoma Segment	4416	721805	811 E 25th Street, Tacoma
205	Tacoma Segment	4419	721085	808 E 26th Street, Tacoma
206	Tacoma Segment	4436	536751	712 E 26th Street, Tacoma
207	Tacoma Segment	4458	32815	603-605 Puyallup Avenue, Tacoma
208	Tacoma Segment	4447/ 4446	731966	2620 E G Street, Tacoma
209	Tacoma Segment	4470	31224	525 Puyallup Avenue, Tacoma
210	Tacoma Segment	4463	721818	601 E 26th Street, Tacoma
211	Tacoma Segment	4453	721819	2601 East F Street, Tacoma
212	Tacoma Segment	4482	32847	505 Puyallup Avenue, Tacoma
213	Tacoma Segment	4494	721058	424 Puyallup Avenue, Tacoma
214	Tacoma Segment	4501	721090	409 E 26th Street, Tacoma
215	Tacoma Segment	4510	32821	401 E 25th Street, Tacoma
216	Tacoma Segment	4507	536744	401 E 26th Street, Tacoma
217	Tacoma Segment	4500	536681	401 E 27th Street, Tacoma
218	Tacoma Segment	4520	32820	323 E 25th Street, Tacoma
219	Tacoma Segment	4522	721826	315 E 26th Street, Tacoma
220	Tacoma Segment	4515	536735	324 E 26th Street, Tacoma
221	Tacoma Segment	4544	536788	305-319 E 25th Street, Tacoma

**Table J5.5-1 List of Historic Property Inventory Forms with corresponding TDLE Map and WISAARD Property ID numbers (continued)**

No.	Segment	TDLE Map ID	WISAARD Property ID	Address
222	Tacoma Segment	4525	536739	314 E 26th Street, Tacoma
223	Tacoma Segment	4550	32819	301 E 25th Street, Tacoma
224	Tacoma Segment	4532	536718	308 E 26th Street, Tacoma
225	Tacoma Segment	4538	536724	306 E 26th Street, Tacoma Unit A B
226	Tacoma Segment	4542	536740	302 E 26th Street, Tacoma
227	Tacoma Segment	4557	31671	217 E 25th Street, Tacoma
228	Tacoma Segment	4558	721827	219 E 26th Street, Tacoma
229	Tacoma Segment	4559	536745	216 E 26th Street, Tacoma
230	Tacoma Segment	4591	536754	110 E 26th Street, Tacoma
231	Tacoma Segment	4601	31674	101 E 26th Street, Tacoma
232	Tacoma Segment	4596	722335	102 E 26th Street, Tacoma
233	Tacoma Segment	4605	536748	102 S 26th Street, Tacoma
234	Tacoma Segment	4554	31673	220-222-224 E 26th Street, Tacoma <sup>1</sup>

Note:

(1) This resource was listed in the National Register of Historic Places (NRHP) in 1984.

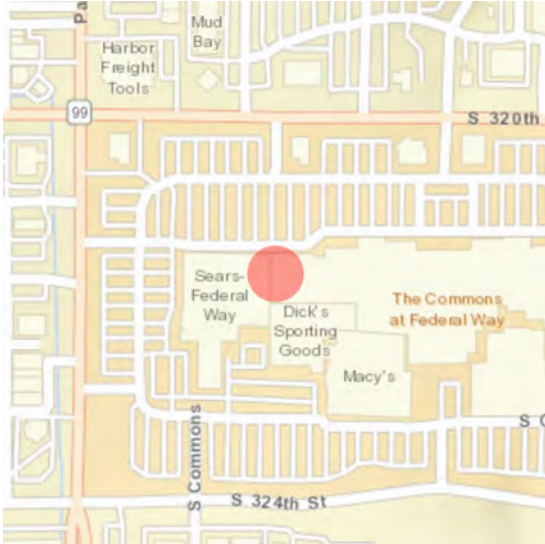


# Historic Property Report

Resource Name: Sea Tac Mall

Property ID: 721219

## Location



**Address:** 1706 S Commons, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E16, King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1975	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Department Store
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Department Store
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

#### Category

Architecture

### Architect/Engineer:

Category	Name or Company
Architect	Nelson, Wall & Dolle
Architect	Mullvanny, Douglas



# Historic Property Report

Resource Name: Sea Tac Mall

Property ID: 721219

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/11/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/14/2020	Survey/Inventory	

## Photos



1706 S Commons, view north.JPG



1706 S Commons, view with retention pond, view northwest.JPG



SeaTacMall\_FederalWay\_The\_Seattle\_Times\_\_\_April\_30\_1973\_\_p17.pdf



# Historic Property Report

Resource Name: Sea Tac Mall

Property ID: 721219

## Inventory Details - 2/14/2020

**Common name:**

**Date recorded:** 2/14/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	Irregular
Cladding	Brick
Cladding	Stucco
Roof Type	Flat with Parapet
Form Type	Commercial - Mall
Roof Material	Asphalt/Composition - Built Up
Structural System	Masonry - Precast Concrete

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Sea Tac Mall

Property ID: 721219

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**Significance narrative:**

**Integrity**

From its period of construction (1975), 1706 S Commons has lost integrity of materials, design, and workmanship. It is assumed that the mall has housed numerous commercial retailers, many of which have standardized storefronts utilized nationwide. When such retailers come and go, minor changes to cladding, massing, and window and doors are expected. Additionally, the mall was heavily altered by demolition and new construction at the eastern end in the twenty-first century, leading to additional integrity loss. The building retains integrity of location, setting, feeling, and association.

**Evaluation**

The commercial building at 1706 S Commons, originally known as SeaTac Mall, was constructed in 1975 kitty-corner from Federal Way's first mall, which was built in 1955 (Stein 2003). Though the building attracted many enthusiastic visitors to its grand opening, the commercial strip mall does not appear, based on a review of historic maps and local histories, to have any specific or direct association with events that made a significant contribution to the broad patterns of local, state, or national history, aside from continued commercial growth along Federal Way. Were this the first mall in the region, it would be significant for its associations with commerce. However, this mall appears to be more appropriately understood as an addition to an existing shopping center without its own important associations with historic events or trends (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates recommends 1706 S Commons is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria.

**Physical description:**

Built in 1975, the commercial building at 1706 S Commons fronts north (King County Assessor 2020). The irregular one-story building sits on a poured-concrete foundation, is clad in a combination of stucco siding and brick veneer, and is topped by a flat roof with parapet. At the time of survey the strip mall housed numerous big-box retailers, including a Target, Century Theatres, Kohl's, and Macy's. An associated retention pond is located south of the parking area with visible culverts.





## Historic Property Report

Resource Name: Sea Tac Mall

Property ID: 721219

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Sea Tac Mall

Property ID: 721219

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## Inventory Details - 3/11/2020

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**Common name:** The Commons at Federal Way

**Date recorded:** 3/11/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** The Commons at Federal Way (formerly SeaTac Mall) is a regional shopping mall located in Federal Way and is the only indoor shopping center in the city. The previous owners, Steadfast Commercial Properties, changed the name to The Commons at Federal Way. The original developer was Harry Newman of Newman Properties. SeaTac Mall opened in 1975 on a forested, swampy pasture that was the homestead of Mabel Webb Alexander, who arrived in Washington in 1879 and died at age 96. For many years the original SeaTac Mall used a thunderbird in the logo and had a mascot, Thudius T. Thunderbird.

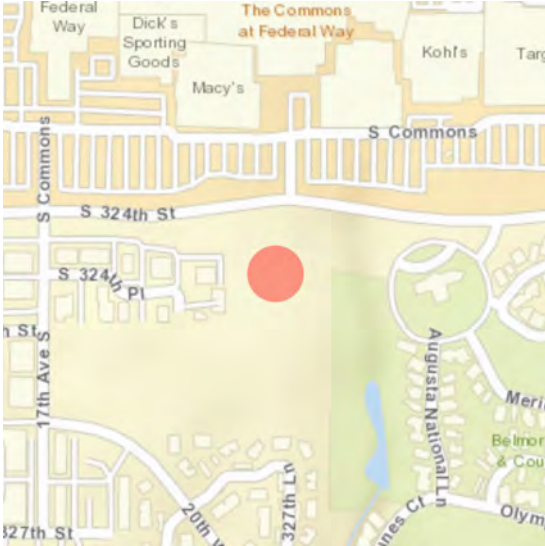


# Historic Property Report

Resource Name: Water Tower

Property ID: 722321

## Location



**Address:** S 324th Pl, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 1621049039  
**Geographic Areas:** T21R04E16, King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1975	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Government	Government - Public Works
Government	Government - Public Works

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Water Tower

Property ID: 722321

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/22/2020	Survey/Inventory	

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## Photos



Water Tower along S 324th Pl, view southeast



Water Tower structures along S 324th Pl, view southwest



Water Tower along S 324th Pl, view southwest



# Historic Property Report

Resource Name: Water Tower

Property ID: 722321

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## Inventory Details - 6/22/2020

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**Common name:**

**Date recorded:** 6/22/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Dome
Roof Material	Metal
Cladding	Metal
Structural System	Metal - Steel
Plan	Round

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Water Tower

Property ID: 722321

### Significance narrative:

#### Integrity

From its period of construction (1975), the Seatac Tank on S 324th Place retains integrity of location, setting, design, materials, workmanship, feeling, and association, as it is relatively intact.

#### Evaluation

The Seatac Tank on S 324th Place was constructed 1975 and is part of the Lakehaven Water and Sewer District. The district services the area between Seattle and Tacoma in King and Pierce Counties. The Lakehaven Sewer District was incorporated on February 27, 1956, and was consolidated with the King County Water District Number 124 on September 17, 1985. Today, the district includes 400 miles of water mainline, 22 wells, 12 storage tanks, 350 miles of sewer mainline, 27 pump stations, and 2 secondary wastewater treatment plants (Lakehaven Water and Sewer District 2020). The water tower is known as the Seatac Tank and serves as one of the 12 storage tanks within the district (Lakehaven Utility District and Carollo Engineers 2016). As a piece of this larger district, the Seatac Tank is associated with increased infrastructure developed to support commercial expansion within Federal Way in the second half of the twentieth century. However, according to National Register Bulletin 15, “mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property’s specific association must be considered important as well” (National Park Service [NPS] 1995). Since the water tower did not facilitate development but simply boosted local infrastructure, it is not considered individually significant for its association with broad patterns of local, state, or national history, including development in Federal Way (Criterion A). Background research did not suggest that the water tower held a strong association with the lives of significant persons (Criterion B). The water tower is utilitarian in character and is not likely to be eligible for listing in the National Register of Historic Places (NRHP) for its architectural or engineering character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district), as the water tower is only one of 12 storage tanks within the system and relatively young. Therefore, Historical Research Associates, Inc. (HRA) recommends that the Seatac Tank on S 324th Place would not contribute to a potential Lakehaven Water and Sewer District, were such a district present. Finally, the water tower was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance, HRA recommends that the Seatac Tank on S 324th Place is not eligible for listing in the NRHP under any criteria.



## Historic Property Report

Resource Name: Water Tower

Property ID: 722321

### Physical description:

The water tower located at the east end of S 324th Place, east of the 17th Avenue S intersection, was constructed in 1975. The King County Assessor did not provide a date of construction for the water tower, but historic aerials and a 2015 Lakehaven Utility District Water System Plan update indicate 1975 as the date of construction for what is known as the Seatac Tank. The supporting structures west of the tower were constructed outside the historic period and were not surveyed (ca. 2013 and 2017) (Lakehaven Utility District and Carollo Engineers 2016; NETROnline 2020). The water tower was constructed to support surrounding development, including a new shopping mall known as The Commons (1975).

The circular water tower sits on a poured-concrete foundation, includes walls of metal sheets, and is topped by a domed roof. It has an exterior staircase facing east. A platform at the top of the stairs provides access to the interior of the tower. West of the water tower are two support structures: concrete dividers, constructed ca. 2013, and a metal carport for equipment, constructed ca. 2017.

### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Lakehaven Utility District and Carollo Engineers. 2016. Lakehaven Utility District Water System Plan Update Volume 1. King and Pierce Counties, Washington.

Lakehaven Water and Sewer District. 2020. The District. Electronic document, <https://www.lakehaven.org/27/District>, accessed June 23, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

National Park Service (NPS). 1995. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, National Park Service, Cultural Resources Department, Washington D.C.

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Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



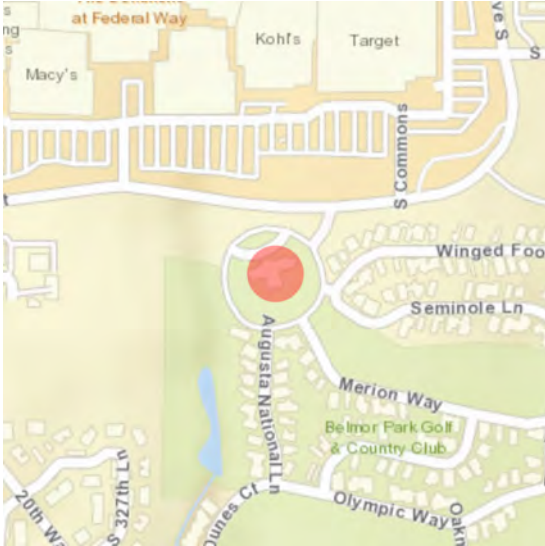


# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

## Location



**Address:** 2101 S 324th St, Federal Way, WA 98003  
**Tax No/Parcel No:** 1621049037  
**Geographic Areas:** POVERTY BAY Quadrangle, T21R04E16, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1966	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Recreation and Culture	Recreation and Culture - Outdoor Recreation
Social	Social - Clubhouse
Domestic	Domestic - Multiple Family House
Recreation and Culture	Recreation and Culture - Outdoor Recreation
Social	Social - Clubhouse

### Historic Context:

Category
Architecture
Community Planning and Development



# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

## Architect/Engineer:

Category	Name or Company
Architect	Woodman, Jack, and Associates
Builder	Brown, Gavin
Builder	Mallory Company of Woodinville
Engineer	Hugh Goldsmith Associates
Engineer	Turf and Toro
Landscape Architect	Coleman, Raymond

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
102912-18-FTA, FTA, Federal Way Link Transit Extension	3/17/2014	Determined Not Eligible	, 10/2/2014
2011-07-00111, , Assessors Data Project: King County E	7/2/2011	Not Determined	
2014-09-00131, , Sound Transit Federal Way (2)			
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	6/26/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	10/5/2020	Survey/Inventory	

## Photos



Northeast corner



Belmor Mobile Home Park, homes



Belmor Mobile Home Park, homes



Belmor Mobile Home Park, homes



Belmor Mobile Home Park, homes



Belmor Mobile Home Park, homes



# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318



Belmor Mobile Home Park homes



Belmor Mobile Home Park, green and developed catchment



Belmor Mobile Home Park, golf course



Belmor Mobile Home Park, green and catchment



Belmor Mobile Home Park, homes and green



Belmor Mobile Home Park, homes and green



Belmor Mobile Home Park, terrace and bench on green



Belmor Mobile Home Park, added stormwater facility



Belmor Mobile Home Park, golf course



Belmor Mobile Home Park, homes and interior roadway



Belmor Mobile Home Park, golf course



Belmor Mobile Home Park, homes



# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318



Belmor Mobile Home Park, garage and maintenance



BelmorPark\_MobileHome\_FederalWay (8).JPG



BelmorPark\_MobileHome\_FederalWay (7)\_FourSeasons.JPG



BelmorPark\_MobileHome\_FederalWay (6).JPG



BelmorPark\_MobileHome\_FederalWay (5).JPG



BelmorPark\_MobileHome\_FederalWay (4).JPG

# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318



BelmorPark\_MobileHome\_FederalWay (3).JPG



BelmorPark\_MobileHome\_FederalWay (2).JPG



BelmorPark\_MobileHome\_FederalWay (1).JPG



BelmorPark\_MobileHome\_The\_Seattle\_Times\_\_May\_9\_1967.jpg



BelmorPark\_MobileHome\_The\_Seattle\_Times\_\_May\_7\_1968\_\_p72.JPG



BelmorPark\_MobileHome\_FederalWay (19).JPG



# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318



BelmorPark\_MobileHome\_FederalWay (18).JPG



BelmorPark\_MobileHome\_FederalWay (17).JPG



BelmorPark\_MobileHome\_FederalWay (16).JPG



BelmorPark\_MobileHome\_FederalWay (15)\_Homette.JPG



BelmorPark\_MobileHome\_FederalWay (14).JPG



BelmorPark\_MobileHome\_FederalWay (13)\_Universal.JPG





BelmorPark\_MobileHome\_FederalWay  
(12)\_Universal.JPG



BelmorPark\_MobileHome\_FederalWay  
(11)\_Universal.JPG



BelmorPark\_MobileHome\_FederalWay  
(10)\_Safeway.JPG



BelmorPark\_MobileHome\_FederalWay  
(9)\_Brookwood.JPG



Mobile homes associated with 2101 S 324th Street, view southeast.JPG



Clubhouse and attached pool house located at 2101 S 324th Street, view northwest.JPG



Clubhouse and attached pool house located at 2101 S 324th Street, view southwest.JPG



Clubhouse located at 2101 S 324th Street, view southeast.JPG



BelmorPark\_MobileHome\_The\_Seattle\_Times\_\_\_May\_9\_1967.jpg



Northeast corner (2)



Northwest corner



North elevation



Northwest corner, entrance shed



BelmorPark\_MobileHome\_The\_Seattle\_Times\_\_May\_7\_1968\_\_p72.pdf



News\_Article\_\_Seattle\_Daily\_Times\_published\_as\_The\_Seattle\_Times\_\_May\_15\_1970\_\_p37.pdf



News\_Article\_\_Seattle\_Daily\_Times\_published\_as\_The\_Seattle\_Times\_\_October\_23\_1966\_\_p86.pdf



News\_Article\_\_Seattle\_Daily\_Times\_published\_as\_The\_Seattle\_Times\_\_May\_9\_1967\_\_p62.pdf



Seattle\_Times\_\_January\_21\_1969\_\_p61.pdf





# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

## Inventory Details - 7/2/2011

**Common name:**

**Date recorded:** 7/2/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 1621049037

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 2101 S 324th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1966 and is a clubhouse. Also according to the county assessor, the structure was remodeled in 1974. The 1-story building has an other form.



# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

## Inventory Details - 3/17/2014

**Common name:** Belmor Mobile Home Park  
**Date recorded:** 3/17/2014  
**Field Recorder:** MaryNell Nolan-Wheatley  
**Field Site number:** 8019-65  
**SHPO Determination** 102912-18-FTA determined on 10/2/2014

## Detail Information

### Characteristics:

Category	Item
Plan	Irregular
Roof Material	Metal - Tile
Structural System	Wood - Platform Frame
Roof Type	Gable - Cross
Cladding	Wood - Board & Batten
Foundation	Concrete - Poured
Roof Material	Metal - Corrugated

### Styles:

Period	Style Details
Modern Movement	Contemporary

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** No  
**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



## Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

**Significance narrative:** Construction of the original Highway 1 in the state of Washington commenced in 1913. By October 1923, 700 miles of a two-lane highway had been completed connecting Vancouver, British Columbia, to the Oregon-California border. Just after the highway was completed in 1924, however, plans were begun to reroute and improve the conditions of the highway. The project involved creating a new, wider, four-lane route further west that would connect Seattle and Tacoma, Washington, more directly (Kramak, 2010). The new roadway was completed in 1928 and acquired the title of Highway 1, while the original eastern route was renamed Highway 5 (Caster, 2007). The new Highway 1 became known as the Pacific Highway. Over the years, various parts of Highway 1 acquired alternative names, including the portion known as Pacific Highway S, which starts near Federal Way, Washington, and continues north, through Kent, Des Moines, and SeaTac, Washington (Kramak, 2010).

In 1926, Pacific Highway (HWY 1) was included as a numbered U.S. Highway (US 99) (U.S. Route 99, 2013). The following decades witnessed the rapid growth of businesses along the highway and the formation of a new auto-oriented roadside culture characterized by a proliferation of motels, restaurants, and rest stops (Des Moines Historical Society, 2007). Increased automobile ownership changed people's perceptions about distance and allowed populations to sprawl around urban centers, increasing the number of residents in suburban towns and cities, including SeaTac, Des Moines, Kent, and Federal Way (Boyles, 2010).

Federal Way was originally settled as a rural logging community in the late 1800s. In 1928, when the Pacific Highway (HWY 1/US 99) between Tacoma and Seattle opened, it linked Federal Way to the larger neighboring communities, spurring economic and residential development. The name Federal Way came from an eponymous school built in 1929 on Pacific Highway S (Caster, 2007). During the 1950s, Federal Way witnessed substantial growth, transforming from a small lumber town into a metropolitan area. Auto-oriented businesses emerged and thrived along the Pacific Highway. Community growth was bolstered by Boeing and Weyerhaeuser industries in the 1960s. In 1968, Weyerhaeuser purchased 430 acres of land for its corporate headquarters, which opened in April 1971 (Caster, 2007). Federal Way was incorporated as a city in 1990.

The property at 2101 South 324th Street in Federal Way, Washington, which is a clubhouse for a mobile home park constructed in 1966, is not eligible for listing in the NRHP. The property is not eligible for the NRHP under Criterion A, which applies to buildings that are associated with events that have made a significant contribution to the broad patterns of history, as no significant events are associated with this property. To be eligible for the NRHP under Criterion B, a property must be directly associated with a person considered significant within a historic context whose specific contribution to history has been both identified and documented. No such person who meets that definition is linked to this building. The property is not eligible for the NRHP under Criterion C as it is a typical mid-twentieth century building and does not embody the distinctive characteristics of a type, period, or method of construction; it is not the work of a master and does not possess high artistic value. The property is not eligible for the NRHP under Criterion D for information potential because the materials and construction methods of the building do not convey important information that could contribute to understanding history or prehistory. Therefore, the property is not eligible for listing in the NRHP because it does not meet any of the eligibility criteria. In addition the property is altered including the replacement of the original roof and some windows and a large addition. As a result, the building has lost integrity of materials and design. The building retains integrity of workmanship, setting, location, feeling, and association.



## Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

### Physical description:

2101 South 324th Street is a one-story, wood frame, 6,510-square foot clubhouse constructed in 1966 that is associated with the Belmor Park mobile home community. The irregular plan building, which is constructed on a poured concrete foundation and has a 1,290-square foot finished basement, is primarily clad in wood board and batten siding. Non-original metal shingles cover the large cross gabled roof with deep open eaves. All of the visible windows contain fixed, single-lights. The building is composed of two parts: the T-shaped original building and a large rectangular plan building that extends from the south elevation of the east wing. The date of the addition is unknown. Two sets of double glass and metal doors are located in the center of the front (north) elevation and serve as the main entrance. This center section of the façade, which is covered by the primary front gabled roof, projects out and has a double-height with large, exposed rafter tails under the open gable. A large interior slope stone chimney protrudes from the west side of the roof over the central entrance. Above the two sets of double doors is a row of four, large, fixed, single-light quadrilateral windows that extend from the top of the entrance to just under the roof. The east and west elevations of the projecting entrance area each contain two levels of windows, each with three, fixed, single-light windows. Behind the main entrance, the south end of the front gabled roof widens to cover the clubhouse's wider, central section. Wings extend east and west from the center of the building's east and west elevations, creating a T shape. The side wings are covered by side gabled roofs that cross the primary front gable. The north elevation of the west wing contains two adjacent rows of four, fixed, single-light windows, while the north elevation of the east wing contains no fenestration. A small, rectangular plan addition likely used for storage extends from the east elevation of the east wing and is covered by a hipped roof with a lower roof height. The small addition's east elevation contains a vehicle bay with a retractable metal door. A large, rectangular plan addition extends from the south elevation of the small storage addition and is covered by a steeply pitched, corrugated metal, front gabled roof with flush eaves. The exterior walls, which are primarily clad in board and batten siding, extend into low parapets on the gabled (north and south) elevations. The center of the large addition's east elevation contains four pairs of large, fixed, single-light windows that extend the entire height of the exterior wall. A circular road surrounds the property, which includes a front parking area, several concrete walking paths, and green space. A small driveway leads to the circular road from South 324th Street, passing a small gatehouse. The gatehouse has a front gabled roof covered in metal shingles and exterior walls clad in board and batten siding. The north and west elevations of the gatehouse each contain a replacement two-light horizontal sliding window. According to the King County Assessor's website, a 10 by 20-foot building used as a cable/internet building to service the golf club and its members was constructed on the property circa 2007. The small service building is not visible from the public right-of-way. The residential community, which contains 331 property lots, is located south of the clubhouse on 62.74 acres of land. The mobile homes were all built between 1964 and 2012.



## Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

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### Bibliography:

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<https://sites.google.com/site/alinehistoryprojectsite/home/line-b/community-identities--bellevue-and-redmond/the-suburb>. Accessed March 18, 2013.
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<https://sites.google.com/site/alinehistoryprojectsite/home/map/theme-transportation/establishing-the-pacific-highway-south>. Accessed March 14, 2013.
- U.S. Route 99 – The Pacific Highway. 2013. Waymarking: A Groundspeak Website. Available at: <http://www.waymarking.com/cat/details.aspx?f=1&guid=698ed7e3-3af8-4cd0-a795-03b89a23288e&exp=True>. Accessed March 19, 2013.





# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

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## Inventory Details - 6/26/2020

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**Common name:**

**Date recorded:** 6/26/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

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# Historic Property Report

Resource Name: Belmor Park Mobile Home Park

Property ID: 674318

## Inventory Details - 10/5/2020

**Common name:**

**Date recorded:** 10/5/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

**Significance narrative:** The Belmor Mobile Home Park (which the community has renamed Belmor Park Golf & Country Club) was constructed in 1966 by a joint venture of Sherwood Development Company and San Juan Homes. Jack Woodman designed the clubhouse, which Gavin Brown constructed. Raymond Coleman built the golf course. Additional building and engineering were completed by Mallory Company of Woodinville, Hugh Goldsmith Associates, and Turf and Toro, who engineered the sprinkler system (Seattle Times 1966a). In response to a previous historic property inventory form, the Federal Transit Authority (FTA) determined the primary permanent building in the Belmor Mobile Home Park, the clubhouse (1966), not eligible for listing in the NRHP in 2014 (DAHP 2020). However, the clubhouse is only one element of a site that includes additional associated buildings, structures, and sites that could, potentially, qualify as a historic district.

As described by the National Park Service, a historic district “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (NPS 1997). In addition, historic districts consist of contributing and non-contributing resources thematically linked by architectural style or designer, date of development, distinctive urban plan, and/or historic association (NPS 1997).

Belmor Mobile Home Park is most appropriately evaluated as a potential historic district with a variety of buildings, structures, and sites that could potentially qualify as contributing resources to a district united historically by plan and physical development. The Belmor Mobile Home Park includes:

- a clubhouse (1966)
- 336 mobile homes (1964–2020);
- a designed neighborhood and landscape with associated circulation patterns (1966);
- a nine-hole golf course (1966);
- a garage and maintenance shed (1966);
- the Belmor Mobile Home Park site.

**Integrity of the Belmor Mobile Home Park**

According to NPS guidance for evaluating historic districts, "for a district to retain integrity as a whole, the majority of the components that make up the district's historic



## Historic Property Report

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character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance" (NPS 1997). Integrity evaluation takes into account the impact of intrusions into the potential district, their size, scale, design, and relative number. "The majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole" (NPS 1997). Additionally, "a district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment" (NPS 1997).

The Belmor Mobile Home Park is made up of numerous resources. Integrity is assessed first for each resource and then for the subdivision as a whole. In the case of a resource type with multiple examples, namely the mobile homes themselves, which are inherently impermanent and most appropriately understood collectively, one integrity statement is made for the entire resource type, as per DAHP recommendations during consultation.

**Clubhouse (1966):** The clubhouse retains integrity of location, setting, workmanship, feeling, and association, as it remains in place and continues to serve as a recreational amenity for the surrounding development. The replacement of the roof and some windows, along with a large addition (natatorium), have diminished its integrity of design and materials, as indicated in a 2014 evaluation that led FTA to determine that the clubhouse was not eligible for listing in the NRHP (DAHP 2020).

**336 mobile homes (1964–2020):** Approximately 35 percent of existing homes date to the historic period (1975 or earlier), and many of those have been renovated, according to the King County Assessor. Survey indicates that the park's mobile homes no longer retain the character-defining features of historic-period examples, including compact massing, metal siding and windows, and rectangular plans with minimal or non-existent porches and stoops. Additionally, more than 65 percent of the historic-period resources have been lost. Based on the significant loss of original material, the remaining mobile homes, as a group, retain integrity of location, setting, and association, but have lost integrity of design, materials, workmanship, and feeling.

**Designed neighborhood and landscape with associated circulation patterns (1966):** The subdivision landscape retains much of its original layout, including its character-defining circulation patterns, and angled parking pads for trailers and mobile homes that sit side-by-side alongside paved, curvilinear roadways. Walking/golf cart paths circulate through the development and through golf course fairways. Landscaping includes mature trees, lawns, and other plantings. The neighborhood, roads, landscaped areas, and paths that serve the subdivision retain integrity of location, setting, materials, workmanship, feeling, and association. The addition of wastewater management facilities within former green spaces have slightly diminished the landscape's integrity of design.

**Nine-hole golf course (1966):** Belmor Mobile Home Park was designed around the five fairways of a nine-hole golf course, all of which remain in place and retain their character-defining greens and sand pits. Additionally, a putting green remains near the clubhouse. The golf course retains integrity of location, although the replacement of historic-period mobile homes and the addition of water retention facilities on its perimeter have diminished its integrity of setting and design. The golf course retains integrity of location, materials, workmanship, feeling, and association.

**Garage and maintenance shed (1966):** The garage and maintenance shed at the



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southwest end of the development have been altered by additions and replacements and no longer retain their character-defining plan and materials. The garage and maintenance shed retain integrity of location, setting, feeling, and association, but have lost integrity of design, materials, and workmanship.

The Belmor Mobile Home Park's exterior site is located in a developed section of Federal Way and is now surrounded by residential and commercial development from the late twentieth century. Based on construction that replaced the forest that once surrounded Belmor and contributed to the site's character, the subdivision site appears to retain integrity of location, design, materials, workmanship, feeling, and association, although it has lost integrity of setting, .

### Evaluation

Belmor Mobile Home Park is best understood within the local, state, and national context associated with the housing boom that post-dated World War II in the United States. Development in King County boomed, and developers built extensive subdivisions for Seattle's growing labor force. As noted by the Seattle Times' Real Estate writer and editor, Alice Staples, "It was soon after the Second World War that the bulldozer became infamous as it crashed its way through the virgin areas, and builders rushed to provide the needed housing. Everything fell in the wake of the huge machines. Lot by lot, the forest receded and the buyers lost the backdrop of trees which had framed their houses when they bought. Suddenly, they were in raw new subdivisions" (Staples 1968).

### History of Mobile Home Developments:

While many post-war subdivisions were constructed for single-family residences, mobile home parks in Washington, either for travel trailers or more permanent mobile homes, date to as early as 1945, when the Barnes Automobile Trailer Camp was constructed in Vancouver, Washington. WISAARD states that FTA determined the development not eligible for listing in the NRHP in 2008. WISAARD documents three additional trailer parks from the 1940s and 1950s, all of which have been determined not eligible for listing in the NRHP. These include the Coast Post Trailer Park in Olympia, which was constructed in 1948 and determined not eligible for listing in the NRHP by DAHP in 2016; the Riverbend Mobile Home Park outside Renton, constructed in 1957 and determined not eligible for listing in the NRHP by DAHP in 2018; and the Tip Top Mobile Home Park in Kent, which began with a single-family residence and expanded into a collection of cottages and trailers at an unknown date. FTA determined the Tip Top Mobile Home Park not eligible for listing in the NRHP in 2014 (DAHP 2020). Based on WISAARD records and aerial photographs, these mobile home parks appear to remain in place today.

By the late 1950s and early 1960s, housing developments of all kinds, including mobile home subdivisions, became increasingly common throughout Washington and the country, and many of them incorporated recreational amenities. In 1958, for example, John F. Long of Home Builder, Inc., provided a plan for a subdivision of single-family homes grouped around green spaces, each of which held a fairway of an integrated nine-hole golf course. Like the future Belmor development, Long's subdivision plan was generally square, with limited access from exterior streets and curvilinear roadways throughout the interior. The golf course's first three holes were centrally located, while the final six were located along narrow fairways bordered by single-family homes throughout the surrounding development (Rosenthal 1960). Referred to as "golf course subdivisions," developments like this heightened property values for developers and grew increasingly popular with buyers. As described by the American Society of Planning Officials, "the fairways are located in the interior of the blocks. Homes are built in the



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conventional side-by-side manner, but the rear lot lines adjoin the golf course itself. One reason for building this type of subdivision is the additional value imputed to each lot, which, according to a study by the Urban Land Institute, has been estimated at approximately \$2,000 for an average lot" (Rosenthal 1960).

In response to the growing popularity of "golf course subdivision," new single-family residential developments increasingly integrated clubhouses, pools, and golf courses into their neighborhood plans. Mobile home parks, however, were often a harder sell for developers than single-family residential developments and less likely to feature high-end amenities. Considered a low-cost option for housing new arrivals, and particularly those with children, mobile home or trailer parks were touted by builders but unpopular with surrounding residents. According to a Seattle Times article on the pros and cons of mobile home parks in commercial and light manufacturing zones, developers complained about their limited (and expensive) land options and the public's knee-jerk negative response to mobile home projects. "About the only contribution the public has made so far is to protest each time a mobile-home park is proposed, a developer said" (Staples 1966).

While developers sought to create more mobile home subdivisions, mobile homes themselves also evolved throughout the 1960s, becoming more permanent and losing the "mobility" for which they were known. They grew larger, more comfortable, and were soon seen as a permanent housing option for those retiring, those just growing their young families, and those who wanted a close-knit community but didn't want to maintain a large yard.

Developers, perhaps in response to these conditions, began designing upscale examples of mobile home parks in the 1960s, some of which prioritized recreational opportunities, a trend already popular in subdivisions in vacation destinations like Florida, where Temple Terrace Estates, considered one of the first golf course communities, had invited wealthy owners to live and play golf since the 1920s--as it does today (Hostetler 2011). In 2013, Temple Terrace became the first 18-hole golf course in Florida to be listed in the NRHP (Reams 2013). In 1960, Tucson Estates, a mobile home park in Arizona, was master-planned to include 1,684 mobile home lots, some of which were adult only, as well as an 18-hole golf course (Tucson Estates 2020). Tucson Estates, which remains in place today, was highlighted by planner Frederick H. Bair Jr. in a 1960 professional paper for the American Society of Planning officials (Bair 1961). By 1960, according to Bair, ten percent of new non-farm single-family dwellings were mobile homes, up from seven percent in 1955. While municipalities rushed to create codes, standards, and regulations for mobile home subdivisions, planners worked on the effort to integrate them into existing communities. By 1960, there were approximately 50 mobile home subdivisions in America, according to Bair, "of which a small part are very good and most are not" (Bair 1961).

As mobile homes were hardly mobile anymore, Bair thought their neighborhoods were more appropriately understood as subdivisions. Therefore, good mobile home subdivisions should echo neighborhoods, including clusters, cul de sacs, loops and courts with narrow roads, and walking paths through the grounds. Quiet, private areas should be available, and cars should move slowly and carefully. "And the trees should be there, not only to discourage hot-rodding adolescents of all ages, but as part of a carefully preserved (if possible) and carefully planted (if not) general landscaping. Nothing builds more character into a subdivision than trees, and nothing about a subdivision grows more slowly. A good subdivision should have a general landscaping plan as well as a plan

for streets and lots, and the landscaping plan should start early, making the most of the native vegetation and the natural topography" (Bair 1961).

Bair also noted that these subdivisions needed amenities for residents, and that mobile home subdivisions should follow the best practices of single-family residential developments, following, for instance, professional literature like G. H. Crabtree Jr.'s "Developing Golf Course Subdivisions," published in the September 1958 issue of the Urban Land Institute's Urban Land newsletter. While it is not clear if Washington developers relied on papers like Crabtree's, the design of Belmor suggests that it followed a growing body of literature on the topic of subdivision design.

### Mobile Home Subdivisions in Washington:

Washington state may not have had the sunny reputation of Florida or the southwest, but by 1961, King County had its own upscale mobile home subdivision and numerous other developments with their own golf courses. Bow Lake Trailer Town in SeaTac was constructed by 1961, five years ahead of Belmor, and offered "enclosed playground, modern exclusive private club and recreational center with swimming pool, dancing, game rooms, shuffle boards, golf green, horse shoe, etc., plus a modern shopping center all within the park" (Seattle Times 1961). Bow Lake Trailer Town did not accept children at all or pets without leashes. It was, according to the Seattle Times, "oriented toward middle-aged or retired couples" (Andrews 1972). Today, aerial photos show that the Bow Lake mobile home park remains on the edge of Sea-Tac International Airport and includes an activities center and a large, naturalistic park, although no golf course is evident. Soon after, in 1962, four years before Belmor was constructed, the Seattle Times ran ads for the new Crossroads Village Apartments in Bellevue, which included a golf course on its list of amenities along with a pool and wall-to-wall carpeting (Seattle Times 1962). The Crossroads Par 3 Golf Course remains today. Other examples included Lakeway Mobile Estates, a 100-unit mobile home park near Bellingham, which was constructed, like Belmor, in 1966, and advertised as fronting on a golf course with additional recreational facilities including "swimming pool, recreation hall, community kitchen, workshop and putting area" (Seattle Times 1966b). While the mobile home park remains, the Lakeway Golf Course does not. The enthusiastic development of new golf courses in the area was noted in a 1967 Seattle Times article that detailed Belmor's construction and claimed that "golf course construction in the Seattle metropolitan area is going ahead at a hectic, unprecedented pace. Investors trying to keep abreast of the region's economic boom are pouring millions into 12 new courses" (Seattle Times 1967a).

By 1966, when Sherwood Development Company was finishing Belmor, the company had already created four other high-profile residential developments around and through golf courses in King County. Belmor Mobile Home Park was the only one of the five for mobile homes (Staples 1966). Additionally, Sherwood developed Fairwood, also opened in 1966, a residential community of 565 single-family homes built around and through a golf course in Maple Valley that was praised for its selective development around existing trees; Tam O'Shanter, built as a single-family residential neighborhood around a golf course and park in Bellevue in 1965; Brae Burn, a single-family residential neighborhood built around a golf course in Redmond; and Twin Lakes in Federal Way, also a community of single-family homes constructed in the mid-1960s around a golf course. All five communities remain in place today. While all four single-family golf course subdivisions attribute their golf courses to popular landscape architect, William G. Teufel, research did not reveal that Teufel contributed to the design of Belmor's golf course.



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Sherwood Development Company placed Belmor Mobile Home Park in an area that was once a forested, undeveloped section of Federal Way. The company cleared the land and constructed the development with sections reserved for families and adults, although at times, the development appears to have been entirely adult-only (Seattle Times 1967b). Today, Belmor has evolved into a retirement community for individuals aged 55 years and older.

### Eligibility

Belmor Mobile Home Park, evaluated here as a potential historic district made up of multiple resources, is indicative of local, state, and national trends in the development of new housing during the post-war boom in the United States, including the development of golf course subdivisions. It was, like other mobile home parks and single-family developments of the era, responsive to trends in subdivision planning and recreation. However, to be eligible under Criterion A, Belmor would have to have an "important" association with historic events. Belmor, while a good example of a 1960s mobile home park, is not important as either the first or the only one of its type in King County. However, it appears to follow closely the designs of earlier subdivisions, including Long's 1958 plan for a golf course subdivision. The development postdates developments like Bow Lake by five years, and was only one of five golf course communities constructed by the same developer in the mid-1960s. The development provided a lower cost, attractive neighborhood with recreational amenities, and has local significance under Criterion A for its association with events and trends that made a contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). Belmor Mobile Home Park was designed to resemble typical subdivisions of the era and included curvilinear streets, minimal through-traffic, added green space, and additional recreational amenities like a clubhouse and golf course, all elements typical of subdivisions of the era (McAlester 2013:68). However, significant examples of mid-century subdivisions generally include housing stock of the same era. Belmor Mobile Home Park is no longer characterized by the 1960s and 1970s mobile homes typical of the late historic period. Belmor Mobile Home Park is a small, modest neighborhood primarily filled with non-historic mobile homes grouped around simple, integrated fairways. It does not possess the distinctive characteristics of its type, period, or method of construction. Additionally, the mobile home park's golf course is functional but does not include the distinctive elements of significant public or private golf courses. NRHP-listed examples, for instance, often date from the 1920s, the "golden era" of golf course design, or earlier. They are usually laid out to respond to an area's unique topography, with special emphasis on views, vegetation, and/or natural water features, as well as a mix of design elements to add challenges to each round. In contrast, Belmor appears to be a small, functional golf course of straight fairways and modest design. Additionally, Belmor does not possess a history of design awards or hosted tournaments, or an association with a master designer. The golf course is attributed to Raymond Coleman in an early Seattle Times article, but Coleman does not appear in lists of Washington architects or designers and does not appear to be a master of golf course design. Other local subdivisions by Sherwood include golf courses designed by well-known landscape architect William G. Teufel, but research did not reveal that Teufel is responsible for Belmor's design. Archival research did not reveal anything more about the designer of the golf course or the surrounding development that would identify it as a distinctive example of its particular type, period, or method of construction. It does not appear to represent the work of a master, or to possess high artistic values. It does not represent a significant and distinguishable entity whose components may lack individual distinction





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(i.e., contribute to an existing or potential district) (Criterion C). Finally, the mobile home development and its architectural resources were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Belmor Mobile Home Park, evaluated here as a potential district, is locally significant under Criterion A for its association with development trends in Washington and throughout the United States during the historic period (1966 to 1975). Its contributing resources, were the district eligible, would include the subdivision's designed neighborhood and landscape with associated circulation patterns; golf course; clubhouse; maintenance shed; and collection of mobile homes. However, based on a loss of integrity, particularly the loss of historic-period motor homes and alterations to its clubhouse and maintenance shed, the subdivision "contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment" (NPS 1997). As noted above, the NPS requires that the majority of components that make up a potential district's historic character must possess integrity, and the relationship between the components must be substantially unchanged. In the Belmor Mobile Home Park, the subdivision's neighborhood landscape and golf course retain sufficient integrity to contribute to a potential district; but the clubhouse, the great majority of the mobile homes, and the maintenance shed have lost integrity and would not be eligible as contributing resources to a potential historic district. As the subdivision's designed neighborhood, landscape, and golf course are not sufficient in and of themselves to qualify as a historic district within the Belmor Mobile Home Park site, HRA recommends that the Belmor Mobile Home Park is not eligible for listing in the NRHP under any criteria.

### Physical description:

According to the King County Assessor, the Belmor Mobile Home Park, addressed as 2101 S 324th Street, was constructed in 1966. It is located on 62.74 acres and includes two permanent buildings, a clubhouse and maintenance building, both constructed in 1966 (King County Assessor 2020). Newspaper articles note that the development was constructed with 336 mobile home spaces (Seattle Times 1966a). Today, according to the King County Assessor:

- 118 mobile homes (approximately 35 percent of the total) date to 1975 or earlier;
- 218 mobile homes (approximately 65 percent of the total) host newer mobile homes or are vacant;
- 82 of the newer mobile homes (approximately 25 percent of the total) date from 2000 or later; and
- at least 10 mobile homes have been remodeled since 2000.

The development is located on an irregularly shaped parcel directly west of I-5, south of The Commons at Federal Way, and to the east and north of commercial and residential development. The mobile home park is gated and accessible via one entrance off S 324th Street, where a circular road around the clubhouse leads to paved roads throughout the development, all of which are somewhat curvilinear and lined with diagonal parking spaces for mobile homes, most of which are filled. Lines of mobile homes are grouped around the perimeter of green spaces, all of which include golf holes. The golf greens are long, maintained lawns that include some paved pathways and one to two holes, each with one to two associated sand traps. Additionally, the development includes two catchments or stormwater storage facilities planted with trees and shrubs and secured with fencing. Additional landscaping is minimal but includes a small number of benches



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with associated plantings and a terraced slope with benches and shrubs at the site's southwest corner. Additionally, the site includes some trees and planting strips along some paths, on slopes, as boundaries or privacy screens within the development, and in the secured catchments.

The development's clubhouse was surveyed in 2014, at which time the FTA determined it not eligible for listing in the NRHP under any criteria due to a lack of significance and integrity (DAHP 2020). As noted previously, the building is irregular in plan, constructed on a poured-concrete foundation, and includes a basement. It is clad in board-and-batten, and topped by a cross-gabled metal roof with deep eaves. Windows are large, fixed, single lights, and two sets of double doors are located on the facade, which faces north toward parking. The building includes a large addition to the southeast. Previous surveyors did not provide a date of construction for the addition. However, aerial photographs indicate that it was added between 1998 and 2006 (NETROnline 2020). The addition is a rectangular natatorium with some board-and-batten siding but primarily walls of floor-to-ceiling windows.

The second permanent building is an irregularly shaped garage and maintenance shed at the southwest corner of the site on a large, paved pad. The building includes two front-gabled, wood-framed buildings with overhead or swinging garage doors attached to a flat-roofed central bay and including a large shed-roofed mass to the rear, as well as a temporary gambrel-topped storage shed on skids. The building is clad in a combination of vertical boards and wood sheet and is topped by a combination of corrugated metal and asphalt shingles.

The mobile homes themselves vary in size, style, and materials, although many appear to be new or recently renovated with concrete board siding, vinyl windows, and covered porches.

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King County Assessor



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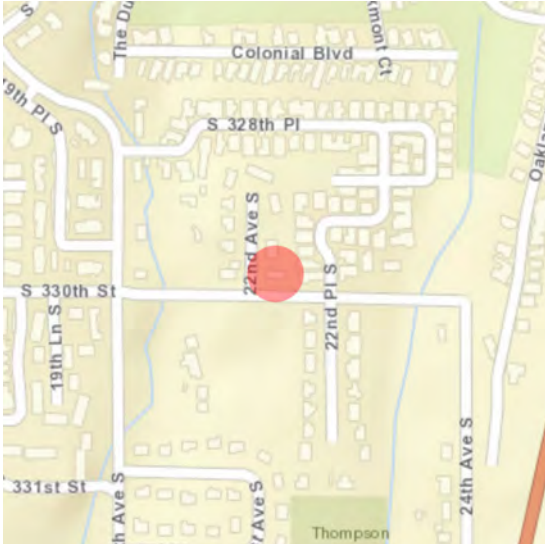
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## Location



**Address:** 2206 S 330TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 1035700110  
**Plat/Block/Lot:** BRADS ASSESSORS PLAT OF& 5 FT STRIP ADJ ON W  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E16

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1956	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 400003

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	4/17/2020	Survey/Inventory	

## Photos



2206 S 330th St, view northeast



2206 S 330th St, view northwest





# Historic Property Report

Resource Name: Residence

Property ID: 400003

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 1035700110

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2206 S 330th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1956 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 400003

## Inventory Details - 4/17/2020

**Common name:**

**Date recorded:** 4/17/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Cladding	Brick
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Plan	Rectangle
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 400003

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**Significance narrative:****Integrity**

From its period of construction (1956), the residence at 2206 S 330th Street retains integrity of location, setting, feeling, and association, although alterations, including door replacement, incompatible roof replacement, and a garage addition, have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The residence at 2206 S 330th Street was constructed in 1956. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of a common post-World War II residence with modest architectural character, heavily altered by an addition (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 2206 S 330th Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 2206 S 330th Street was constructed in 1956 (King County Assessor 2020). Based on a review of historic aerial photographs, the detached garage on the east elevation was constructed in the mid-1990s (NETROnline 2020). The single-story, rectangular residence faces south toward S 330th Street. It sits on a poured-concrete foundation, is clad in brick, and is topped by a side-gabled corrugated metal roof. The building's main facade features a wide brick chimney, a replaced front door, and a corner window at the southwest corner. The windows on all elevations are aluminum framed. On the east elevation, the detached garage sits on a poured-concrete foundation, is clad in vertical boards or wood sheet, and is topped by a front-gabled asphalt roof. It is attached to the residence by a breezeway.



## Historic Property Report

Resource Name: Residence

Property ID: 400003

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

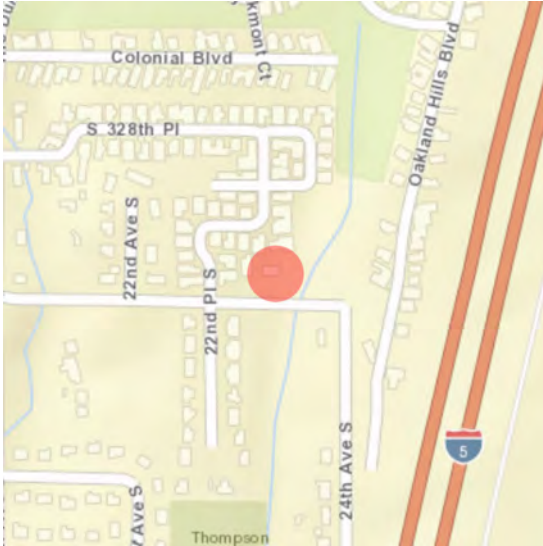
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 2232 S 330TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978800580  
**Plat/Block/Lot:** STATE PLAT SUPL IN SEC 16-21-4S 120 FT OF W 1/2 -  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1950	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 307784

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



2232 S 330th Street



2232 S 330th Street



# Historic Property Report

Resource Name: Residence

Property ID: 307784

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## Inventory Details - 7/7/2011

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**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978800580

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2232 S 330th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1950 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 307784

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Plan	Rectangle
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 307784

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**Significance narrative:**

**Integrity**

From its period of construction (1950), the residence at 2232 S 330th Street retains integrity of location and setting, although alterations including recladding and window replacement have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 2232 S 330th Street was constructed in 1950. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest post-World War II residence with the massing of an early Ranch or Cape Cod and few character-defining features from the historic period apart from its plan (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 2232 S 330th Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 2232 S 330th Street was constructed in 1950 (King County Assessor 2020). The single-story, rectangular residence sits atop a daylight basement and faces south toward S 330th Street. It is built into the side of a hill. It sits on a poured-concrete foundation, is clad in wood clapboard, and is topped by a side-gabled asphalt roof. On the east side of the building is a large wood deck that serves as the roof over a carport. The building's main facade features an elevated entry porch with concrete steps and wood railing leading from the carport. There are vinyl-framed windows on all visible elevations. There is a tall privacy fence along the south and west sides of the property obscuring views of the building.





## Historic Property Report

Resource Name: Residence

Property ID: 307784

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

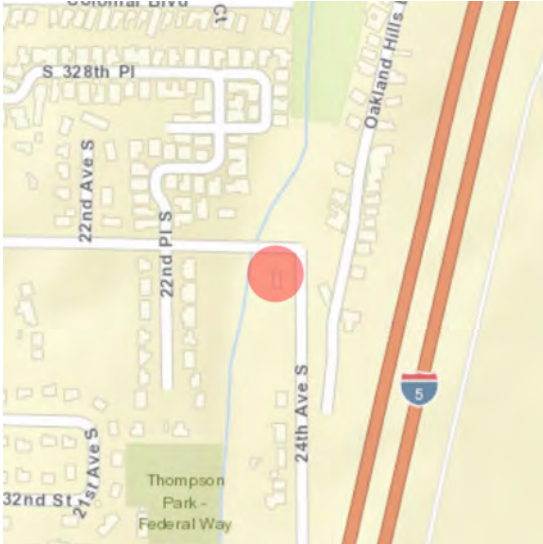
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 33003 24TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978800682  
**Plat/Block/Lot:** STATE PLAT SUPL IN SEC 16-21-4N 129.85 FT OF E 116  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 308853

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/8/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



33003 24th Avenue S, view northwest.JPG



33003 24th Avenue S, view southwest.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 308853

## Inventory Details - 7/8/2011

**Common name:**

**Date recorded:** 7/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978800682

**SHPO Determination**

## Detail Information

### Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 33003 24th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1951 and is a single family dwelling. The building has a single-family form with an attached garage.





# Historic Property Report

Resource Name: Residence

Property ID: 308853

## Inventory Details - 2/13/2020

**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - T 1-11
Cladding	Wood - Shingle
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 308853

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**Significance narrative:****Integrity**

From its period of construction (1951), 33003 24th Avenue S retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a loss of all historic-period windows, doors, and cladding, which have been either altered or covered, and the encroaching construction of I-5. The building retains integrity of location.

**Evaluation**

The building at 33003 24th Avenue S was constructed in 1951 and does not appear to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Preliminary research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates recommends 33003 24th Avenue S does not retain integrity from its period of construction (1951) and does not meet any criteria for listing in the National Register of Historic Places or Washington Heritage Register.

**Physical description:**

Built in 1951, the residential building at 33003 24th Avenue S fronts east (King County Assessor 2020). The one-story, rectangular building sits on a poured-concrete foundation and is clad in a combination of horizontal board, vertical T1-11, and shingles (wood or composition). The building is topped by a side-gabled roof clad in asphalt roofing. Windows throughout are vinyl framed in altered fenestration. The building features a sliding glass front door beneath a gabled porch. An attached garage is located on the south side of the building.



## Historic Property Report

Resource Name: Residence

Property ID: 308853

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 308853

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Chrisanne Beckner

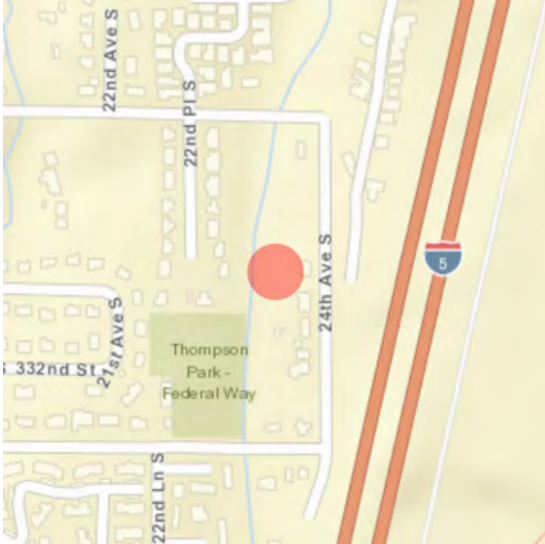
**Field Site number:**

**SHPO Determination**

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## Location



**Address:** 33035 24TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978800679  
**Plat/Block/Lot:** STATE PLAT SUPL IN SEC 16-21-4N 85 FT OF S 185 FT  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E16

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1957	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 397256

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	6/4/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/6/2020	Survey/Inventory	

## Photos



33035 24th Avenue S, view northwest.jpg



33035 24th Avenue S, view southwest.jpg



# Historic Property Report

Resource Name: Residence

Property ID: 397256

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978800679

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 33035 24th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1957 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 397256

## Inventory Details - 2/6/2020

**Common name:**

**Date recorded:** 2/6/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	Rectangle
Cladding	Wood - Board & Batten
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 397256

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**Significance narrative:****Integrity**

From its period of construction (1957), 33035 24th Avenue S retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a loss of all historic-period windows, doors, and cladding, which have been either altered or covered, and the surrounding construction of heavy commercial development. The building retains integrity of location.

**Evaluation**

The residential building at 33035 24th Avenue S was constructed in 1957 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates, Inc. recommends 33035 24th Avenue S does not retain integrity from its period of construction (1957) and is not eligible under any criteria for listing in the National Register of Historic Places or Washington Heritage Register.

**Physical description:**

Built in 1957, according to the King County Assessor, the residential building at 33035 24th Avenue S fronts east (King County Assessor 2020). The one-story, rectangular building sits on a poured-concrete foundation and is clad in a combination of board-and-batten and wood shingles. The building is topped by a side-gabled roof clad in asphalt roofing. Windows throughout are vinyl-framed in altered fenestration. The building was likely originally constructed with a garage on the north side of the east face, which has been converted to living space.



## Historic Property Report

Resource Name: Residence

Property ID: 397256

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.





# Historic Property Report

Resource Name: Residence

Property ID: 397256

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## Inventory Details - 6/4/2020

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**Common name:**

**Date recorded:** 6/4/2020

**Field Recorder:** Chrisanne Beckner

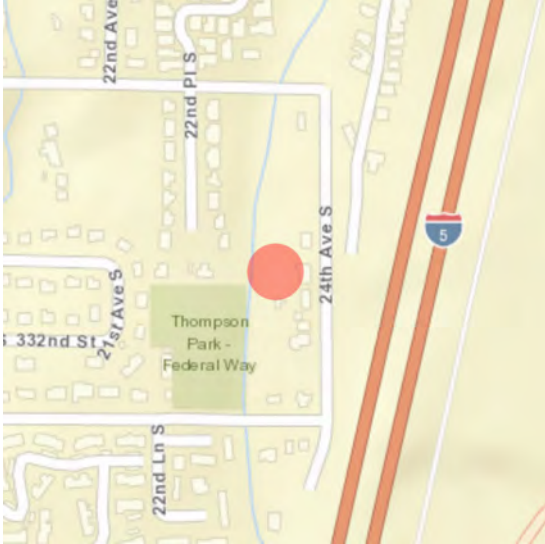
**Field Site number:**

**SHPO Determination**

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## Location



**Address:** 33049 24TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978800681  
**Plat/Block/Lot:** STATE PLAT SUPL IN SEC 16-21-4S 100 FT  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 304377

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



33049 24th Avenue S, view west.JPG



33049 24th Avenue S, view northwest.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 304377

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## Inventory Details - 7/7/2011

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**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978800681

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 33049 24th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1948 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 1993. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 304377

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## Inventory Details - 2/13/2020

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**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Cladding	Wood - Clapboard
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

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## Historic Property Report

Resource Name: Residence

Property ID: 304377

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**Significance narrative:**

**Integrity**

From its period of construction (1948), 33049 24th Avenue S retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a loss of all historic-period windows, alterations to the massing via the large addition to the north, and the encroaching construction of I-5. The building retains integrity of location.

**Evaluation**

The building at 33049 24th Avenue S was constructed in 1948 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates recommends 33049 24th Avenue S does not retain integrity from its period of construction (1948) and is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria.

**Physical description:**

Built in 1948, the residential building at 33049 24th Avenue S fronts east (King County Assessor 2020). The one-story, rectangular building sits on an unknown foundation and is clad in wood clapboard. The building is topped by a side-gabled roof clad in asphalt roofing; the roofline rises to the north, evidence of a large addition to the rear and, possibly, north. Windows throughout are vinyl framed in altered fenestration. The entry is located in a recessed porch. The former garage (on the south end of the east face) was converted to living space.



## Historic Property Report

Resource Name: Residence

Property ID: 304377

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 304377

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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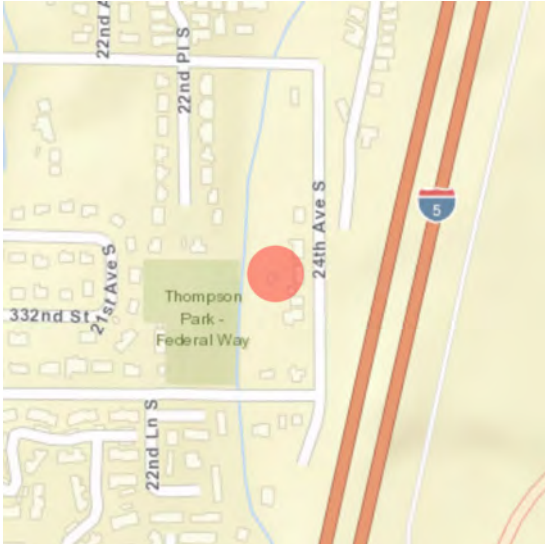


# Historic Property Report

Resource Name: Residence

Property ID: 316362

## Location



**Address:** 33111 24TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200164  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 N 77.42 FT OF E 224.34 F  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 316362

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/9/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/14/2020	Survey/Inventory	



# Historic Property Report

Resource Name: Residence

Property ID: 316362

## Photos



33111 24th Avenue S, view northwest.jpg



33111 24th Avenue S, view southwest.jpg





# Historic Property Report

Resource Name: Residence

Property ID: 316362

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200164

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 33111 24th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1968 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 316362

## Inventory Details - 2/12/2020

**Common name:**

**Date recorded:** 2/12/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Cladding	Wood - Board & Batten
Cladding	Wood
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 316362

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**Significance narrative:****Integrity**

From its period of construction (1968), 33111 24th Avenue S retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a loss of all historic-period windows, doors, and some cladding, which have been either altered or covered, and the encroaching construction of I-5 to the west. The building retains integrity of location.

**Evaluation**

The building at 33111 24th Avenue S was constructed in 1968 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates recommends 33111 24th Avenue S does not retain integrity from its period of construction (1968) and is not eligible under any criteria for listing in the National Register of Historic Places or Washington Heritage Register.

**Physical description:**

Built in 1968, the residential building at 33111 24th Avenue S fronts east (King County Assessor 2020). The one-story, rectangular building sits on a poured-concrete foundation and is clad in a combination of vertical board-and-batten and horizontal wood siding. The building is topped by a side-gabled roof clad in asphalt roofing. A carport is located beneath the roof on the south face, where a chimney breaks the roof at the ridge. Windows are a combination of vinyl- and aluminum-framed, all in altered fenestration. The front door is fiberglass with a decorative arch light.



## Historic Property Report

Resource Name: Residence

Property ID: 316362

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 316362

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## Inventory Details - 2/14/2020

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**Common name:**

**Date recorded:** 2/14/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

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# Historic Property Report

Resource Name: Residence

Property ID: 316362

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

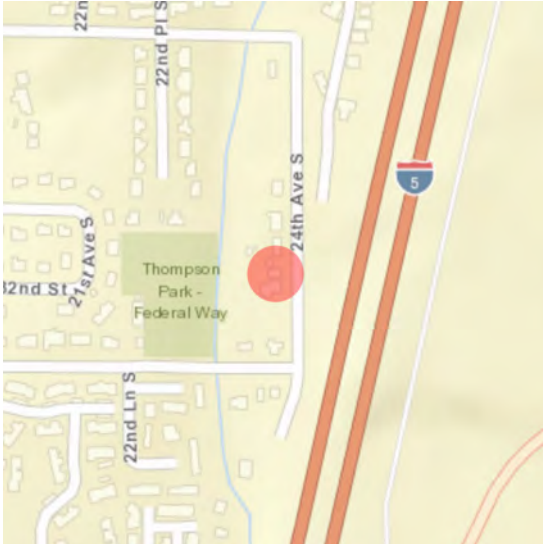
**SHPO Determination**

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## Location



**Address:** 33211 24th Ave S, Federal Way, Washington, 98003

**Geographic Areas:** POVERTY BAY Quadrangle, T21R04E16, King County

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1975	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721218

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/14/2020	Survey/Inventory	

## Photos



33211 24th Avenue S, view west.JPG



33211 24th Avenue S, view northwest.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 721218

## Inventory Details - 2/14/2020

**Common name:**

**Date recorded:** 2/14/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Plan	Rectangle
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Side Gable
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Foundation	Concrete - Poured

## Surveyor Opinion

**Significance narrative:** Integrity  
 From its period of construction (1975), 33211 24th Avenue S retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a loss of all historic-period windows and, likely, cladding, which have been either altered or covered, and the encroaching construction of I-5. The building retains integrity of location.

**Evaluation**  
 The building at 33211 24th Avenue S was constructed in 1975 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates recommends 33211 24th Avenue S does not retain integrity from its period of construction (1975) and is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria.



## Historic Property Report

Resource Name: Residence

Property ID: 721218

**Physical description:** Built in 1975, the residential building at 33211 24th Avenue S fronts north away from the street (King County Assessor 2020). The one-and-one-half-story, rectangular building sits on a poured-concrete foundation and is clad in horizontal board siding. The building is topped by a side-gabled roof clad in asphalt roofing. Windows throughout are vinyl framed, likely in altered fenestration. The central entry on the north face is located beneath a shallow shed roof projection. A detached garage with a side-gabled roof is located to the north.

**Bibliography:**

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 721218

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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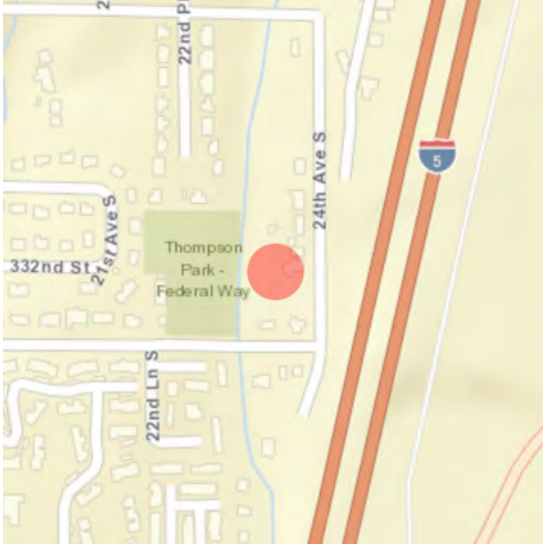


# Historic Property Report

Resource Name: Residence

Property ID: 309382

## Location



**Address:** 33217 24TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200167  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 LOT A OF KING CO SHORT S  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 309382

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/8/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



33217 24th Avenue S, view northeast.JPG



33217 24th Avenue S, view northwest.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 309382

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## Inventory Details - 7/8/2011

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**Common name:**

**Date recorded:** 7/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200167

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 33217 24th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1969 and is a single family dwelling. The building has a single-family form with an attached garage.



# Historic Property Report

Resource Name: Residence

Property ID: 309382

## Inventory Details - 2/13/2020

**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Plan	L-Shape
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** Integrity  
 From its period of construction (1969), 33217 24th Avenue S retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a perceived loss of all historic-period windows and cladding, the conversion of a garage to living space, and the encroaching construction of I-5. The building retains integrity of location.

**Evaluation**  
 The building at 33217 24th Avenue S was constructed in 1969 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates recommends 33217 24th Avenue S does not retain integrity from its period of construction (1969) and is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria .



## Historic Property Report

Resource Name: Residence

Property ID: 309382

**Physical description:** Built in 1969, the residential building at 33217 24th Avenue S fronts east (King County Assessor 2020). The L-shaped, one-story building sits on a poured-concrete foundation, is clad in horizontal wood clapboard siding, and is topped by a side-gabled roof clad in asphalt roofing. Windows throughout are aluminum framed, likely in altered fenestration. The projecting massing on the north was constructed as a garage but was then converted to living area at an unknown date, according to plans provided by the King County Assessor (King County Assessor 2020). The former garage has a pedestrian entrance on the north side. A second front entrance is located on the main massing.

**Bibliography:**

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.





# Historic Property Report

Resource Name: Residence

Property ID: 309382

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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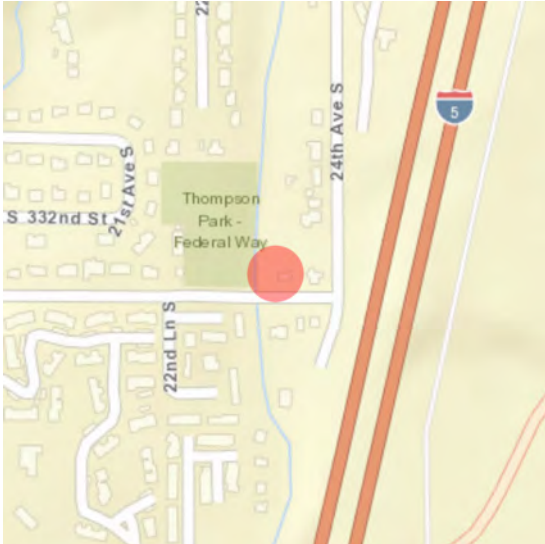


# Historic Property Report

Resource Name: Residence

Property ID: 311005

## Location



**Address:** 2238 S 333RD ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200166  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 LOT C OF KC SP LESS E 20  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 311005

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/8/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	4/17/2020	Survey/Inventory	

## Photos



2238 S 333rd St, view north



2238 S 333rd St, view northeast



# Historic Property Report

Resource Name: Residence

Property ID: 311005

## Inventory Details - 7/8/2011

**Common name:**

**Date recorded:** 7/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200166

**SHPO Determination**

## Detail Information

### Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2238 S 333rd Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1968 and is a single family dwelling. The building has a single-family form with a basement garage.



# Historic Property Report

Resource Name: Residence

Property ID: 311005

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## Inventory Details - 4/17/2020

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**Common name:**

**Date recorded:** 4/17/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - T 1-11
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Split Level
Plan	Rectangle
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

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# Historic Property Report

Resource Name: Residence

Property ID: 311005

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**Significance narrative:**

**Integrity**

From its period of construction (1968), 2238 S 333rd Street retains integrity of location, setting, feeling, and association, although alterations including recladding, window replacement, and altered fenestration, have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The building at 2238 S 333rd Street was constructed in 1968 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is an example of a split-level with few character-defining features from the historic period, apart from its plan (Criterion C). It does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends 2238 S 333rd Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

Built in 1968, the residential building at 2238 S 333rd Street fronts south (King County Assessor 2020). The two-story, rectangular building sits on a poured-concrete foundation, is clad in T1-11, and is topped by a side-gabled asphalt roof. Windows throughout are vinyl framed in altered fenestration. There is a large picture window on the second floor near the southeast corner. The main entrance of the split-level is elevated with concrete steps in the center of the south facade. A secondary entry door has been added on the first floor between the garage doors and the main entrance. Visible secondary elevations include no additional fenestration.





## Historic Property Report

Resource Name: Residence

Property ID: 311005

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

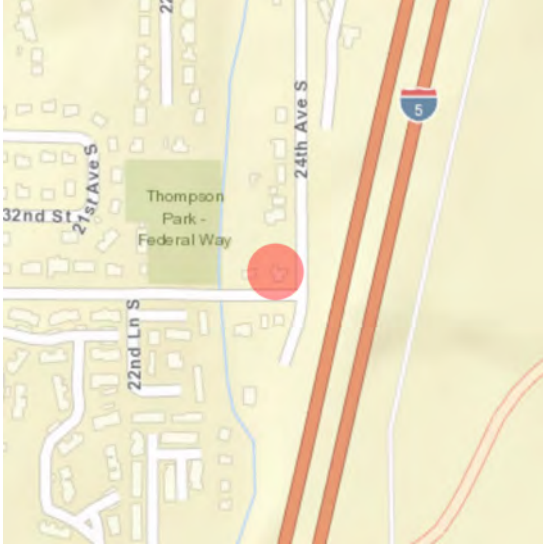
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 2244 S 333RD ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200160  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 POR TR 25 BEG SE COR THO  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1967	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

#### Category

Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 323645

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/11/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



2244 S 333rd Street, view northwest.JPG



2244 S 333rd Street, view west.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 323645

## Inventory Details - 7/11/2011

**Common name:**

**Date recorded:** 7/11/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200160

**SHPO Determination**

## Detail Information

### Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2244 S 333rd Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1967 and is a single family dwelling. The building has a single-family form with an attached garage.



# Historic Property Report

Resource Name: Residence

Property ID: 323645

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## Inventory Details - 2/13/2020

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**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Cladding	Wood - T 1-11
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

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**Styles:**

Period	Style Details
Modern Movement	Modern

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Residence

Property ID: 323645

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**Significance narrative:****Integrity**

From its period of construction (1967), 2244 S 333rd Street retains poor integrity of materials, design, workmanship, setting, feeling, and association, due to a loss of all historic-period windows and some cladding, which have been either altered or covered, and the encroaching construction of I-5. The building retains integrity of location.

**Evaluation**

The building at 2244 S 333rd Street was constructed in 1967 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associated recommends 2244 S 333rd Street does not retain integrity from its period of construction (1967) and is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria (Criteria A-D).

**Physical description:**

Built in 1967, the residential building at 2244 S 333rd Street fronts south (King County Assessor 2020). The one-story, rectangular building sits on a poured-concrete foundation and is clad in a combination of T1-11 and horizontal board siding. The building is topped by a side-gabled roof clad in asphalt roofing. Windows throughout are vinyl framed in altered fenestration, including one octagonal window on the east face. An attached two-car garage is located on the east side of the building. The front door is located beneath a projecting porch.





## Historic Property Report

Resource Name: Residence

Property ID: 323645

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 323645

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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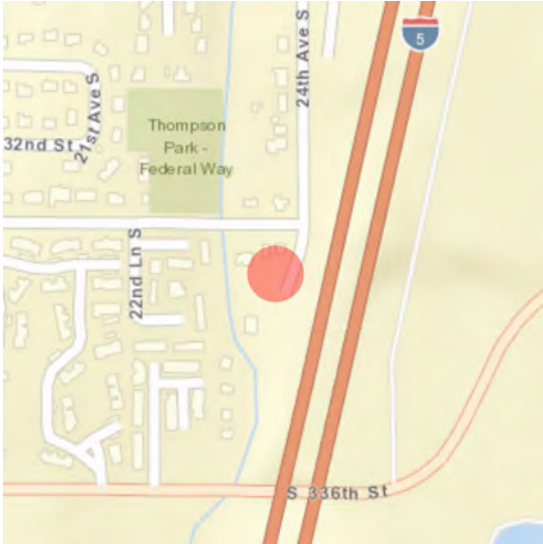
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# Historic Property Report

Resource Name: Residence

Property ID: 307792

## Location



**Address:** 2245 S 333RD ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200180  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 LOT 3 KCSP NO 280049 REV  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 307792

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



2245 S 333rd Street, built in 1948, view southeast.JPG



2241 S 33rd Street, built in 1989, view southeast.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 307792

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## Inventory Details - 7/7/2011

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**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200180

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2245 S 333rd Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1948 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 307792

## Inventory Details - 2/13/2020

**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Plan	Rectangle
Cladding	Stucco
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion





## Historic Property Report

Resource Name: Residence

Property ID: 307792

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**Significance narrative:**

**Integrity**

From its period of construction (1948), 2245 S 333rd Street retains poor integrity of materials, design, workmanship, feeling, and association, due to a loss of all historic-period windows, doors, and cladding, which have been either altered or covered. The encroaching construction of I-5 and the addition of a residence (2241 S 333rd Street) on the same parcel but at a separate address has altered the integrity of setting. The buildings retains integrity of location.

**Evaluation**

The residential buildings at 2241 S 333rd Street and 2245 S 333rd Street were constructed between 1948 and 1989 and do not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The buildings do not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the buildings were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates recommends the residences addressed as 2241 S 333rd Street and 2245 S 333rd Street do not retain integrity from the period of construction (1948) and are not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria.

**Physical description:**

Built in 1948, the residential building at 2245 S 333rd Street fronts north (King County Assessor 2020). The one-story, rectangular building sits on an unknown foundation and is clad in stucco siding. The building is topped by a side-gabled roof clad in asphalt roofing. Windows throughout are aluminum framed; a central pedestrian entry with a wood door is accessed via a two-step concrete stoop.

A second building to the west dates to outside the historic period (1989) and was likely originally constructed as a garage but altered to living space (King County 2020). It is now addressed as 2241 S 333rd Street. The former garage is a one-story, rectangular building on an unknown foundation, clad in a combination of horizontal (vinyl) and vertical (T1-11) siding. The building is topped by a front-gabled roof clad in asphalt roofing. Windows on the north face are metal; entries are located on the east and west faces. A detached building with a garage door was located to the rear (south).



## Historic Property Report

Resource Name: Residence

Property ID: 307792

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 307792

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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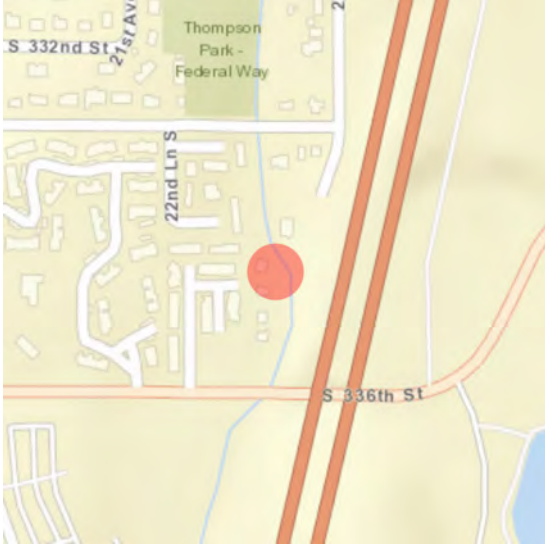


# Historic Property Report

Resource Name: Residence

Property ID: 393802

## Location



**Address:** 2230 S 336TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200210  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 LOT 1 OF REV FW SP #SPL9  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E16

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1962	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 393802

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00115, , Assessors Data Project: King County H	7/5/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



2230 S 336th Street, view northeast.JPG



2230 S 336th Street, view south.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 393802

## Inventory Details - 7/5/2011

**Common name:**

**Date recorded:** 7/5/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200210

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2230 S 336th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1962 and is a single family dwelling. The building has a single-family form.





# Historic Property Report

Resource Name: Residence

Property ID: 393802

## Inventory Details - 2/13/2020

**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Cladding	Wood - T 1-11
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Bungalow
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 393802

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**Significance narrative:****Integrity**

From its period of construction (1962), 2230 S 336th Street retains poor integrity of materials, design, workmanship, feeling, and association, due to a loss of all historic-period windows and cladding, which have been either altered or covered. The building retains integrity of location and setting.

**Evaluation**

The residential building at 2230 S 336th Street was constructed in 1962 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates recommends 2230 S 336th Street is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria.

**Physical description:**

Built in 1962, the residential building at 2230 S 336th Street fronts south (King County Assessor 2020). The one-and-one-half story, rectangular building sits on a poured-concrete foundation and is clad in T1-11 siding. The building is topped by a front-gabled roof clad in asphalt roofing. The building is located at the end of a private drive and is minimally visible from the ROW; all visible windows appear to be vinyl framed in altered fenestration. A semi-circular vinyl-framed window is located on the south face above the recessed porch and entry. A single-story projection below a ribbon of windows is located off the rear.



## Historic Property Report

Resource Name: Residence

Property ID: 393802

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 393802

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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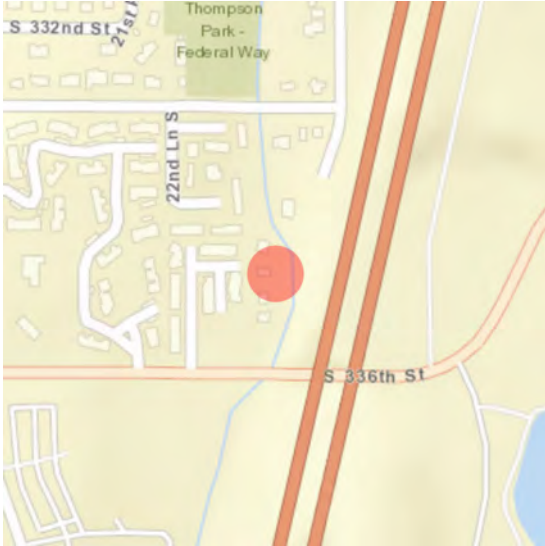


# Historic Property Report

Resource Name: Residence

Property ID: 316302

## Location



**Address:** 2234 S 336TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 7978200215  
**Plat/Block/Lot:** STATE PLAT IN SEC 16-21-4 LOT 2 OF REV FW SP #SPL9  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 316302

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/9/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/12/2020	Survey/Inventory	
2020-02-01045, , Sound Transit Operations and Maintenance Facility South (OMFS)	2/13/2020	Survey/Inventory	

## Photos



2234 S 336th Street, view northeast.JPG



2234 S 336th Street, zoomed, view northeast.JPG





# Historic Property Report

Resource Name: Residence

Property ID: 316302

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 7978200215

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 2234 S 336th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1959 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 316302

## Inventory Details - 2/13/2020

**Common name:**

**Date recorded:** 2/13/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Cladding	Fiber Cement Board
Plan	T-Shape
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Bungalow
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 316302

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**Significance narrative:**

**Integrity**

From its period of construction (1959), 2234 S 336th Street retains poor integrity of materials, design, workmanship, feeling, and association, due to a loss of all historic-period windows, doors, and cladding, which have been either altered or covered. The building retains integrity of location and setting.

**Evaluation**

The residential building at 2234 S 336th Street was constructed in 1959 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates recommends 2234 S 336th Street is not eligible for listing in the National Register of Historic Places or Washington Heritage Register under any criteria.

**Physical description:**

Built in 1959, the residential building at 2234 S 336th Street has no facade (King County Assessor 2020). The one-story building sits on a poured-concrete foundation and is clad in fiber-cement board siding. The building is topped by a cross-gabled roof clad in asphalt roofing. All windows are vinyl framed in altered fenestration. A pedestrian entry is located within an enclosed, shed-roofed arctic entry on the north face; the entrance faces west



## Historic Property Report

Resource Name: Residence

Property ID: 316302

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 316302

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## Inventory Details - 3/12/2020

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**Common name:**

**Date recorded:** 3/12/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

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# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

## Location



**Address:** 2525 S 336th St, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E21, POVERTY BAY Quadrangle, King County

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>
Remodel	1985	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Landscape	Landscape - Garden
Landscape	Landscape - Garden

### Historic Context:

Category
Architecture
Landscape Architecture

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/24/2020	Survey/Inventory	



# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

## Photos



Rhododendron Species Botanical Garden at 2525 S 336th Street, overview map



Rhododendron Species Botanical Garden at 2525 S 336th Street, gazebo (1977), view east



Rhododendron Species Botanical Garden at 2525 S 336th Street, entrance, view south



Rhododendron Species Botanical Garden at 2525 S 336th Street, pond (ca. 1985), view west



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near Upper Woodland Garden, view north



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near Rutherford Conservatory, view south





## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near pond, view northeast



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near office, view east



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near Meconopsis Meadow, view northwest



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near Big-leaf Rhododendron Garden, view west



Rhododendron Species Botanical Garden at 2525 S 336th Street, pathway near Big-leaf Rhododendron Garden, view northwest



## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

### Inventory Details - 6/24/2020

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**Common name:**

**Date recorded:** 6/24/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

### Detail Information

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### Surveyor Opinion

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## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

**Significance narrative:** Integrity

From its period of construction (1974), the Rhododendron Species Botanical Garden at 2525 S 336th Street retains integrity of location and setting, although alterations, including the construction of new buildings and structures, alterations to the garden pathways, and change of use from a private collection to a public garden, have diminished the botanical garden's integrity of design, materials, workmanship, feeling, and association.

Evaluation

The Rhododendron Species Botanical Garden at 2525 S 336th Street was constructed in 1974. The Weyerhaeuser Company, whose 1971 National Register of Historic Places-eligible company headquarters are adjacent to the garden, leased the site to the Rhododendron Species Foundation (RSF) for its collection, which was established in 1964 near Eugene, Oregon. The present site, 2525 S 336th Street, is the third sequential location to house the foundation's botanical collection. By 1980, the collection was opened to the public and several alterations were made to the property to accommodate this change (Rhododendron Species Botanical Garden 2020). As the botanical garden grew, the RSF started their hands-on experience program. The garden has added several species to their collection over the decades, and the Rutherford Conservatory was constructed in 2009 for tropical species. The Rhododendron Species Botanical Garden is significant at a local level for its associations with recreation in Federal Way and the conservation of rhododendron species (Criterion A). Background research did not suggest that the botanical garden held a strong association with the lives of significant persons (Criterion B). The botanical garden was not formally designed by a landscape architect, and its historic-period design has been substantially altered through the addition of buildings, landscape features, and altered pathways. It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the botanical garden was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

The Rhododendron Species Botanical Garden at 2525 S 336th Street is significant for its association with the recreation history of Federal Way and the conservation of rhododendron species (Criterion A). However, due to a lack of integrity, Historical Research Associates, Inc. (HRA) recommends the Rhododendron Species Botanical Garden at 2525 S 336th Street is not eligible for listing in the National Register of Historic Places as a designed historic landscape under any criteria.



## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

### Physical description:

The Rhododendron Species Foundation (RSF) collection is located at the Rhododendron Species Botanical Garden, a publicly accessible garden located at 2525 S 336th Street. The Rhododendron Species Botanical Garden was started in 1964 near Eugene, Oregon, and moved to its present location at 2525 S 336th Street in 1974 (Rhododendron Species Botanical Garden 2020). The King County Assessor indicates there are two historic-period buildings within the Rhododendron Species Botanical Garden: an office constructed in 1964 and the rhododendron office with storage constructed in 1975 (King County Assessor 2020). However, a review of historic aerials and garden history contradicts this information, indicating that three historic-period buildings at this location were all constructed in 1974 (NETROnline 2020; Rhododendron Species Botanical Garden 2020). Each of these buildings is in an area restricted from public access. Each has been evaluated separately from the botanical garden, evaluated here as a potential designed historic landscape. The buildings and structures within the garden that were constructed outside the historic period and not surveyed include: the gift shop (ca. 2000); the restroom (ca. 1985); the Pacific Rim Bonsai Collection greenhouse and pavilion (both ca. 1985); the plant sales pavilion (ca. 1995); Rutherford Conservatory (2009); a gazebo (1977); and four greenhouses near the office (two ca. 1985, one ca. 2002, and one ca. 2014).

The botanical garden covers 24 acres. “Home to one of the largest collections of species rhododendrons in the world,” according to the garden’s website, “the garden displays over 700 of the more than 1,000 species found in the wilds of North America, Europe, and Asia, as well as the tropical regions of southeast Asia and northern Australia” (Rhododendron Species Botanical Garden 2020). Apart from the collection, the garden features winding curved paths and landscape features, such as viewing benches. Some of the curved paths are reminiscent of late nineteenth century garden designs, while others are naturalistic; however, they have all been expanded and altered to meet Americans with Disabilities Act (ADA) regulations and to accommodate new species to the collection. Parking for the garden is located on an adjacent parcel, and a gravel path leads to the main entrance. ADA-accessible parking is available through a curved drive directly across from the main entrance.



## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden

Property ID: 722322

### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Rhododendron Species Botanical Garden. 2020. Rhododendron Species Foundation: A Brief History. Electronic document, <https://rhodygarden.org/rsf-foundation/history>, accessed June 25, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.





# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Office

Property ID: 722324

## Location



**Address:** 2525 S 336th St, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 1621049039  
**Geographic Areas:** T21R04E21, POVERTY BAY Quadrangle, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>
Addition	2002	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Landscape	
Landscape	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Office

Property ID: 722324

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/24/2020	Survey/Inventory	



## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Office

Property ID: 722324

### Photos



Rhododendron Species Botanical Garden Office at 2525 S 336th Street, view west



Rhododendron Species Botanical Garden Office at 2525 S 336th Street, courtesy of King county Assessor, undated, view southwest



Rhododendron Species Botanical Garden Office at 2525 S 336th Street, addition, view west



Rhododendron Species Botanical Garden Office at 2525 S 336th Street, view northwest



# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Office

Property ID: 722324

## Inventory Details - 6/24/2020

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**Common name:**

**Date recorded:** 6/24/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Side
Roof Material	Metal - Corrugated
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Office

Property ID: 722324

### Significance narrative:

#### Integrity

From its period of construction (1974), the office building of the Rhododendron Species Botanical Garden at 2525 S 336th Street retains integrity of location, feeling, and association, although alterations, including an addition and window and siding replacement, and alterations to the surrounding garden, have diminished the building's integrity of setting, design, materials, and workmanship.

#### Evaluation

The office building of the Rhododendron Species Botanical Garden at 2525 S 336th Street was constructed in 1974, at the same time the surrounding garden was constructed. The Weyerhaeuser Company, whose 1971 National Register of Historic Places-eligible company headquarters are adjacent to the garden, leased the site to the Rhododendron Species Foundation (RSF), which was established in 1964 near Eugene, Oregon. This is the third location to house the foundation's botanical collection. By 1980, the collection was opened to the public and several alterations were made to the property to accommodate this change (Rhododendron Species Botanical Garden 2020). The office building is associated with the Rhododendron Species Botanical Garden, which is significant for its association with the recreational history of Federal Way and the conservation of rhododendron species (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The office building is utilitarian in nature and is not likely to be eligible for listing in the National Register of Historic Places (NRHP) for its architectural or engineering character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). The office building at the Rhododendron Species Botanical Garden at 2525 S 336th Street is associated with the garden, which is significant for its association with the recreation history of Federal Way and the conservation of rhododendron species but is not NRHP-eligible, due to integrity loss (Criterion A). Due to a lack of individual significance and integrity, Historical Research Associates, Inc. recommends the office building is not eligible for listing in the NRHP under any criteria.

### Physical description:

According to the King County Assessor, the office building within the Rhododendron Species Botanical Garden located at 2525 S 336th Street was constructed in 1964 (King County Assessor 2020). However, a review of historic aerials and garden history indicated it was constructed in 1974, the year the Rhododendron Species Foundation collection, started in Eugene, Oregon in 1964, was moved to this location. It now includes a 2002 addition (NETROnline 2020; Rhododendron Species Botanical Garden 2020). The Rhododendron Species Botanical Garden was evaluated separately as a potential designed historic landscape.

The one-story office building sits on a poured-concrete foundation, is clad in T1-11, and is topped by a side-gabled metal roof with a shallow peak. The southern addition is slightly shorter than the original building, but is similar in style and cladding. Visible windows include vinyl-clad windows on the southern addition. The north, south, and west elevations are not visible from the public areas of the botanical garden.



## Historic Property Report

Resource Name: Rhododendron Species Botanical  
Garden, Office

Property ID: 722324

### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Rhododendron Species Botanical Garden. 2020. Rhododendron Species Foundation: A Brief History. Electronic document, <https://rhodygarden.org/rsf-foundation/history>, accessed June 25, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

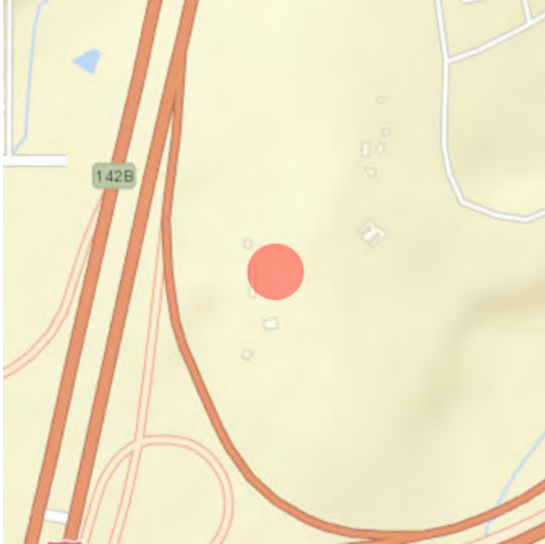


# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden Nursery

Property ID: 722326

## Location



**Address:** 2525 S 336th St, Federal Way, Washington, 98003

**Tax No/Parcel No:** 1621049039

**Geographic Areas:** T21R04E21, King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Landscape	
Landscape	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Rhododendron Species Botanical  
Garden Nursery

Property ID: 722326

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/24/2020	Survey/Inventory	





## Historic Property Report

Resource Name: Rhododendron Species Botanical  
Garden Nursery

Property ID: 722326

### Photos



Rhododendron Species Botanical Garden Nursery at 2525  
S 336th Street, view southwest



Rhododendron Species Botanical Garden Nursery at 2525  
S 336th Street, view northwest



# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden Nursery

Property ID: 722326

## Inventory Details - 6/24/2020

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**Common name:**

**Date recorded:** 6/24/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Form Type	Utilitarian
Roof Type	Gable
Roof Material	Wood
Structural System	Wood - Post and Beam
Plan	Rectangle

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Rhododendron Species Botanical  
Garden Nursery

Property ID: 722326

### Significance narrative:

#### Integrity

From its period of construction (1974), the first nursery within the Rhododendron Species Botanical Garden at 2525 S 336th Street retains integrity of location, design, materials, workmanship, and feeling, as it remains relatively intact. However, significant alterations to the surrounding garden and additional nursery construction have diminished its integrity of setting and association.

#### Evaluation

The nursery of the Rhododendron Species Botanical Garden at 2525 S 336th Street was constructed in 1974, at the same time the surrounding garden was constructed. The Weyerhaeuser Company, whose 1971 National Register of Historic Places-eligible company headquarters are adjacent to the garden, leased the site to the Rhododendron Species Foundation (RSF), which was established in 1964 near Eugene, Oregon. This is the third location to house the foundation's botanical collection. By 1980, the collection was opened to the public and several alterations were made to the property to accommodate this change. As the botanical garden grew, the RSF started their hands-on experience program. The garden has added several species to their collection over the decades, and the Rutherford Conservatory was constructed in 2009 for tropical species (Rhododendron Species Botanical Garden 2020). The nursery is associated with the Rhododendron Species Botanical Garden, which is significant for its association with the recreational history of Federal Way and the conservation of rhododendron species (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The nursery structure is utilitarian in nature, consisting of a simple frame and roof, and is not likely to be eligible for listing in the National Register of Historic Places (NRHP) for its architectural or engineering character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the structure was constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

The first nursery at the Rhododendron Species Botanical Garden at 2525 S 336th Street is associated with the garden, which is significant for its association with the recreation history of Federal Way and the conservation of rhododendron species but is not NRHP-eligible, due to integrity loss (Criterion A). Due to a lack of individual significance and integrity, Historical Research Associates, Inc. recommends the first nursery within the Rhododendron Species Botanical Garden at 2525 S 336th Street is not eligible for listing in the NRHP under any criteria.



## Historic Property Report

Resource Name: Rhododendron Species Botanical  
Garden Nursery

Property ID: 722326

### Physical description:

The King County Assessor does not give an approximate date of construction for the first nursery within the Rhododendron Species Botanical Garden located at 2525 S 336th Street (King County Assessor 2020). However, a review of historic aerials and garden history indicated it was constructed in 1974, the year the Rhododendron Species Foundation (RSF) collection, started in Eugene, Oregon in 1964, was moved to this location (NETROnline 2020; Rhododendron Species Botanical Garden 2020). The Rhododendron Species Botanical Garden was evaluated separately as a potential designed historic landscape.

The one-story, open-air nursery sits on a gravel foundation and is constructed of a simple wood frame topped by a side-gabled roof of wood planks. Though not visible from the public area, the main entrance is likely west facing. There are no windows, though the framing leaves the interior of the structure visible. The south and west elevations are not visible from the public areas of the botanical garden.

### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Rhododendron Species Botanical Garden. 2020. Rhododendron Species Foundation: A Brief History. Electronic document, <https://rhodygarden.org/rsf-foundation/history>, accessed June 25, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

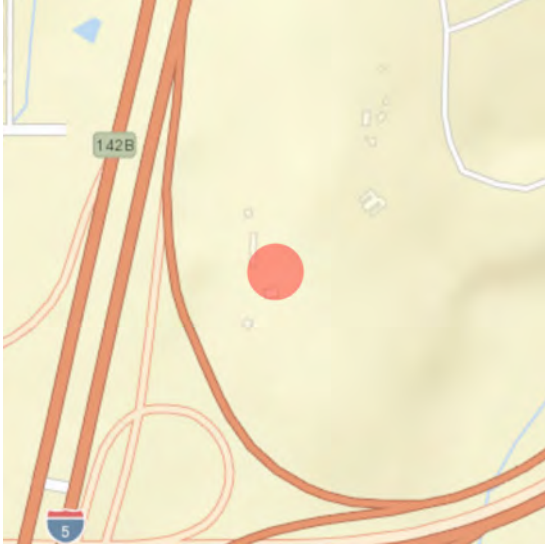


# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Greenhouse

Property ID: 722328

## Location



**Address:** 2525 S 336th St, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 1621049039  
**Geographic Areas:** POVERTY BAY Quadrangle, T21R04E21, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Landscape	
Landscape	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Greenhouse

Property ID: 722328

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/29/2020	Survey/Inventory	





## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Greenhouse

Property ID: 722328

### Photos



Rhododendron Species Botanical Garden Greenhouse at 2525 S 336th Street, view west



Rhododendron Species Botanical Garden Greenhouse at 2525 S 336th Street, view northwest





# Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Greenhouse

Property ID: 722328

## Inventory Details - 6/29/2020

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**Common name:**

**Date recorded:** 6/29/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Structural System	Metal - Aluminum
Cladding	Glass - Spandrel Glass
Roof Type	Gable - Front
Plan	Rectangle

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Rhododendron Species Botanical Garden, Greenhouse

Property ID: 722328

### Significance narrative:

#### Integrity

From its period of construction (1974), the first greenhouse within the Rhododendron Species Botanical Garden at 2525 S 336th Street retains integrity of location, design, materials, workmanship, and feeling, as it remains relatively intact. However, significant alterations to the surrounding garden and additional greenhouse construction have diminished its integrity of setting and association.

#### Evaluation

The first greenhouse within the Rhododendron Species Botanical Garden at 2525 S 336th Street was constructed in 1974, the same year the garden was constructed. The Weyerhaeuser Company, whose 1971 National Register of Historic Places-eligible company headquarters are adjacent to the garden, leased the site to the Rhododendron Species Foundation (RSF), which was established in 1964 near Eugene, Oregon. This is the third location to house the foundation's botanical collection. By 1980, the collection was opened to the public and several alterations were made to the property to accommodate this change. As the botanical garden grew, the RSF started their hands-on experience program. The garden has added several species to their collection over the decades, and the Rutherford Conservatory was constructed in 2009 for tropical species (Rhododendron Species Botanical Garden 2020). As part of the Rhododendron Species Botanical Garden, the greenhouse is associated with the Rhododendron Species Botanical Garden, which is significant for its association with the recreational history of Federal Way and the conservation of rhododendron species

(Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The greenhouse is utilitarian in nature and is not likely to be eligible for listing in the National Register of Historic Places (NRHP) for its architectural or engineering character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

The first greenhouse at the Rhododendron Species Botanical Garden at 2525 S 336th Street is associated with the garden, which is significant for its association with the recreation history of Federal Way and the conservation of rhododendron species but is not NRHP-eligible, due to integrity loss (Criterion A). Due to a lack of individual significance and integrity, Historical Research Associates, Inc. recommends the first greenhouse within the Rhododendron Species Botanical Garden at 2525 S 336th Street is not eligible for listing in the NRHP under any criteria.

### Physical description:

The King County Assessor does not give an approximate date of construction for the first greenhouse within the Rhododendron Species Botanical Garden located at 2525 S 336th Street (King County Assessor 2020). However, a review of historic aerials and garden history indicated it was constructed in 1974, the year the Rhododendron Species Foundation (RSF) collection, started in Eugene, Oregon in 1964, was moved to this location (NETROnline 2020; Rhododendron Species Botanical Garden 2020). The Rhododendron Species Botanical Garden was evaluated separately as a potential designed historic landscape. The one-story greenhouse sits on a gravel foundation, has a metal structural system, is clad in plexiglass, and is topped by a front-gabled plexiglass roof. Vents are located on the east elevation, and there are no visible windows. Though not visible, the entrance is likely on the west façade. The north, south, and west elevations are not visible from the public areas of the botanical garden.



## Historic Property Report

Resource Name: Rhododendron Species Botanical  
Garden, Greenhouse

Property ID: 722328

### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

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Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

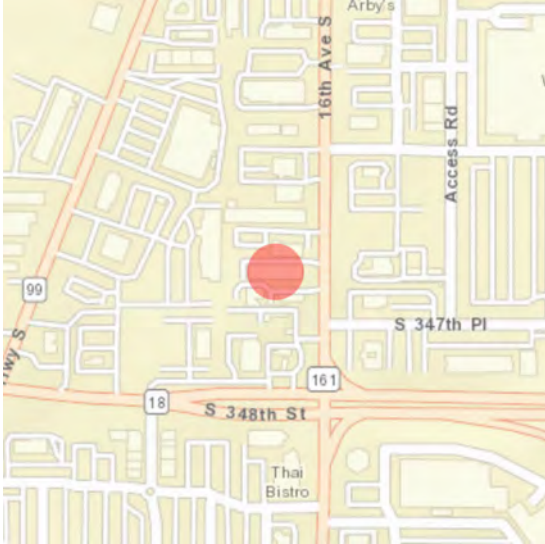


# Historic Property Report

Historic Name: Commercial Building: Carstar

Property ID: 731866

## Location



**Address:** 34627 16th Ave S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E20, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1980	<input type="checkbox"/>

### Historic Use:

Category	Subcategory

### Historic Context:

**Category**

Architecture

### Architect/Engineer:

Category	Name or Company

### Thematics:

### Local Registers and Districts

Name	Date Listed	Notes

## Project History



# Historic Property Report

Historic Name: Commercial Building: Carstar

Property ID: 731866

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<b>Project Number, Organization, Project Name</b>	<b>Resource Inventory</b>	<b>SHPO Determination</b>	<b>SHPO Determined By, Determined Date</b>
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

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# Historic Property Report

Historic Name: Commercial Building: Carstar

Property ID: 731866

## Photos



34627 16th Avenue S, view southwest.jpg



34627 16th Avenue S, view northwest.jpg



# Historic Property Report

Historic Name: Commercial Building: Carstar

Property ID: 731866

## Inventory Details - 10/9/2023

**Common name:** Commercial building: Carstar

**Date recorded:** 10/9/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Plan	Rectangle
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Fiber Cement Board
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion





## Historic Property Report

Historic Name: Commercial Building: Carstar

Property ID: 731866

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### Significance narrative:

#### Integrity

From its period of construction (1980), the building at 34627 16th Avenue S retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, workmanship, or feeling, due to alterations including recladding with incompatible materials and incompatible window replacement. It retains integrity of association, as it continues to serve a commercial, auto-related use.

#### Evaluation

Signage identifies the commercial business at 34627 16th Avenue S as “Complete Collision Carstar.” Carstar is a chain of auto body service providers. The building was constructed in 1980 alongside additional commercial development.

The building serves as a workspace for automobile repair and is one of many commercial businesses in Federal Way. It does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is a modest commercial building with few distinctive features apart from its form, which incorporates space for auto repair. It does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 34627 16th Avenue S not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the King County Assessor, the commercial building at 34627 16th Avenue S was constructed in 1980 (King County Assessor 2023). The building is a single-story tall, rectangular in plan, and faces east toward 16th Avenue S. The building sits on a poured-concrete foundation, is clad in cement board, and is topped by a shallow-gable, standing-seam metal roof with no eaves. Concrete block is visible on the building's south end wall.

The building's main facade includes a storefront with ribbons of large metal windows that wrap the northeast corner between posts partially clad in stone veneer. A glazed pedestrian entrance door is located on the north elevation. Walls are clad in lapped cement boards, and a projecting fabric awning is located over the storefront. A shallow concrete planter box is located along the facade. Above the storefront are three pairs of vinyl-frame sliding windows. The building's south elevation is a solid end wall of concrete block. The building's north wall includes a garage bay with overhead garage door and corrugated metal cladding, along with additional garage bays near the rear (northwest).



## Historic Property Report

Historic Name: Commercial Building: Carstar

Property ID: 731866

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

2023 eReal Property Database. Electronic document,

<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

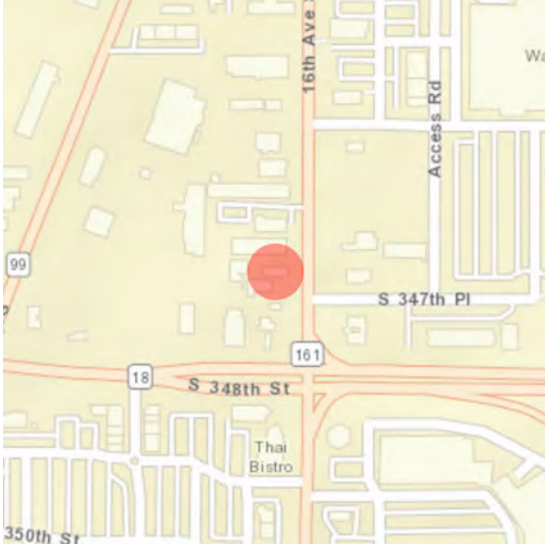


# Historic Property Report

Resource Name: Commercial Building

Property ID: 721773

## Location



**Address:** 34703 16th Ave S, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 8897000090  
**Geographic Areas:** King County, T21R04E20, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Commercial Building

Property ID: 721773

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	4/17/2020	Survey/Inventory	

## Photos



34703 16th Ave S, view southwest



34703 16th Ave S, view northwest



# Historic Property Report

Resource Name: Commercial Building

Property ID: 721773

## Inventory Details - 4/17/2020

**Common name:**

**Date recorded:** 4/17/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Metal - Corrugated
Roof Type	Gable - Front
Roof Material	Metal
Plan	Rectangle
Form Type	Commercial - One-Part Block
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Commercial Building

Property ID: 721773

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**Significance narrative:**

**Integrity**

From its period of construction (1974), the commercial building and outbuilding at 34703 16th Avenue S retain integrity of location, setting, feeling, and association, although alterations, including window replacement and altered fenestration, have diminished the primary building's integrity of design, materials, and workmanship.

**Evaluation**

The commercial buildings at 34703 16th Avenue S were constructed in 1974. They do not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The buildings are common prefabricated metal warehouses, utilitarian in style, with no architectural significance (Criterion C). They do not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the buildings were constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the commercial building and associated warehouse at 34703 16th Avenue S are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

Built in 1974, the commercial building at 34703 16th Avenue S fronts north (King County Assessor 2020). The one-story building sits on a poured-concrete foundation, is clad in ribbed metal panels, and is topped by a front-gabled metal roof with a shallow peak. Full-height, metal-framed storefront windows appear in banks of three in altered fenestration on the east elevation and on the north facade where the main entrance consists of a commercial glass door flanked by full-height windows. Five garage bays are located on the north facade west of a chain-link property gate. A secondary detached warehouse building sits west of the main building. It is one-and-one-half stories tall, sits on a poured-concrete foundation, is clad in corrugated metal, and is topped by a front-gabled metal roof.





## Historic Property Report

Resource Name: Commercial Building

Property ID: 721773

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

# Historic Property Report

Historic Name: Denny's Restaurant

Property ID: 731955

## Location



**Address:** 34726 16th Ave S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E21, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1978	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Restaurant
Commerce/Trade	Commerce/Trade - Restaurant

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Denny's Restaurant

Property ID: 731955

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Denny's Restaurant

Property ID: 731955

## Photos



34726 16th Avenue S, view east.



34726 16th Avenue S, view southwest.



# Historic Property Report

Historic Name: Denny's Restaurant

Property ID: 731955

## Inventory Details - 10/17/2023

**Common name:** Denny's Restaurant

**Date recorded:** 10/17/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Cladding	Wood - T 1-11
Roof Type	Gable
Roof Material	Clay Tile
Structural System	Masonry - Concrete Block
Plan	Square

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Shed

## Surveyor Opinion

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



## Historic Property Report

Historic Name: Denny's Restaurant

Property ID: 731955

### Significance narrative:

#### Integrity

From its period of construction (1978), the restaurant at 34726 16th Avenue S retains integrity of location, setting, design, materials, workmanship, feeling, and association, as no alterations are evident. The building's massing, parking lots, and roofline are evident on historic aerials from 1980 (NETROnline 2023).

#### Evaluation

Denny's began as Danny's Donuts in California in 1953 and changed its name to Denny's Coffee Shops in 1959. In the 1960s, new restaurants were designed with a distinctive "boomerang roof" (a deep projecting corner or an off-center gable) by Armet & Davis, a firm that became known for distinctive coffee shop design prior to 1970 (Los Angeles Conservancy 2023; RoadsideArchitecture 2023). By 1981, Denny's, which grew internationally, opened its 1,000th restaurant location (Denny's 2023).

The Denny's at 34726 16th Avenue S serves as a family dining restaurant in Federal Way. Although associated with the expansion of a California chain in Washington, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The Denny's at 34726 16th Avenue S possesses an eye-catching roofline, a feature of some roadside architecture, although it does not match the iconic boomerang shape or the zigzag roofline that characterized earlier examples of Denny's restaurants, which are often representative of mid-century roadside design. The most dramatic examples of roadside architecture, sometimes referred to as "Googie," were characterized by dramatic neon signage, molded or futuristic shapes, and outsized elements designed to catch the eye of motorists traveling at highway speeds.

By the late 1970s, architectural styles were evolving. In residential, commercial, and religious design in western Washington, the Shed style became popular in response to innovative designs out of California, like the Sea Ranch community (1965), where complexes included numerous sloping rooflines facing different directions, incorporating natural materials and tall windows under their deeply sloping rooflines (DAHP 2024).

While the Denny's restaurant from 1978 is a relatively modest example of Shed style, the building does possess the distinctive characteristics of its type, evident in its dramatic split gable. Due to its high level of integrity, seen in its massing, siding, and materials, the building does represent its period and method of construction. Research did not reveal the architect of the building, but the building does not appear to represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its significance as an example of the Shed style, as well as its high level of integrity, Historical Research Associates, Inc., recommends the Denny's restaurant at 34726 16th Avenue S eligible for listing in the National Register of Historic Places under Criterion C: architecture. Its period of significance dates to its construction in 1978, and the boundaries of the eligible resource are defined by its current and historic tax lot.



# Historic Property Report

Historic Name: Denny's Restaurant

Property ID: 731955

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**Physical description:**

According to the King County Assessor, the Denny's Restaurant at 34726 16th Avenue S was constructed in 1978 (King County Assessor 2023). The building is a single-story tall, square in plan, and faces west toward 16th Avenue S. It is surrounded on all sides by paved parking. The building sits on a poured-concrete foundation, is constructed of concrete block, is partially clad in T1-11, and is topped by an unusual split-gable terra cotta tile roof with a central panel of terra cotta tile over its central entry.

The building's entry projects and includes a screen of vertical boards topped by transoms in front of a vestibule with glazed pedestrian entry doors on both the north and south sides. The entry is flanked by walls with metal-frame windows between concrete-block projecting posts or end walls. The roof includes signage for "Denny's." Corners are ornamented with applied boards. The secondary north elevation includes symmetrical panels of three metal windows between projecting posts or end walls with a single central window between them. The building's rear (east) elevation includes some windows along the dining room (north half), as well as central and southern projections of concrete block with pedestrian kitchen doors. The south elevation includes screened systems and windows near the southwest corner, but no fenestration on the east half.

**Bibliography:**

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Denny's

2023 Our History. Electronic document, <https://www.dennys.com/company>, accessed January 23, 2023.

Department of Archaeology and Historic Preservation (DAHP)

2024 Architectural Style Guide: Shed (1965-1980). Electronic document, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/shed>, accessed April 25, 2024.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Los Angeles Conservancy

2023 Armet & Davis. Electronic document, <https://www.laconservancy.org/architects/armet-davis>, accessed January 23, 2023.

NETROnline

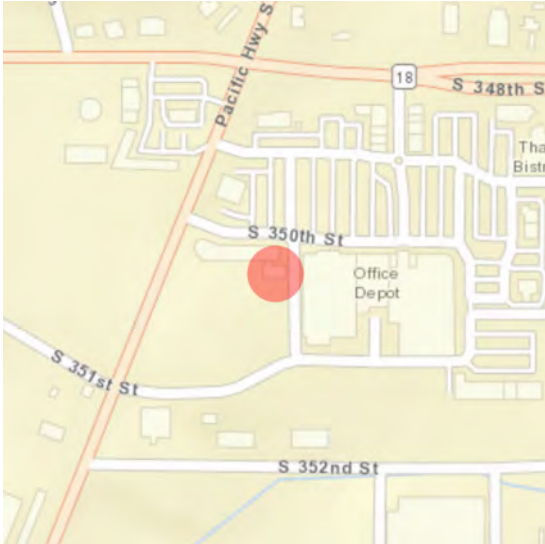
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

RoadsideArchitecture.com

2023 Denny's. Electronic document, <https://www.roadarch.com/eateries/dennys.html>, accessed January 23, 2023.



## Location



**Address:** 35000 Pacific Hwy S, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 2021049162  
**Geographic Areas:** POVERTY BAY Quadrangle, T21R04E20, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Warehouse

Property ID: 721373

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

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## Photos



35000 Pacific Highway S



35000 Pacific Highway S



35000 Pacific Highway S



# Historic Property Report

Resource Name: Warehouse

Property ID: 721373

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Cladding	Metal - Corrugated
Roof Type	Gable - Front
Roof Material	Metal - Corrugated
Plan	Rectangle
Foundation	Concrete - Poured
Form Type	Utilitarian
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Warehouse

Property ID: 721373

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**Significance narrative:**

**Integrity**

From its period of construction (1974), the warehouse and outbuildings at 35000 Pacific Highway S retain integrity of location and setting, although alterations, including recladding and window replacement, have diminished the primary building's integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The warehouse building at 35000 Pacific Highway S was constructed in 1974. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A).

Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a common prefabricated metal warehouse with no architectural significance (Criterion C). The building is utilitarian, with no historic-period features, and does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the warehouse and outbuildings at 35000 Pacific Highway S are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the warehouse at 35000 Pacific Highway S was constructed in 1974 (King County Assessor 2020). The one-story, rectangular warehouse faces west toward Pacific Highway S. Much of the building is obscured by a privacy fence. The building is a prefabricated metal warehouse with a front-gabled asphalt roof. The building features vinyl-framed windows and metal cladding. On the north side of the building is a second-story wood deck. There is a metal, shed-roofed outbuilding south of the warehouse, as well as a concrete pavilion with shed roof south of that. The remainder of the property contains trucks and construction equipment. There is a tall privacy fence along the east side of the property, and a concrete block wall with chain-link fence on the south side of the property.



## Historic Property Report

Resource Name: Warehouse

Property ID: 721373

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

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Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

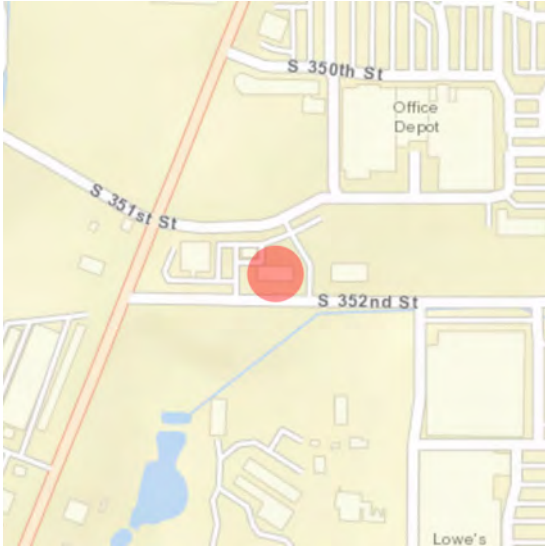


# Historic Property Report

Historic Name: Midwest Pacific Transport, Inc.

Property ID: 731960

## Location



**Address:** 1351 S 351st St, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E20, King County, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1977	<input checked="" type="checkbox"/>
Addition	2015	<input type="checkbox"/>
Addition	2019	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Road-Related (vehicular)
Transportation	Transportation - Road-Related (vehicular)

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Midwest Pacific Transport, Inc.

Property ID: 731960

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Midwest Pacific Transport, Inc.

Property ID: 731960

## Photos



1351 S 351st Street, view south.



1351 S 351st Street, view east.



# Historic Property Report

Historic Name: Midwest Pacific Transport, Inc.

Property ID: 731960

## Inventory Details - 10/17/2023

**Common name:** King County Fire District Number 29

**Date recorded:** 10/17/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Structural System	Masonry - Poured Concrete
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Form Type	Utilitarian
Cladding	Concrete
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Midwest Pacific Transport, Inc.

Property ID: 731960

### Significance narrative:

#### Integrity

From its period of construction (1977), the building at 1351 S 351st Street retains integrity of location, as it remains on its original parcel. The building was acquired from a private owner by the City of Federal Way in 2015, significantly enlarged, altered by the addition of materials like new windows, and paired with a larger building to the west, constructed in 2019 for King County Fire District Number 39 (King County Assessor 2023). The original garage does not retain integrity of setting, design, materials, workmanship, feeling, or association.

#### Evaluation

The garage at 1351 S 351st Street, was constructed in 1977 on previously undeveloped land. The property was in the possession of Midwest Pacific Transport, Inc., a firm transporting building materials, by 1981 (Office of the Federal Register 1981). Today, the building serves King County Fire District Number 29 as part of a larger complex of built resources constructed in 2019.

The garage is one of many commercial buildings constructed in Federal Way in the 1970s, but it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is utilitarian in character, has been altered by a change of use, and does not possess the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and irretrievable loss of integrity, Historical Research Associates, Inc., recommends 1351 S 351st Street not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the King County Assessor, the garage at 1351 S 351st Street was constructed in 1977 (King County Assessor 2023). In 2019, the building was altered by the addition of a large garage bay. A large office building was added to the west (King County Assessor 2023). Today, the garage is the oldest building in a complex used by South King Fire & Rescue for maintenance and logistics. The building sits on a poured-concrete foundation, is constructed of poured concrete, and is topped by flat, built-up roofs.

The building's main facade faces north toward paved parking. It includes a wing of four garage bays with partially glazed overhead garage doors. The added bay, located east of the original mass, is an oversized garage bay with an overhead garage door and three aluminum-frame windows, likely awning windows. The secondary west elevation includes three sliding windows and a sign reading "fleet maintenance." The secondary east elevation includes a block of four single-light windows in the central bay. The north and south bays include projecting sunshades supported by large brackets. The building's south elevation, which faces S 352nd Street, includes three single-light windows in the addition but no other fenestration.



## Historic Property Report

Historic Name: Midwest Pacific Transport, Inc.

Property ID: 731960

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

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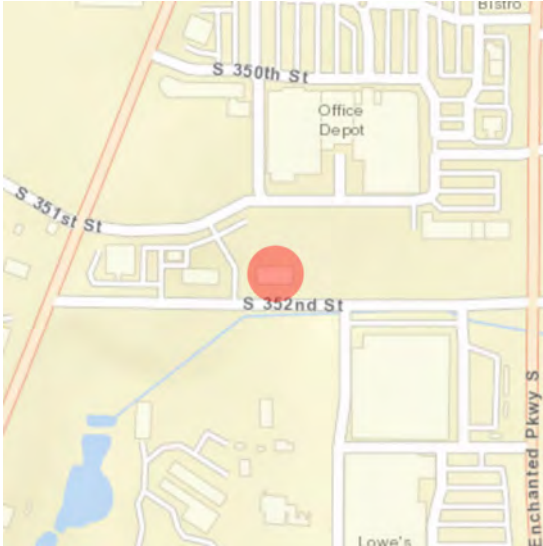


# Historic Property Report

Resource Name: Industrial complex

Property ID: 721041

## Location



**Address:** 1393 S 351st St, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E20, POVERTY BAY Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input checked="" type="checkbox"/>
Built Date	1961	<input checked="" type="checkbox"/>
Built Date	1979	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Industry/Processing/Extraction	
Industry/Processing/Extraction	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Industrial complex

Property ID: 721041

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

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## Photos



1393 S 351st Street, view northwest.jpg



1393 S 351st Street, King County Assessor, 2015, view south.



1393 S 351st Street, view north.jpg



King County Assessor's photo, 1393 S 351st Street, 2015, view west.jpg



# Historic Property Report

Resource Name: Industrial complex

Property ID: 721041

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## Inventory Details - 1/31/2020

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**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Plan	Rectangle
Roof Type	Flat with Eaves
Cladding	Concrete - Poured
Form Type	Utilitarian
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Structural System	Masonry - Precast Concrete

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**Styles:**

Period	Style Details
Modern Movement	Modern

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Industrial complex

Property ID: 721041

### Significance narrative:

#### Integrity

From its period of construction, the industrial complex at 1393 S 351st Street appears to retain integrity of location, setting, design, materials, and workmanship, although changes in ownership have diminished its integrity of feeling and association.

#### Evaluation

The industrial complex at 1393 S 351st Street was constructed between 1960 and 1979 for Doug Clerget, founder of American Concrete. The concrete plant was one of many successful, local businesses--including Sound Bank, a locally owned state bank, and Evergreen Truck Stop, a complex with gas station, motel, restaurant, and truck repair--founded by Clerget. Clerget and his wife were active community members known for helping to found hospitals and other public amenities for the Federal Way community. In 2000, the Federal Way News named the couple "Citizens of the Century" for their philanthropic contributions (Hobbs 2012). While the Clergets were civic-minded community members, research, including a review of historic maps and local histories, did not reveal that the former concrete plant itself, constructed late in the historic period, was associated with specific events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal that the concrete plant was associated with the important works of the Clerget family, who were best known for their civic actions. As significance under Criterion B is generally reserved for the resource most closely associated with the life and work of a significant individual, the former concrete plant, which is no longer associated with the Clerget family, is not recommended eligible for its association with the lives of significant persons (Criterion B). The complex is utilitarian in character and is not likely to qualify for listing in the National Register of Historic Places (NRHP) for its architectural or engineering character (Criterion C). The complex does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential district). Finally, the complex was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc. recommends that the industrial complex at 1393 S 351st Street is not eligible for listing in the NRHP under any criteria.

### Physical description:

According to the King County Assessor, this industrial complex at 1393 S 351st Street, including a building with associated yard and machinery, was constructed beginning in 1960, with additional buildings added in 1961 and 1979 (King County Assessor 2020). The complex faces generally south toward S 352nd Street, although a second entrance is located off a private drive to the north (S 351st Street). The single building on the parcel is constructed of concrete, is rectangular in plan, topped by a flat roof, and includes two pedestrian doors below six vinyl- or metal-framed windows near the roofline on the south-facing elevation. Aerials show that the north elevation includes a bank of garage bays. The east and west elevations include vents but no other visible fenestration. Additionally, the parcel includes a gravel yard for storing aggregate and machinery, including mixers, conveyors and silos, all typical features of a cement or concrete plant. Known formerly as American Concrete, the plant has been owned since the 1990s by other entities, and since 2015 by the City of Federal Way (King County Assessor 2020).



## Historic Property Report

Resource Name: Industrial complex

Property ID: 721041

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

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2012 "Remembering a pioneer: Doug Clerget shaped Federal Way," Federal Way Mirror, January 12. Electronic document, <https://www.federalwaymirror.com/news/remembering-a-pioneer-doug-clerget-shaped-federal-way/>, accessed January 15, 2020.

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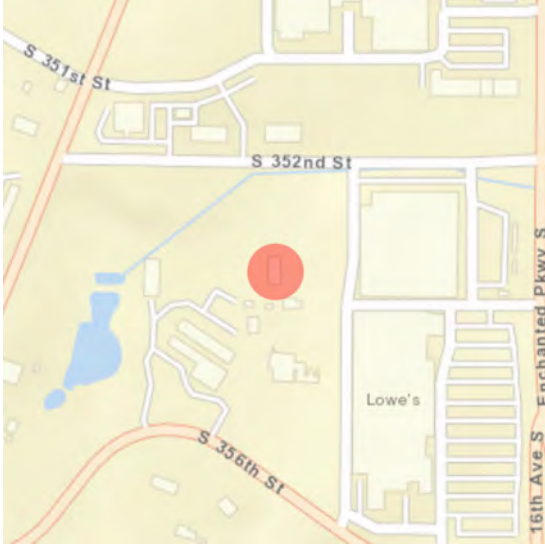
Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Historic Name: Commercial Building: DBM Contractors Property ID: 731971

## Location



**Address:** 1200 S 356th St, Federal Way, Washington, 98003  
**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1980	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial Building: DBM Contractors      Property ID: 731971

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

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## Historic Property Report

Historic Name: Commercial Building: DBM Contractors Property ID: 731971

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### Photos



1200 S 356th Street, view northeast.



1200 S 356th Street, view northwest.





# Historic Property Report

Historic Name: Commercial Building: DBM Contractors Property ID: 731971

## Inventory Details - 10/18/2023

**Common name:** DBM Contractors  
**Date recorded:** 10/18/2023  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable
Roof Material	Metal - Corrugated
Cladding	Metal
Structural System	Metal - Steel
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



# Historic Property Report

Historic Name: Commercial Building: DBM Contractors Property ID: 731971

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**Significance narrative:**

**Integrity**

From its period of construction (1980), the warehouse at 1200 S 356th Street retains integrity of location and setting, as it remains on its original parcel surrounded by construction related storage. The building does not retain integrity of design, materials, or workmanship, as it has been altered by a shed-roofed addition on its north elevation (constructed between 1990 and 1998) and a canopy on its east elevation (constructed between 1990 and 1998) (NETROnline 2023).

**Evaluation**

The warehouse at 1200 S 356th Street was constructed in 1980 on previously undeveloped land (NETROnline 2023). It is used by DBM Contractors, Inc., a construction services company founded in 1949 (DBM Contractors 2023).

The building serves one of many commercial operations in Federal Way, but it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is utilitarian in character, has been altered by additions, and does not possess the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 1200 S 356th Street not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, there are two buildings constructed in 1980 on the parcel addressed as 1200 S 356th Street (King County Assessor 2023). However, this appears to be in error, as only one appears on historic aerials from 1980 (NETROnline 2023). The building is prefabricated steel and located far from the roadway on a deep lot used by DBM Contractors, Inc., for truck and materials storage. It is minimally visible from the public right-of-way. Other structures evident during survey appear to date from ca. 1990 to 2006 and include metal-clad warehouses, all of which are a single-story tall with gabled metal roofs and few other architectural features (NETROnline 2023). Due to their young age, they were not recorded.

The 1980 warehouse is a rectangular warehouse, constructed on a poured-concrete foundation. It is clad in ribbed metal panels and topped by a gabled, corrugated metal roof. The building is oriented north-south with a shed-roofed addition on the north elevation. It includes large sliding metal doors on tracks on both its east and west elevations. The east elevation also includes windows of an unknown material on the southeast corner. Also on the east elevation, a corrugated metal canopy has been installed, supported by four metal lattice posts, which shelters workspace below.



## Historic Property Report

Historic Name: Commercial Building: DBM Contractors Property ID: 731971

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### **Bibliography:**

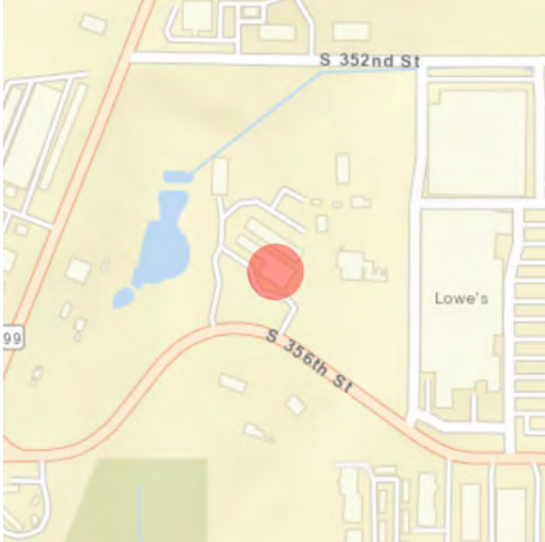
Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

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<https://cl.linkedin.com/company/dbm-contractors-inc.>, accessed January 19, 2023.

King County Assessor  
2023 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document,  
<https://www.historicaerials.com>, accessed January 27, 2023.

## Location



**Address:** 1220 S 356TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2921049049  
**Plat/Block/Lot:** W 1/4 OF NE 1/4 OF NE 1/4 LY NLYOF CO RD LESS NW 1  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E29, King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1963	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Southern Building

Property ID: 339500

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E	7/2/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	6/22/2020	Survey/Inventory	

## Photos



1220 S 356th Street, southern building (foreground), view north



1220 S 356th Street, courtesy of DBM Office, undated, view north



1220 S 356th Street, southern building (foreground), view northwest



# Historic Property Report

Resource Name: Southern Building

Property ID: 339500

## Inventory Details - 7/2/2011

**Common name:**

**Date recorded:** 7/2/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2921049049

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 1220 S 356th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1963 and is a professional building. Also according to the county assessor, the structure was remodeled in 1975. The 1-story building has a commercial form.





# Historic Property Report

Resource Name: Southern Building

Property ID: 339500

## Inventory Details - 6/22/2020

**Common name:**

**Date recorded:** 6/22/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick
Cladding	Concrete - Precast
Structural System	Masonry - Concrete Block
Plan	L-Shape

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion



## Historic Property Report

Resource Name: Southern Building

Property ID: 339500

### Significance narrative:

#### Integrity

From its period of construction (1963), the southern building at 1220 S 356th Street retains integrity of location and setting, as it remains a commercial building on its original parcel. Alterations, including replaced windows and doors, an added clerestory, and altered fenestration, have diminished its integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

The southern building at 1220 S 356th Street was constructed in 1963. It is unclear who originally constructed the building; however, DBM Contractors, Inc. has occupied this building and the building north of it since 1981 (DBM Contractors, Inc. 2020). The building does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest commercial building with few remaining character-defining features from the historic period. Even its massing has been heavily altered (Criterion C). The building does not embody the distinctive characteristics of a type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc. recommends that the southern building at 1220 S 356th Street is not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the King County Assessor, the southern building of two commercial buildings at S 356th Street was constructed in 1963 (King County Assessor 2020). It faces south toward 356th Street. The L-shaped, single-story building sits on a poured-concrete foundation, is clad in brick veneer and precast concrete panels, and is topped by a hip roof clad in asphalt shingles. The building's southwest facade features a centrally located main entrance towards the southern half of the facade. The main entrance consists of double glass doors, which were recently replaced. The secondary entrance on the north half of the main facade consists of a single metal door. Windows are vinyl clad and in altered fenestration. A clerestory was added to the southeastern half of the building ca. 1995. The northeast and northwest elevations are not visible from the public right-of-way.



## Historic Property Report

Resource Name: Southern Building

Property ID: 339500

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### Bibliography:

DBM Contractors, Inc. 2020. DBM History. Electronic document, <http://www.dbmcontractors.com/history.html>, accessed June 25, 2020.

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

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Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

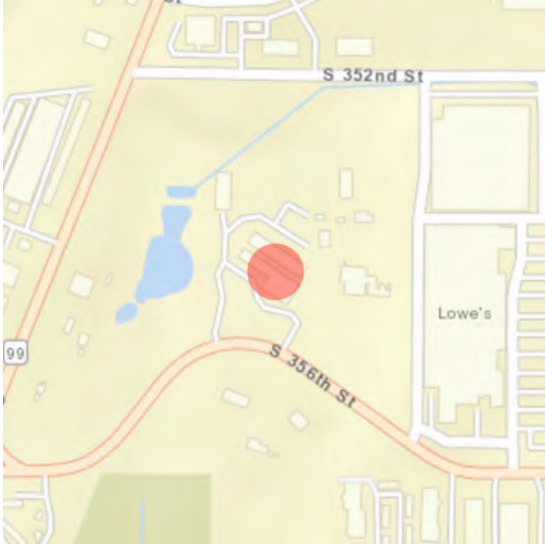


# Historic Property Report

Resource Name: Northern Building

Property ID: 722330

## Location



**Address:** 1220 S 356th St, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 2921049049  
**Geographic Areas:** T21R04E29, King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Northern Building

Property ID: 722330

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/22/2020	Survey/Inventory	

## Photos



1220 S 356th Street, northern building (background), view north.JPG



1220 S 356th St, Northern Building, courtesy of DBM Contractors, Inc., undated view north



1220 S 356th Street, northern building (background), view northeast



# Historic Property Report

Resource Name: Northern Building

Property ID: 722330

## Inventory Details - 6/22/2020

**Common name:**

**Date recorded:** 6/22/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Concrete - Precast
Form Type	Commercial
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Structural System	Masonry - Concrete Block
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion





# Historic Property Report

Resource Name: Northern Building

Property ID: 722330

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**Significance narrative:****Integrity**

From its period of construction (1969), the northern building at 1220 S 356th Street retains integrity of location, setting, feeling, and association as it remains a commercial building on its original parcel. Alterations, including replaced windows and altered fenestration, have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The northern building at 1220 S 356th Street was constructed in 1969. It is unclear who originally constructed the building; however, DBM Contractors, Inc. has occupied this building and the building south of it since 1981 (DBM Contractors, Inc. 2020). The building does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest commercial building with few character-defining features from the historic period (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc recommends that the northern building at 1220 S 356th Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the northern building of two commercial buildings at S 356th Street was constructed in 1969 (King County Assessor 2020). The rectangular, two-story building sits on a poured-concrete foundation, is clad in precast concrete panels separated into bays, and is topped by a hipped roof clad in asphalt shingles. The building's main entrance is not visible from the right-of-way (ROW) but is likely on the southwest façade facing the southern building. Windows are aluminum clad and some are paired. The northeast and northwest elevations are not visible from the public ROW.



## Historic Property Report

Resource Name: Northern Building

Property ID: 722330

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### Bibliography:

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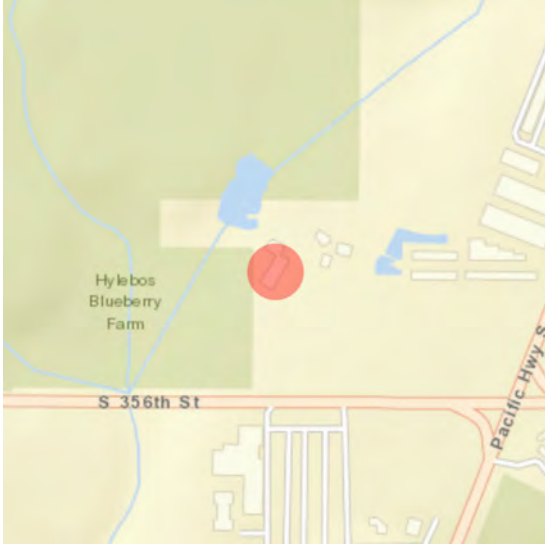


# Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

## Location



**Address:** 726 S 356th St, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1929	<input checked="" type="checkbox"/>
Addition	1950	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Social	Social - Meeting Hall
Social	Social - Meeting Hall

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



726 S 356th Street, view northwest.



1953 photo of the Brooklake Community Center, courtesy of the Historical Society of Federal Way.jpg



726 S 356th Street, outbuilding, view northwest.



726 S 356th Street, view southwest.



726 S 356th Street, view northeast.



726 S 356th Street, view north.





# Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

## Inventory Details - 10/18/2023

**Common name:** Hanwoori Mission Church

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Structural System	Wood - Log
Cladding	Wood
Cladding	Wood - Vertical Boards
Cladding	Wood - Shiplap
Cladding	Wood - Board & Batten
Cladding	Stucco
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Form Type	Utilitarian

### Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Swiss Chalet Revival

## Surveyor Opinion

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

**Significance narrative:** Integrity

From its date of construction (ca. 1929), the Brooklake Community Center at 726 S 356th Street retains integrity of location and setting, as it remains on its original parcel and retains its relationship to the lake and undeveloped lands nearby. While the original mass retains integrity of design, materials, and workmanship, a large addition, constructed beginning in 1947 and attached to a secondary elevation of the primary building in 1950, has diminished its integrity of design, materials, and workmanship. The addition, used as a large meeting hall, is old enough to have gained significance in its own right, although it was constructed in an incompatible style and has been re clad with incompatible materials, diminishing its integrity and the integrity of the original building. Window and siding replacement on the hall addition, as well as alterations to the primary building, including the loss of the original roof material, the addition of a stair and balcony, and the loss of brackets on the primary facade, have diminished the



## Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

building's integrity of design, materials, and workmanship. The community center does retain integrity of feeling and association as, until recently, it continued to serve as a public meeting place. While its integrity has been impacted by revisions and additions, the main building's form, its rustic natural materials, and its decorative elements continue to convey significance.

### Evaluation

The history of Brooklake Community Center is well-documented and is the subject of a 2017 monograph by Dick Caster for the Historical Society of Federal Way (Caster 2017).

The Brooklake Community Center location in Section 29 of Township 21 North, Range 4 East, was part of a land grant to the Northern Pacific Railway, which sold it to private entities around 1870. The location changed hands and eventually equaled approximately 20 acres. Mabel and Jahiel Vaughn acquired 5 acres in 1928, and this became the site of the community center building. The surrounding land, including a lake to the rear of the community center, became a recreational getaway for a group of Tacoma sportsmen who built a cabin and brought their hunting dogs for the weekends (Caster 2017). Although the exact date of construction for the extant community center building is unknown, historians believe the Vaughns hired two French-Swiss immigrant carpenters in the 1920s to construct the community center building in the style of mountain chalets. The building was first used as the Wagon Wheel Inn in the 1930s, during the Prohibition Era, under manager R. K. Ruffo. The site was known as a "gambling den." The Wagon Wheel evolved into Rickey's (or Ricky's) Club, which operated as a tavern or speak-easy until it was shut down as a public nuisance in 1939. In 1943, the location was acquired by the founders of the Brooklake Community Center, property owners who intended to lease the property to social clubs, including what became known as the Brooklake Community Club. The community center rented out its building to members and non-members and it became a social hub for the surrounding community. Frequent users included the Harding Improvement Club (later the active, philanthropic group known as the Brooklake Women's Club), the Northlake Club, the Riding Club, and King County, which used the building as a polling place. The community center hosted popular annual fairs, 4-H club events, community potlucks, private celebrations, and dances, many of them hosted by the Brooklake Women's Club, which operated here into the late twentieth century. However, by the 1970s, the popularity of these events was waning. In 1981, the property was leased to the Federal Way Community Center Association, formed from other social clubs, including members of the Lion's Club and Kiwanis. In 1984, 12 acres of the original holding were transferred to the State of Washington for use as a park, and the remaining 5 acres were transferred to the Federal Way Community Center Association. The site continued to be a gathering place, providing services for those in poverty, as well as other users. In 1989, the Federal Way Veteran's Center opened at this location. The building was briefly shut down in the 1990s due to electrical and plumbing issues, and in 2014, the Federal Way City Council voted to acquire the Brooklake Community Center, and then gifted the center to the Federal Way Community Association. In the twenty-first century, the building was leased to the Hanwoori Mission Church (Caster 2017).

The building's history is dense and multilayered, well documented in a monograph by the Historical Society of Federal Way. The building does appear, based on its age and pattern of use as an entertainment venue, a community clubhouse, and the site of local fairs, dances, and other community events, to have specific and important associations with events that made a significant contribution to the broad patterns of local history, namely in the area of Entertainment and Recreation. This location became an important





## Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

gathering place in a small, rural, unincorporated south King County community with few public events venues, providing valuable space for planning community-based activities and fostering social bonds that would strengthen and grow with time, which was particularly critical in the years before incorporation and extensive commercial development in Federal Way (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons, as the community center has always been associated with consortiums and groups of community members, rather than any single person with documented significance in a local, state, or national context (Criterion B). The original community center building, designed to mimic Swiss mountain chalets, does possess the distinctive characteristics of its type, found in the wood siding, wood windows, decorative brackets, and massing of the primary building, exclusive of the hall addition. However, a series of alterations have diminished the building's original character. The building does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

The outbuilding on site, constructed at a later date and heavily altered, does not possess significance under any criteria.

In spite of its diminished integrity, and exclusive of the incompatible hall addition and an outbuilding that has since been altered, the original community center building continues to convey its significant associations with community events and recreation as it maintains its form and, through its size and massing, conveys its nearly one-hundred-year history first as an inn and speakeasy, and then as a hub for public gatherings (fairs, dances, public votes) and as a home for civic organizations like the Brooklake Women's Club, who met at the location and were philanthropic in their efforts. It provided an important gathering place to a small, rural, unincorporated community in south King County (Criterion A: Entertainment and Recreation). It also retains sufficient historic character to represent an early twentieth century Swiss chalet style clubhouse (Criterion C), with a period of significance dating to its construction, ca. 1929. While the 1950 addition has diminished the building's historic character, particularly on the secondary west elevation where it was attached, the remainder of the building retains so much of its original fabric, as evident in its wood construction, massing, wood windows, dormers, exterior stairs, and decorative brackets, that it continues to retain sufficient integrity to qualify for listing in the National Register of Historic Places under Criteria A and C. Historical Research Associates, Inc., assumes the eligible resource is bound by the footprint of the original community center building, exclusive of the hall addition and any associated outbuildings.

### Physical description:

According to the King County Assessor, the community center building at 726 S 356th Street (aka 850 S 356th Street, as per the King County Assessor) was constructed in 1934 (King County Assessor 2023). However, research indicates that this date is associated with an addition that has since been removed, and the original date of construction was likely 1929, although this date is also in question, as some documentation provides a date as early as 1920 (Caster 2017). Based on the best available evidence, HRA assumes a date of construction ca. 1929. The community center building was greatly enlarged by a hall constructed in two phases south of the primary mass between 1947 and 1953 and connected to the primary mass in 1950 (Caster 2017; NETROnline 2023). For the sake of



## Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

this assessment, the community center building, although constructed in multiple phases, is one building. It sits on a poured-concrete foundation, is of cedar construction, and is clad in a combination of rounded “log-slab cedar siding” on the primary mass (Caster 2017), vertical plank siding in the gables, plywood with battens on the addition, and shiplap on the dormers. The basement, partly visible on rear and side elevations, is covered in stucco or parging. The primary mass is topped by a gable roof of standing-seam metal with large decorative wood brackets, while the hall addition is topped by a gable roof with a flat projection over the east half, covered in asphalt shingles.

The primary mass’s facade includes a pedestrian entry door with shallow concrete stair flanked to the north by divided, wood-frame windows. The upper floor includes one-over-one and hopper windows, also wood frame. Across the facade, from north to south, is an exterior wood stair to a balcony at the upper floor. South of the facade, the hall addition includes a large, recessed entry with concrete ramp. Windows along the wide facade are a combination of vinyl frame with interior grids and one fixed, wood-frame window. A ramp and wood rail lead to a secondary projecting entry door, and a third entry door with wood stoop and rail is located at the elevation’s south end. The hall’s facade shelters under deep eaves.

The building’s north elevation includes a secondary entry door with wood stair and stoop under a projecting, standing-seam metal awning. A projecting storage bay with pedestrian door is located west of the entry. Three wood-frame, six-light windows are located along the first floor. A dormer with three wood-frame windows is centrally located on the upper floor. Windows are eight-over-one and wood frame. Where the building steps back at the northwest corner, an exterior door on the upper floor indicates a missing stair or balcony.

The building’s west elevation includes access to the basement level. A pedestrian door with central light and five single-light windows are located at the basement level; a ribbon of two-light windows, with the middle three topped by six-light transoms, is located on the main floor; and a ribbon of six-light casements is located on the upper floor. The transition to the upper floor is marked by projecting rafter tails and plank siding in the gable, where decorative wood brackets are visible. No other elevations retain these brackets. The west elevation of the adjacent hall is clad in plywood with battens and a skirt of horizontal wood siding at the foundation. Fenestration is minimal and includes vinyl-frame sliding windows with internal grids.

The primary building’s south elevation includes a pedestrian basement entry door and an exterior wood stair to a main floor door flanked to the east by three 12-light, wood-frame windows. A dormer includes three eight-over-one, wood-frame windows. The hall’s south elevation includes vertical siding over the foundation, plywood with battens, wood plank siding in the gable, and a single pedestrian door near the southeast corner.

A secondary building is located northeast of the community center building but is not documented in Assessor’s records. According to historians, the outbuilding was constructed ca. 1950, but has been greatly enlarged (Caster 2017). It is rectangular in plan, sits on a poured-concrete foundation, and is clad in lapped wood siding topped by board and batten and plywood. The building’s flat roof has been extended to create a shed roof with a projecting awning over a projection to the rear (east). It is not clear whether the shed roof may include covered clerestory windows on its east elevation. The building includes a pedestrian door and a three-light, wood-frame window on its south elevation, as well as an infilled window opening. All doors and windows are sealed. The



## Historic Property Report

Historic Name: Brooklake Community Center

Property ID: 731975

west elevation includes no fenestration. A privacy fence encases a yard east and north of the secondary building. It appears, from aerials, to include storage.

“Brook Lake” is located on the parcel, west of the lodge. At the time of survey, signage on the building and at the roadside advertised “Brooklake Community Center” and “Hanwoori Mission Church.”

### **Bibliography:**

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Caster, Dick  
2017 The Brooklake Community Center, prepared for Historical Society of Federal Way. Electronic document, <https://www.federalwayhistory.org/wp-content/uploads/2020/05/BrooklakeBooklet.pdf>, accessed July 31, 2023.

King County Assessor  
2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Service Station: Brooklake Arco

Property ID: 731972

## Location



**Address:** 35516 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input type="checkbox"/>
Built Date	1956	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Road-Related (vehicular)
Transportation	Transportation - Road-Related (vehicular)

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Service Station: Brooklake Arco

Property ID: 731972

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Service Station: Brooklake Arco

Property ID: 731972

## Photos



35516 Pacific Highway S, view northeast.



35516 Pacific Highway S, view southeast.



# Historic Property Report

Historic Name: Service Station: Brooklake Arco

Property ID: 731972

## Inventory Details - 10/18/2023

**Common name:** Used Tire Warehouse

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Structural System	Masonry - Concrete Block
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Form Type	Utilitarian
Cladding	Concrete - Block (cmu)
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion





## Historic Property Report

Historic Name: Service Station: Brooklake Arco

Property ID: 731972

### Significance narrative:

#### Integrity

From their period of construction (1951–1956), the office with adjacent auto garage at 35516 Pacific Highway S retain integrity of location, as they remain on their original parcel. The removal of the oldest building on site, the wood-frame equipment shed (1947), has diminished their integrity of setting. The covering or removal of original windows on the garage may have diminished the buildings' integrity of design, materials, and workmanship. The buildings retain integrity of feeling and association, as they continue to serve an auto-related maintenance and storage business.

#### Evaluation

The auto garage at 35516 Pacific Highway S was constructed between 1951 and 1956. It is currently serving the Used Tire Warehouse (aka Used Tire City). The building's form, an office (1951) paired with a two-bay garage (1956), suggests that the buildings have regularly been used for auto services, and a Seattle Times ad from 1977 links the address to a former service center known as "Brooklake Arco" (Seattle Times 1977). Arco, formed in 1966, was an oil company that managed numerous gas stations, but the garage at 35516 Pacific Highway S does not currently include gas pumps.

The building serves one of many commercial operations in Federal Way and is one example of the kinds of auto-related businesses that lined the stretch of Pacific Highway that connected Seattle to Tacoma in the 1920s. The business's development appears to be contemporaneous with adjacent development, which likely intensified as communities between Tacoma and Seattle grew in the post-war period (NETROnline2023). Because the Pacific Highway dates to the 1920s, this resource was a relatively late addition to the roadside and is not associated with its earliest phase of development. Its original use is not clear from its present form, but auto-related resources including service stations, gas stations, and convenience stores became almost ubiquitous in the mid and late-twentieth century. Research did not reveal that this example possessed important associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is utilitarian in character. Its form indicates an auto-related use (garage plus office), but the building does not possess the distinctive characteristics of a particular type, period, or method of construction, which might include, for instance, the eye-catching roadside features of the 1950s, including dramatic signage, aluminum, or large walls of windows. The building does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance, as well as a loss of integrity, Historical Research Associates, Inc., recommends 35516 Pacific Highway not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Service Station: Brooklake Arco

Property ID: 731972

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### Physical description:

According to the King County Assessor, the auto shop at 35516 Pacific Highway S is made up of three buildings, a wood-frame equipment shed constructed in 1947 (no longer extant), a warehouse/office constructed in 1951 (south), and a storage warehouse constructed in 1956 (north) (King County Assessor 2023). At the time of survey, only the office and a two-bay garage remained on the parcel, along with stored materials, including tires and storage containers. The two adjacent buildings are rectangular, face west, and are a single-story high. Both are constructed of concrete block with flat shed roofs with deep eaves on the western elevations.

The office's main facade includes a central bank of three tall, metal-frame windows flanked north and south by pedestrian doors. The southern door accesses the office, while the northern door includes signage for a restroom. A concrete pad provides a walkway along the facade, which shelters under a deep eave with fluorescent lights. The adjacent garage is also constructed of concrete block, includes two overhead garage doors, applied signage above the doors, and deep eaves with fluorescent lights. Secondary elevations show no additional fenestration, but a depression in the center of the garage's northern elevation clad in plywood may indicate former or covered windows.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
2023 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Seattle Times  
1977 One of the Pros on Our Team Can Make Sure Your Family Drives Safely. Ad. July 21.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731973

## Location



**Address:** 1215 S 356th St, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E29, King County, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1931	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731973

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Single-family residence

Property ID: 731973

## Photos



1215 S 356th Street, view south.



1215 S 356th Street, view south.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731973

## Inventory Details - 10/18/2023

**Common name:** Express Towing; Graham Real Ventures

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	T-Shape
Cladding	Wood - T 1-11
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle
Structural System	Wood - Platform Frame
Form Type	Single Dwelling - Gable Front and Wing

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731973

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### Significance narrative:

#### Integrity

From its period of construction (1931), the building at 1215 S 356th Street retains integrity of location, as it remains on its original parcel, although paving, additional construction, and a change to commercial use have diminished the building's integrity of setting. A large two-story addition, a secondary addition, the loss or alterations to doors and windows, a change in use, and additional construction have diminished the building's integrity of design, materials, workmanship, feeling, and association (NETROnline 2023).

#### Evaluation

The parcel's oldest building is a former single-family residence converted to a commercial use. The remainder of the parcel has been subject to additional construction and demolition. It is the former location of Express Towing and is today owned by Graham Real Ventures, a real estate firm (King County Assessor 2023). It appears that the building is presently vacant.

The building serves one of many commercial operations in Federal Way, but it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building has been heavily altered, and its original use has been obscured by additions and a change from residential to commercial use. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 1215 S 356th Street not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Single-family residence

Property ID: 731973

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### Physical description:

According to the King County Assessor, the parcel addressed as 1215 S 356th Street includes three buildings, an office building constructed in 1931, a prefabricated steel shed constructed in 1971 (removed between 2017 and 2019 according to historic aerials), and a storage shed constructed in 1982 (not recorded due to its young age) (King County Assessor 2023; NETROnline 2023). The only building that remains on the parcel from the historic period is the 1931 office building, addressed as 1215 S 356th Street, which is set far back on a large, paved parcel devoted to truck storage. The building has been heavily altered. At the time of survey, it was T-shaped in plan, with a one-story mass on the east end and a two-story mass on the west end added ca. 1982 (NETROnline 2023). The building sits on a poured-concrete foundation, is clad primarily in T1-11 siding, and is topped by front- and side-gabled asphalt shingle roofs with moderate eaves. All openings on visible elevations have been sealed, and it is not clear what may remain of original window and door materials.

The building's main facade faces east. The front-gabled entry includes a central entry door flanked by sealed windows. The elevation is minimally visible. East of the entry is a mobile building on skids, a narrow rectangular mass clad in narrow vertical boards with covered windows and doors facing north. It is topped by a flat roof with Mansard shingle eaves. It is not clear when this building was constructed, although additional structures were located at the primary building's east end until ca. 2017, according to aerial photos (NETROnline 2023). The primary building's north elevation includes an off-center entry door flanked east and west by sealed windows. North of the single-story mass is the two-story addition, which includes symmetrical windows on its first and second floors on both the north and west elevations.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
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NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document,  
<https://www.historicaerials.com>, accessed January 27, 2023.

## Location



**Address:** 35610 Enchanted Pkwy S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E28, POVERTY BAY Quadrangle, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Commercial building

Property ID: 721042

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

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## Photos



35610 Enchanted Parkway S, view southeast.jpg



35610 Enchanted Parkway S, view northeast



35610 Enchanted Parkway S, view east.jpg



# Historic Property Report

Resource Name: Commercial building

Property ID: 721042

## Inventory Details - 1/31/2020

**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Concrete - Block (cmu)
Plan	Rectangle
Roof Type	Flat with Parapet
Form Type	Utilitarian
Roof Material	Asphalt/Composition - Built Up
Structural System	Masonry - Concrete Block

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Commercial building

Property ID: 721042

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### Significance narrative:

#### Integrity

From its period of construction (1968), the building at 35610 Enchanted Parkway S retains integrity of location and setting, as it remains a commercial building on its original parcel. Alterations associated with a 2001 remodel, which appear to include a new use and new windows on the facade, have diminished its integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

According to the King County Assessor, the building at 35610 Enchanted Parkway S was originally a warehouse. It was renovated in 2001 and reused as a retail space (King County Assessor 2020). The building is not known, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building was constructed as a utilitarian warehouse and is not significant for its architectural character (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the warehouse was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc. recommends that the building at 35610 Enchanted Parkway S is not eligible for listing in the National Register of Historic Places (NRHP) under any criteria.

### Physical description:

According to the King County Assessor, the one-part commercial block at 35610 Enchanted Parkway S was constructed in 1968 (King County Assessor 2020). It faces west toward Enchanted Parkway. The rectangular, single-story building sits on a poured-concrete foundation, is constructed of concrete block, and is topped by a flat roof with parapet. The building's facade features three bays divided by pilasters that support a projecting metal awning. Each bay includes a large bank of multi-light metal windows, roughly the size of garage doors. The central bay includes an entry door paired with windows, as well as an additional bank of lights above the awning. The building's secondary south elevation includes additional secondary entries and two garage bays. The building's east and north elevations were not visible from the public right-of-way.



## Historic Property Report

Resource Name: Commercial building

Property ID: 721042

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

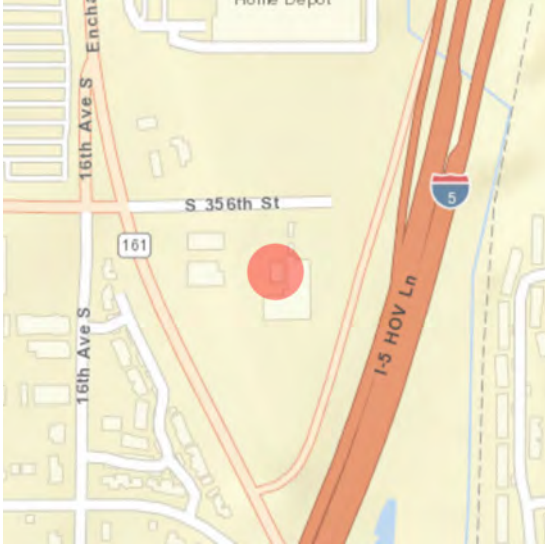
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



## Location



**Address:** 1741 S 356th St, Federal Way, Washington, 98003

**Geographic Areas:** POVERTY BAY Quadrangle, King County, T21R04E28

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1972	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Garage

Property ID: 721044

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

## Photos



1741 S 356th Street, King County Assessor, 2015, view southeast.jpg



1741 S 356th Street, King County Assessor, 2015, view east



1741 S 356th Street, view southeast.jpg



# Historic Property Report

Resource Name: Garage

Property ID: 721044

## Inventory Details - 1/31/2020

**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Cladding	Metal
Roof Type	Gable - Side
Roof Material	Metal
Plan	Rectangle
Form Type	Utilitarian
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Garage

Property ID: 721044

---

**Significance narrative:****Integrity**

From its period of construction (1972), the garage at 1741 S 356th Street retains integrity of location, setting, design, materials, workmanship, feeling, and association as it appears to be relatively intact.

**Evaluation**

The garage at 1741 S 356th Street was constructed in 1972 and is not, based on a review of historic maps and local histories, known to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building was constructed as a utilitarian garage of prefabricated metal panels and is not significant for its architectural character (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the garage was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc. recommends that the building at 1741 S 356th Street is not eligible for listing in the National Register of Historic Places (NRHP) under any criteria.

**Physical description:**

According to the King County Assessor, the building and storage yard at 1741 S 356th Street was constructed in 1972 (King County Assessor 2020). The building faces west toward Enchanted Parkway but is approached from the north via S 356th Street. The single-story, side-gabled garage sits on a poured-concrete foundation, is constructed of prefabricated metal panels, and is topped by a side-gabled roof with minimal eaves. The building's facade includes two garage bays and a pedestrian door. A shed-roofed addition is located off the north elevation. The building was difficult to see from the public right-of-way. Secondary elevations were not visible. Also on the parcel is a tall cell tower. While the King County Assessor does not provide any details regarding the tower's construction, it is presumed to be too young to qualify for evaluation.



## Historic Property Report

Resource Name: Garage

Property ID: 721044

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

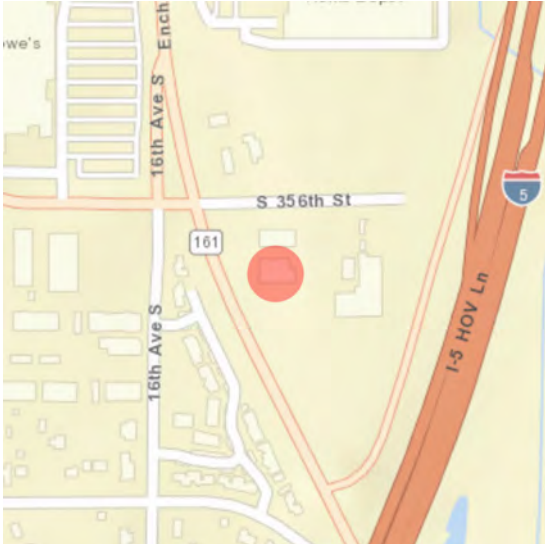
Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 35620 Enchanted Pkwy S, Federal Way, Washington, 98003

**Geographic Areas:** POVERTY BAY Quadrangle, T21R04E28, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1971	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company





# Historic Property Report

Resource Name: Commercial building

Property ID: 721043

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

## Photos



35620 Enchanted Parkway S, view southeast.jpg



35620 Enchanted Parkway S, view northeast



35620 Enchanted Parkway S, view east



# Historic Property Report

Resource Name: Commercial building

Property ID: 721043

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## Inventory Details - 1/31/2020

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**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Form Type	Utilitarian
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Concrete - Block (cmu)
Roof Type	Flat with Parapet
Structural System	Masonry - Concrete Block
Roof Material	Asphalt/Composition - Built Up

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

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## Historic Property Report

Resource Name: Commercial building

Property ID: 721043

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**Significance narrative:** Integrity

From its period of construction (1971), the warehouse at 35620 Enchanted Parkway S appears to retain integrity of location, setting, design, materials, workmanship, feeling, and association as it appears to be relatively intact.

Evaluation

The building at 35620 Enchanted Parkway S was constructed in 1971 and is not known, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building was constructed as a utilitarian warehouse and is not significant for its architectural character (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the warehouse was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc. recommends that the building at 35620 Enchanted Parkway S is not eligible for listing in the National Register of Historic Places (NRHP) under any criteria.

**Physical description:** According to the King County Assessor, the commercial block at 35620 Enchanted Parkway S was constructed in 1971 (King County Assessor 2020). The building is a large, square concrete-block warehouse building that faces west toward Enchanted Parkway S. The building sits on a poured-concrete foundation, includes painted concrete block on the facade, and is clad in ribbed metal panels on side elevations. It is topped by a flat roof with parapet. The facade includes a large overhead garage door south of a simple metal-framed entry under an awning including signage for Blackstone's Collision. Side elevations include garage bays.



## Historic Property Report

Resource Name: Commercial building

Property ID: 721043

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

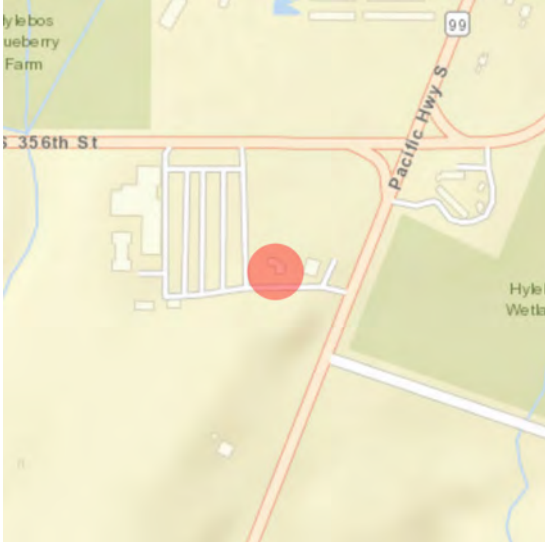


# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

## Location



**Address:** 35800 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2921049124  
**Plat/Block/Lot:** LOT 2 KC SHORT PLAT 674211 RECAF #7801240947 SD PL  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E29

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1955	<input type="checkbox"/>
Addition	1972	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	





## Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

### Photos



35800 Pacific Highway S, view east.



35800 Pacific Highway S, view east.



# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

## Inventory Details - 7/2/2011

**Common name:**

**Date recorded:** 7/2/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2921049124

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 35800 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1955 and is a professional building. Also according to the county assessor, the structure was remodeled in 1980. The 1-story building has a commercial form.



# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

## Inventory Details - 10/18/2023

**Common name:** Single-family residence; commercial office

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Fiber Cement Board
Cladding	Wood - T 1-11
Roof Type	Shed
Roof Material	Asphalt/Composition - Built Up
Plan	L-Shape
Structural System	Wood - Platform Frame
Form Type	Single Dwelling

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

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### Significance narrative:

#### Integrity

From its period of construction (1955), the building at 35800 Pacific Highway S retains integrity of location, as it remains on its original parcel. It does not retain integrity of setting, as its views of Pacific Highway have been obscured by the addition of a new building to the east. It does not retain integrity of design, materials, workmanship, feeling, or association, as it has been altered by the addition of incompatible materials including cement boards and changes to its original fenestration patterns, including the covering of windows. Additionally, its large portico and glazed entry is incompatible with its date of construction and was likely added to pair the building with 35717 Pacific Highway S, added to the east in 1972. Finally, both 35717 and 35800 Pacific Highway S have been altered by conversion to a new religious use and association with a complex to the west. However, county records suggest the building was recently acquired by an accounting firm, and it may now serve as independent commercial offices.

#### Evaluation

The building at 35800 Pacific Highway S was constructed in 1955 and likely served as an independent, single-family residence. It was then converted to an office use for the Brook Lake Community Church, which also used the 1972 building to the east. The parcels on which these two buildings sit back up to an approximately 9-acre parcel to the west, which includes the three primary buildings of the Brook Lake Community Church, constructed in 1989, as well as its large parking lot.

The building has served a church and Sunday school in Federal Way, but was converted in 2021 to offices for an accounting firm (King County 2023). It does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building has been heavily altered, particularly at the entry, which has obscured its original character. Additional construction and a change from residential to religious offices altered its associated patterns of use and site development. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 35800 Pacific Highway S not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 339491

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### Physical description:

According to the King County Assessor, the building at 35800 Pacific Highway S was constructed in 1955 (King County Assessor 2023). The building is set on a flag lot behind a building constructed in 1972 (35717 Pacific Highway S, recorded separately) and was minimally visible from the public right-of-way at the time of survey. The building is a single-story tall on the south end and two-stories tall on the north end. It sits on a poured-concrete foundation, is clad in a combination of cement boards and T1-11 (rear), and is topped by two built-up shed roofs. The building is L shaped in plan and faces east, with a garage to the rear (west).

The building's main facade includes a central entry on its single-story mass, glazed swinging doors with internal grids flanked north and south by rectangular windows. The entry shelters under an oversized, arched portico supported by square posts. North of the single-story mass, the building includes a one-over-one aluminum-frame window and a sliding window. Pictures from 2020 show that a wide window was once located below the sliding window, but it has since been sealed with siding. Secondary elevations were not visible, but online photos suggest that the rear elevations are clad in T1-11, include secondary pedestrian doors and fixed and sliding windows (CoStar Realty 2022).

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

CoStar Realty  
2020 Showcase: 35800 Pacific Hwy S – Office for Sale. Electronic document, <https://www.showcase.com/35800-pacific-hwy-s-federal-way-wa-98003/21582618/e.com>, accessed January 3, 2023.

King County Assessor  
2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 731976

## Location



**Address:** 35717 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1972	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 731976

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 731976

### Photos



35717 Pacific Highway S, view northeast.



35717 Pacific Highway S, view east.



# Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 731976

## Inventory Details - 10/18/2023

**Common name:** Professional Offices

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Fiber Cement Board
Roof Type	Hip
Roof Material	Metal - Standing Seam
Form Type	Single Dwelling
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 731976

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### Significance narrative:

#### Integrity

From its period of construction (1972), the building at 35717 Pacific Highway S retains integrity of location and setting, as it remains on its original parcel in association with the building to the west, 25800 Pacific Highway S. The building does not retain integrity of design, materials, workmanship, feeling, or association, as it has been altered by the addition of incompatible materials including cement board siding, vinyl-frame windows, and standing-seam metal roofing. Original fenestration patterns have been altered, as when the pedestrian door on the first floor was sealed and sided. Additionally, both 35717 and 35800 Pacific Highway S were altered by conversion to a new religious use and association with a complex to the west. However, county records suggest the building was recently acquired by an accounting firm, and it may now serve as independent commercial offices.

#### Evaluation

The building at 35717 Pacific Highway S was constructed in 1972 as offices. It was then used by the Brook Lake Community Church, which also used the 1955 building to the west. The parcels on which these two buildings sit back up to an approximately 9-acre parcel to the west, which includes the three primary buildings of the Brook Lake Community Church, constructed in 1989, as well as its large parking lot.

The building has served a church and Sunday school in Federal Way, but was converted in 2021 to offices for an accounting firm (King County 2023). It does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building has been heavily altered by the additional of replacement materials and no longer retains the character of a 1972 office building. Additionally, its association with the Brook Lake Community Church altered its associated patterns of use and site development. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 35717 Pacific Highway S not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Brook Lake Community Church

Property ID: 731976

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### Physical description:

According to the King County Assessor, the building at 35717 Pacific Highway S was constructed in 1972 (King County Assessor 2023). It joined a building at 25800 Pacific Highway S, recorded separately, with which it shares a parking lot and ownership. The building at 35717 Pacific Highway S is two-stories tall, rectangular in plan, and faces east toward Pacific Highway S. It sits on a poured-concrete foundation, is clad in cement boards, and is topped by a hipped standing-seam metal roof.

The building's facade includes a large central entry made up of double, glazed, swinging doors topped by a decorative fan light. Doors are flanked north and south by rectangular windows. The entry shelters under an oversized, arched portico supported by square posts. North of the entry is a single window and a former door that has been sealed and sided. On the upper floor are symmetrical fixed and sliding vinyl-frame windows. The secondary south elevation includes vinyl-frame rectangular windows on the first and second floors.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
2023 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

## Location



**Address:** 35935 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2921049020  
**Plat/Block/Lot:** POR OF S 1/2 OF SE 1/4 OF NW 1/4& OF S 1/2 OF SW 1  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E29

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1958	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

### Photos



35935 Pacific Highway S, courtesy of the King County Assessor.jpg



35935 Pacific Highway S, courtesy of the King County Assessor.





# Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

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## Inventory Details - 7/11/2011

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**Common name:**

**Date recorded:** 7/11/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2921049020

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 35935 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1958 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

## Inventory Details - 10/18/2023

**Common name:** Single-family residence

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Plan	Rectangle
Structural System	Wood - Platform Frame
Foundation	Concrete - Poured
Roof Type	Shed
Form Type	Single Dwelling
Roof Material	Asphalt/Composition
Cladding	Wood

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



# Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

**Significance narrative:** Resources at 35935 Pacific Highway S were not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

## Integrity

From its period of construction (1958), King County Assessor's records indicate that the building, which may retain integrity of location, setting, feeling, and association, has lost integrity of design, materials, and workmanship, due to re-siding and window and door replacement. Integrity cannot be assessed from publicly available data.

## Evaluation

According to the King County Assessor, the residence at 35935 Pacific Highway S is associated with a residential parcel to the west, outside the APE for the project (35929 Pacific Highway S). The buildings at 35929 and 35935 Pacific Highway S were acquired by new owners in 2018. Research revealed little about their previous owners or occupants, apart from a brief obituary that identified one former resident, Arlene Stigelmayer, a wife, mother and member of the Eagles Lodge in Buckley, who lived at this address at the time of her death in 1979 (Tacoma News Tribune 1979).

The building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of persons with documented significance within a local, state, or national context (Criterion B). From King County Assessor's photos, the building appears to be modest in plan, two-stories tall, with few character-defining features apart from its massing. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a desktop review, and due to a lack of significance and loss of integrity, as indicated by archival research, Historical Research Associates, Inc., recommends 35935 Pacific Highway S not eligible for listing in the National Register of Historic Places under any criteria, pending on-site survey and inventory.

**Physical description:** According to the King County Assessor, the parcel addressed as 35935 Pacific Highway S includes a single-family residence constructed in 1958 (King County Assessor 2023). The resource was not visible from the public right-of-way. Research indicates that the building is a two-story, shed-roofed residence with a shed-roofed projection off the north elevation. King County Assessor's records indicate that the building was re-sided and its windows and doors were replaced in 2019 (King County Assessor 2023).



## Historic Property Report

Historic Name: Stigelmayer residence

Property ID: 323879

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

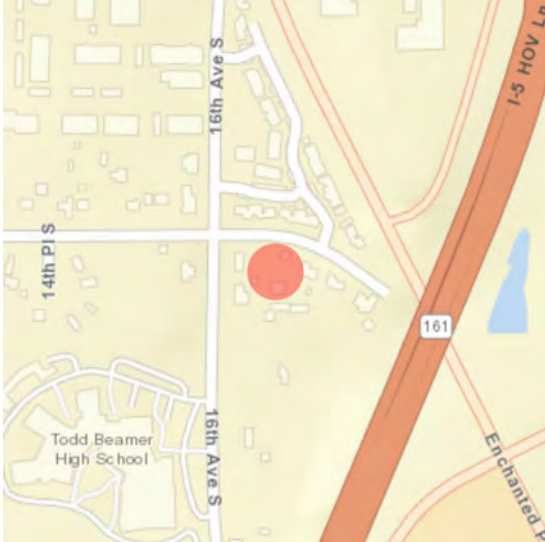
2023 eReal Property Database. Electronic document,

<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Tacoma News Tribune

1979 Obituary, Arle Stigelmayer, June 15.

## Location



**Address:** 1615 S 359TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2821049140  
**Plat/Block/Lot:** POR OF E 100 FT OF W 240 FT OF SW 1/4 OF SW 1/4 OF  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1957	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 308766

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/8/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



1615 S 359th Street



1615 S 359th Street, King County Assessor, 1957



1615 S 359th Street





# Historic Property Report

Resource Name: Residence

Property ID: 308766

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## Inventory Details - 7/8/2011

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**Common name:**

**Date recorded:** 7/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2821049140

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 1615 S 359th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1957 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 308766

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Gable - Side
Roof Material	Asphalt/Composition

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 308766

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**Significance narrative:****Integrity**

From its period of construction (1957), the residence at 1615 S 359th Street retains integrity of location and setting, although alterations, including recladding and window replacement, and the enclosure of a former carport and porch have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1615 S 359th Street was constructed in 1957. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a heavily altered Ranch house, featuring few character-defining features from the historic period (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 1615 S 359th Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 1615 S 359th Street was constructed in 1957 (King County Assessor 2020). The one-story, Ranch-style residence faces north toward S 359th Street and is mostly obscured by mature foliage on the north side of the property. It sits on a poured-concrete foundation, is clad in wood clapboard, and is topped by a side-gabled asphalt roof. The building's main facade features a small gable over the front entrance. There are vinyl-framed windows on all visible elevations. There is a detached two-bay garage clad in wood clapboard at the northeast corner of the property with a side-gabled asphalt roof.

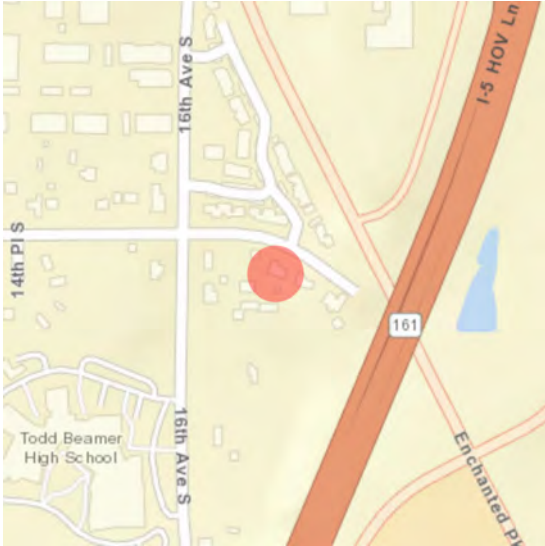


# Historic Property Report

Resource Name: Residence

Property ID: 321243

## Location



**Address:** 1625 S 359TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2821049134  
**Plat/Block/Lot:** BEG AT PT WH BEARS S 89-54-00 E 240 FT & N 00-17-2  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 321243

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**Thematics:**

**Local Registers and Districts**

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Name	Date Listed	Notes
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**Project History**

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/10/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

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# Historic Property Report

Resource Name: Residence

Property ID: 321243

## Photos



1625 S 359th Street



1625 S 359th Street



# Historic Property Report

Resource Name: Residence

Property ID: 321243

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## Inventory Details - 7/10/2011

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**Common name:**

**Date recorded:** 7/10/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2821049134

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 1625 S 359th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1959 and is a single family dwelling. The building has a single-family form with an attached garage.





# Historic Property Report

Resource Name: Residence

Property ID: 321243

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## Inventory Details - 3/4/2020

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**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	U-Shape
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Hip
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

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**Styles:**

Period	Style Details
Modern Movement	Modern

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## Surveyor Opinion

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# Historic Property Report

Resource Name: Residence

Property ID: 321243

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**Significance narrative:**

**Integrity**

From its period of construction (1959), the residence at 1625 S 359th Street retains integrity of location and setting, although alterations including recladding, window replacement, and altered fenestration have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1625 S 359th Street was constructed in 1959. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Preliminary research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring few features of the type, apart from its plan and wide eaves (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 1625 S 359th Street is not eligible for listing in the National Register of Historic Preservation under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 1625 S 359th Street was constructed in 1959 (King County Assessor 2020). The U-shaped, Ranch-style residence faces north toward S 359th Street and is a single story atop a daylight basement built into a hillside. It sits on a poured-concrete foundation, is clad in wood clapboard, and is topped by a hipped asphalt roof. The facade features an east-facing entry door on the west wing paired with a raised porch between the building's east and west wings. The attached garage is accessible from the front-facing elevation and is located on the east wing. There are vinyl-framed windows in altered fenestration, and the front door has been moved.



## Historic Property Report

Resource Name: Residence

Property ID: 321243

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

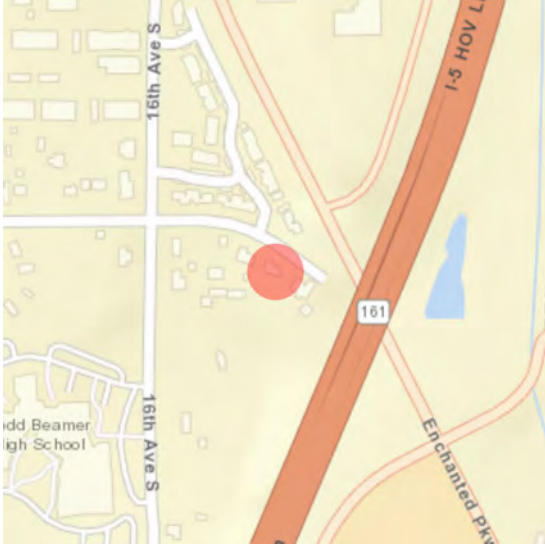
Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

# Historic Property Report

Resource Name: Residence

Property ID: 309890

## Location



**Address:** 1635 S 359TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2821049135  
**Plat/Block/Lot:** BEG AT PT WH BEARS S 89-54-00 E 440 FT & N 00-17-2  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 309890

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/8/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

## Photos



1635 S 359th Street, view south.



1635 S 359th Street, King County Assessor, 1959, view south.



1635 S 359th Street, façade detail, view south.



# Historic Property Report

Resource Name: Residence

Property ID: 309890

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## Inventory Details - 7/8/2011

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**Common name:**

**Date recorded:** 7/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2821049135

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 1635 S 359th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1959 and is a single family dwelling. The building has a single-family form with an attached garage.





# Historic Property Report

Resource Name: Residence

Property ID: 309890

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## Inventory Details - 1/31/2020

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**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	L-Shape
Foundation	Concrete - Poured
Cladding	Wood - Board & Batten
Cladding	Wood - Clapboard
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

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**Styles:**

Period	Style Details
Modern Movement	Modern

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Residence

Property ID: 309890

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**Significance narrative:****Integrity**

From its period of construction (1959), the residence at 1635 S 359th Street retains integrity of location, setting, feeling, and association, as it continues to fulfill its original role on its original parcel. However, alterations, including incompatible vinyl-framed replacement windows, have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The residence at 1635 S 359th Street was constructed in 1959 and, based on a review of historic maps and local histories, does not appear to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal that the residence held any association with the lives of significant persons (Criterion B). Due to the ubiquitous nature of Ranch houses of this type, only those with a significant number of original character-defining features and excellent integrity are likely to qualify for listing in the NRHP under Criterion C. This house does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential district). Finally, the house was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 1635 S 359th Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the single-family residence at 1635 S 359th Street was constructed in 1959 (King County Assessor 2020). The L-shaped, single-story building faces northeast toward S 359th Street. It sits on a poured-concrete foundation, is clad in vertical board-and-batten, and includes lapped boards in the gable above the attached garage. It is topped by a cross-gabled, asphalt roof. The facade features a central entry, flanked to the east by sliding vinyl-framed windows and to the west by a picture window and additional one-over-one vinyl-framed windows. Below these windows is an attached brick planter box. The house includes an internal brick chimney and a projecting gabled garage on the west end. Secondary elevations were not visible.



## Historic Property Report

Resource Name: Residence

Property ID: 309890

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

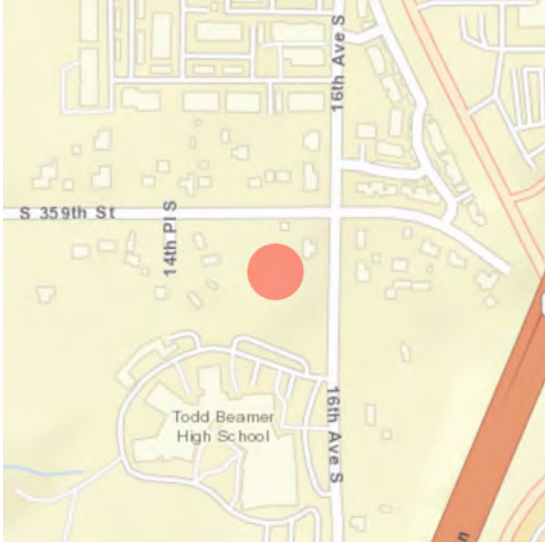
Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 35905 16TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2921049034  
**Plat/Block/Lot:** E 394 FT OF POR OF S 1/4 OF SE 1/4 OF NE 1/4 OF ST  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E29

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1918	<input type="checkbox"/>
Addition	1980	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Education	Education - School
Religion	Religion - Religious Facility
Education	Education - School
Religion	Religion - Religious Facility

### Historic Context:

Category
Architecture
Architecture



# Historic Property Report

Resource Name: Harding School

Property ID: 338722

## Architect/Engineer:

Category	Name or Company
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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E	7/2/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	4/17/2020	Survey/Inventory	

## Photos



35905 16th Ave S, view southwest



35905 16th Ave S, view northwest



35905 16th Ave S, view west



Harding School, 1978, Historical Society of Federal Way



# Historic Property Report

Resource Name: Harding School

Property ID: 338722

## Inventory Details - 7/2/2011

**Common name:**

**Date recorded:** 7/2/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2921049034

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame
Form Type	Church

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 35905 16th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1918 and is a religious facility. Also according to the county assessor, the structure was remodeled in 1950. The 1-story building has a church form.





# Historic Property Report

Resource Name: Harding School

Property ID: 338722

## Inventory Details - 4/17/2020

**Common name:**

**Date recorded:** 4/17/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	T-Shape
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Form Type	Church - No Steeple
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Colonial Revival

## Surveyor Opinion



## Historic Property Report

Resource Name: Harding School

Property ID: 338722

### Significance narrative:

#### Integrity

From its period of construction (1918), the church and functionally related well house (former school) at 35905 16th Avenue S retain integrity of location and setting, although alterations, including window replacement, porch additions, chimney removal, and several changes of use, have diminished the building's integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

The church building and outbuildings (former school) at 35905 16th Avenue S were constructed in 1918 as a schoolhouse and teacherage and named the Harding School in 1922. They are best understood under one context, but the former teacherage is evaluated separately. The school replaced the North Edgewood School, the first school in District 42, which had been erected in 1884. The Harding School was only open from 1920 to 1929, when the school district was reorganized. During the 1930s, the Works Progress Administration (WPA) used the school building as an office. The buildings were briefly used as the Harding School again in the early 1940s due to influx of military families moving to the area during World War II. After the war, the buildings were used as community buildings. From 1967 to 1975, the buildings were used as a private residence. Since 1975, the complex has been used as a church facility, and currently houses the Federal Way Baptist Church (Caster 2008:20–21). The primary building is significant as an educational and community building that has been serving the Federal Way area since 1918 (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an altered examples of a Colonial Revival schoolhouse from the early twentieth century (Criterion C). However due to alterations, the building has lost architectural integrity from the historic period. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

In spite of the complex's significance under Criterion A, the former schoolhouse, now a church building at 35905 16th Avenue S no longer retains sufficient integrity and is not eligible for listing in the NRHP under any criteria.

### Physical description:

According to the King County Assessor, the church and functionally related wellhouse (former school) at 35905 16th Avenue S were constructed in 1918 (King County Assessor 2020). The complex fronts east toward 16th Avenue S. The primary two-story, T-shaped building sits on a poured-concrete foundation with a basement, is clad in drop siding, and is topped by a cross-gabled asphalt roof. The main entrance on the east facade consists of double doors under a gabled portico. Flanking windows are vinyl framed in their original fenestration. Under each gable end on primary and secondary elevations are small Palladian style windows, also vinyl framed. The basement windows have been covered with plywood. A secondary entrance is elevated on the north elevation.

Two functionally related outbuildings sit west and northwest of the main building. The teacherage is evaluated separately. The outbuilding west of the church was originally a well house and remains a simple rectangular building. The well house is clad in drop siding, has an entry door at the southeast corner and single a vinyl-framed window, and is topped by a side-gabled asphalt roof.



## Historic Property Report

Resource Name: Harding School

Property ID: 338722

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### Bibliography:

Caster, Dick. 2008. Federal Way Area School History. Report prepared for the Historical Society of Federal Way, Pierce County, Washington. Electronic document, <http://www.federalwayhistory.org/pdf/FederalWayAreaSchoolHistoryMay282008.pdf>, accessed April 16, 2020.

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

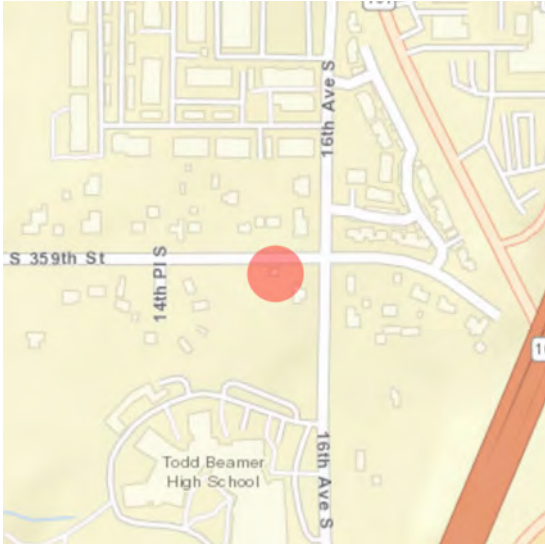
Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

# Historic Property Report

Resource Name: Harding School Teacherage

Property ID: 722118

## Location



**Address:** 35905 16th Ave S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1918	<input type="checkbox"/>
Remodel	1980	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Institutional Housing
Religion	Religion - Religious Facility
Domestic	Domestic - Institutional Housing
Religion	Religion - Religious Facility

### Historic Context:

Category
Architecture
Education
Religion



# Historic Property Report

Resource Name: Harding School Teacherage

Property ID: 722118

## Architect/Engineer:

Category	Name or Company
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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/5/2020	Survey/Inventory	

## Photos



35905 16th Avenue S, teacherage, view southwest.jpg



35905 16th Avenue S, teacherage, view west.jpg



# Historic Property Report

Resource Name: Harding School Teacherage

Property ID: 722118

## Inventory Details - 6/5/2020

**Common name:**

**Date recorded:** 6/5/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Form Type	Church - Central Steeple
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

**Styles:**

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Colonial Revival

## Surveyor Opinion





## Historic Property Report

Resource Name: Harding School Teacherage

Property ID: 722118

### Significance narrative:

#### Integrity

From its period of construction (1918), the chapel (former teacherage) at 35905 16th Avenue S retains integrity of location and setting, although alterations, including window replacement, a new steeple, and several changes of use, have diminished the building's integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

The chapel and associated buildings at 35905 16th Avenue S were constructed in 1918 as a teacherage and schoolhouse and named the Harding School in 1922. They are best understood under one context, but the former schoolhouse and well house are evaluated separately. The school replaced the North Edgewood School, the first school in District 42, which had been erected in 1884. The Harding School was only open from 1920 to 1929, when the school district was reorganized. During the 1930s, the Works Progress Administration (WPA) used the school building as an office. The buildings were briefly used as the Harding School again in the early 1940s due to influx of military families moving to the area during World War II. After the war, the buildings were used as community buildings. From 1967 to 1975, the buildings were used as a private residence. Since 1975, the complex has been used as a church facility, and currently houses the Federal Way Baptist Church (Caster 2008:20–21). The former teacherage is significant as an former school building and community building that has been serving the Federal Way area since 1918 (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an altered examples of a Colonial Revival teacherage from the early twentieth century (Criterion C). However due to alterations, particularly the addition of a steeple, the building has lost architectural integrity from the historic period. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

In spite of the complex's significance under Criterion A, the former teacherage, now a church building at 35905 16th Avenue S, no longer retains sufficient integrity and is not eligible for listing in the NRHP under any criteria.

### Physical description:

According to the King County Assessor, the chapel (former teacherage) at 35905 16th Avenue S were constructed in 1918 (King County Assessor 2020). Along with the school complex, the chapel fronts east toward 16th Avenue S. The single-story, rectangular building sits on a poured-concrete foundation, is clad in drop siding, and is topped by a front-gabled roof with added steeple above the central entry. The main entrance on the east facade consists of a projecting stoop under a projecting gable with replacement railing. The single door appears to be a replacement, based on its off-center installation, and flanking windows are a combination of multi-light and one-over-one windows, likely in altered fenestration. No windows are located on the visible north elevation. Freestanding signage has been added identifying the building.



## Historic Property Report

Resource Name: Harding School Teacherage

Property ID: 722118

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### Bibliography:

Caster, Dick. 2008. Federal Way Area School History. Report prepared for the Historical Society of Federal Way, Pierce County, Washington. Electronic document, <http://www.federalwayhistory.org/pdf/FederalWayAreaSchoolHistoryMay282008.pdf>, accessed April 16, 2020.

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

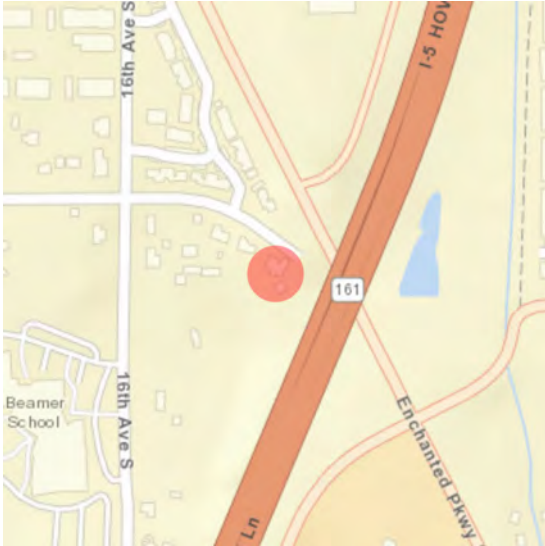


# Historic Property Report

Resource Name: Residence

Property ID: 307826

## Location



**Address:** 1649 S 359TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2821049132  
**Plat/Block/Lot:** POR OF SW 1/4 OF NW 1/4-BEG AT PT WH BEARS S 89-54  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 307826

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

## Photos



1649 S 359th Street, view south.



1649 S 359th Street, façade, view south.



1649 359th Street, King County Assessor, 1959, view south



# Historic Property Report

Resource Name: Residence

Property ID: 307826

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## Inventory Details - 7/7/2011

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**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2821049132

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 1649 S 359th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1959 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 307826

## Inventory Details - 1/31/2020

**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	U-Shape
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion





## Historic Property Report

Resource Name: Residence

Property ID: 307826

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**Significance narrative:****Integrity**

From its date of construction (1959), the residence at 1649 S 359th Street retains integrity of location and setting, although an addition and garage conversion, along with the use of incompatible materials including vinyl-framed windows, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1649 S 359th Street was constructed in 1959 and does not appear, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not reveal that the residence held any association with the lives of significant persons (Criterion B). Due to the ubiquitous nature of Ranch houses of this type, only those with a significant number of original character-defining features and excellent integrity are likely to qualify for listing in the National Register of Historic Places (NRHP) under Criterion C. This house does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the house was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on lack of significance and integrity, Historical Research Associates, Inc. (HRA) recommends that the residence at 1649 S 359th Street is not eligible for listing in the NRHP under any criteria.

**Physical description:**

According to the King County Assessor, the Modern single-family residence at 1649 S 359th Street was constructed in 1959 (King County Assessor 2020). The single-story building faces northeast toward S 359th Street and is separated from I-5 to the east by a planted barrier. The building has a U-shaped, Ranch house plan, sits on a poured-concrete foundation, is clad in bands of lapped boards below wood sheet, and is topped by a cross-gabled, asphalt-shingled roof. The building's facade features two gable-fronted projections, one of which is likely an addition. The building does not include an attached garage, suggesting that a former garage has since been converted to living space. A concrete pad is located between the two projections and provides access to the entry, which is flanked by vinyl-framed sliding windows on all visible elevations. Secondary elevations were not visible.



## Historic Property Report

Resource Name: Residence

Property ID: 307826

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

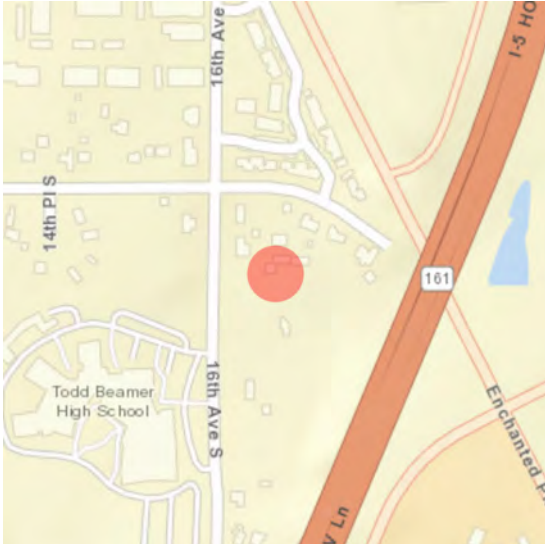
Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

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2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 35926 16TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2821049115  
**Plat/Block/Lot:** E 100 FT OF W 240 FT OF S 155.24 FT OF SW 1/4 OF N  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E28

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 399052

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



16th Avenue S



35296 16th Avenue S



35926 16th Avenue S



# Historic Property Report

Resource Name: Residence

Property ID: 399052

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2821049115

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 35926 16th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1959 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 399052

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion





## Historic Property Report

Resource Name: Residence

Property ID: 399052

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**Significance narrative:****Integrity**

From its period of construction (1959), the residence at 35926 16th Avenue S retains integrity of location and setting, although alterations, including recladding, window replacement, and altered fenestration, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 35926 16th Avenue S was constructed in 1959. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest post-World War II residence with minimal architectural character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 35926 16th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 35926 16th Avenue S was constructed in 1959 (King County Assessor 2020). The single-story, rectangular residence sits atop a daylight basement and faces south toward 16th Avenue S. It is built into a hillside. The building sits on a poured-concrete foundation, is clad in wood clapboard, and is topped by a side-gabled asphalt roof. On the south-facing facade is a large wood deck that doubly serves as the entry porch supported by braced wood posts. The facade includes an off-center entry flanked east and west by vinyl-framed windows in altered fenestration. The facade shelters under a deep eave supported by wood posts. There is a large, possibly detached, garage northeast of the main building that is minimally visible from the ROW. A small storage shed with T1-11 siding and a gabled asphalt roof is located directly west of the house.



## Historic Property Report

Resource Name: Residence

Property ID: 399052

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

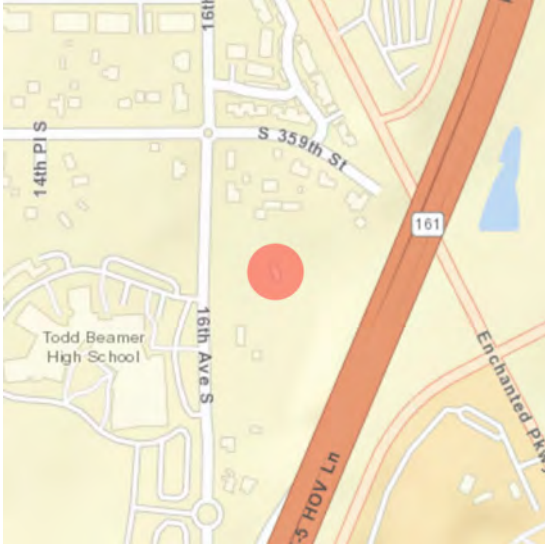


# Historic Property Report

Historic Name: Single-family residence

Property ID: 721374

## Location



**Address:** 36010 16th Ave S, Federal Way, Washington, 98003

**Tax No/Parcel No:** 2821049190

**Geographic Areas:** POVERTY BAY Quadrangle, T21R04E28, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1978	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 721374

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



36010 16th Avenue S, view northeast.



36010 16th Avenue S, view east.



36010 16th Avenue S, view east.



6 Parcel 2821049190 36010 16th Avenue S, view northeast.



6 Parcel 2821049190 36010 16th Avenue S, view east.





# Historic Property Report

Historic Name: Single-family residence

Property ID: 721374

## Inventory Details - 10/18/2023

**Common name:** Single-family residence

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Post & Pier
Roof Type	Flat with Eaves
Roof Material	Metal
Cladding	Metal - Aluminum Siding
Structural System	Wood - Prefabricated
Plan	Rectangle
Form Type	Single Dwelling Mobile Home – Single Wide

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 721374

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### Significance narrative:

#### Integrity

From its period of construction (1978), the mobile home at 36010 16th Avenue S retains integrity of location, setting, feeling, and association, as it remains on its original parcel and retains its original function. Window replacement has diminished its integrity of design, materials, and workmanship.

#### Evaluation

The mobile home at 36010 16th Avenue S, identified as a "Four Seasons single-wide" by the King County Assessor, was manufactured and installed at this location in 1978 (King County Assessor 2023). It sits on a large parcel and serves as a single-family residence.

Mobile homes on rural properties are common outside of established towns and cities and were generally used as single-family housing and sometimes as work trailers for management of the land. As noted by the National Trust for Historic Preservation, "especially during and after World War II, workers lived in mobile homes near otherwise unoccupied agricultural spaces and railroads... when the war ended, the country experienced a massive housing shortage, so more mobile homes sprung up. Much of the baby boomer generation's early years were spent in mobile homes, and the homes became increasingly popular in the 1960s and 70s" (Bear 2018).

Distinctive examples of mobile homes and mobile home parks can qualify for listing in the NRHP. However, this example does not appear to hold any significant associations with trends or events associated with rural life, the war, the post-war housing shortage, or land management. The building was installed late in the 1970s and does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). Mobile homes are manufactured homes generally mass produced and trucked to a location for installation. While this example has been located on this parcel since the 1970s, it does not appear to possess significant or distinctive features associated with mobile home design, which may include, for instance, elements of futuristic design. Additionally, although the building does possess some of the distinctive characteristics of its particular type, period, and method of construction, including its massing and aluminum siding, the loss of original windows and the addition of vinyl windows has diminished its ability to convey any significance. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity due to window loss, Historical Research Associates, Inc., recommends 36010 16th Avenue S not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Single-family residence

Property ID: 721374

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### Physical description:

According to the King County Assessor, the parcel addressed as 36010 16th Avenue S includes a mobile home installed in 1978 (King County Assessor 2023). Aerial photographs confirm that the building was installed at this location by 1980 (NETROnline 2023). The building is rectangular in plan, a single-story tall, and installed on a large residential parcel with a detached storage shed or other outbuilding to the rear. The building's foundation was not visible, but the building is clad in aluminum siding and topped by a flat roof.

The building's main facade includes a central projecting porch with stair and simple square railing under a projecting standing-seam metal roof. Flanking the primary entry are sliding vinyl-frame windows with inoperable shutters. One shallow aluminum-frame window, likely an awning window, is located at the top of the wall, suggesting windows may have been aluminum at the time of the building's construction.

To the rear of the parcel is a secondary building clad in T1-11 with a pedestrian door and large swinging doors. Minimally visible windows on the west- and south-facing elevations appear to be vinyl-frame sliding windows.

### Bibliography:

Bear, Carson

2018 Are Mobile Homes a Forgotten Historic Resource? National Trust for Historic Preservation. Electronic document, <https://savingplaces.org/stories/are-mobile-homes-a-forgotten-historic-resource>, accessed January 12, 2024.

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline

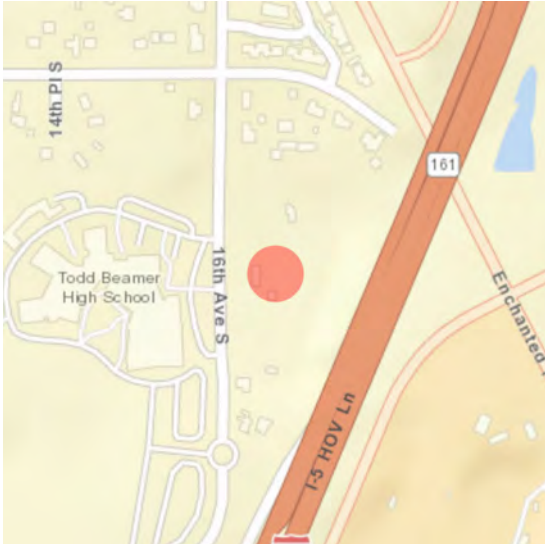
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

# Historic Property Report

Resource Name: Residence

Property ID: 392772

## Location



**Address:** 36028 16TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2821049107  
**Plat/Block/Lot:** LOT 2 KC SHORT PLAT NO 477045 RECORDING NO 7708030  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E28

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1956	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 392772

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00115, , Assessors Data Project: King County H	7/5/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



36028 16th Avenue S



36028 16th Avenue S, King County Assessor, 1957



36028 16th Avenue S



# Historic Property Report

Resource Name: Residence

Property ID: 392772

## Inventory Details - 7/5/2011

**Common name:**

**Date recorded:** 7/5/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2821049107

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36028 16th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1956 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 392772

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Vinyl Siding
Cladding	Concrete
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 392772

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**Significance narrative:**

**Integrity**

From its period of construction (1956), the residence and garage at 36028 16th Avenue S retain integrity of location and setting, although alterations, including a garage conversion, recladding, window replacement, and altered fenestration, have diminished the integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 36028 16th Avenue S was constructed in 1956. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a common post-World War II residence in a Ranch house plan with minimal architectural character apart from its massing (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and garage at 36028 16th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 36028 16th Avenue S was constructed in 1956 (King County Assessor 2020). The single-story, rectangular residence sits atop a daylight basement and faces west toward 16th Avenue S. It is built into a hillside. It sits on a poured-concrete foundation, is clad in vinyl siding and exposed concrete, and is topped by a side-gabled asphalt roof. The original garage at the northwest corner has been converted to living space, and the driveway has been moved south of the house. The off-center entrance is located on the main floor with direct access to the south side driveway. There are vinyl-framed windows in altered fenestration throughout and an exterior chimney on the south elevation. There is a large detached garage with T1-11 siding and a front-gabled asphalt roof southeast of the main building.





## Historic Property Report

Resource Name: Residence

Property ID: 392772

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

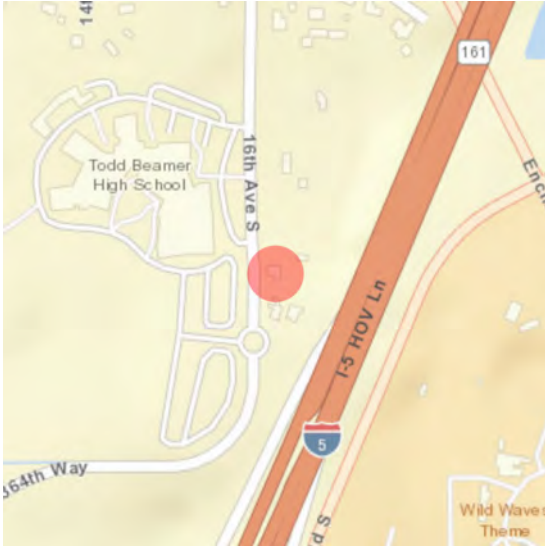
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 36200 16th Ave S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E28, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1977	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721045

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	1/31/2020	Survey/Inventory	

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## Photos



36200 16th Avenue S, view southeast.jpg



36200 16th Avenue S, view east



36200 16th Avenue S, view northeast.jpg



# Historic Property Report

Resource Name: Residence

Property ID: 721045

## Inventory Details - 1/31/2020

**Common name:**

**Date recorded:** 1/31/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Form Type	Single Dwelling - Ranch
Plan	Rectangle
Roof Type	Gable - Cross
Cladding	Metal
Foundation	Concrete - Poured
Roof Material	Metal
Structural System	Metal - Steel

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 721045

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**Significance narrative:****Integrity**

From its period of construction (1977), the manufactured home at 36200 16th Avenue S appears to retain integrity of location and setting, although alterations to its siding and an addition to the west have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The manufactured home at 36200 16th Avenue S was constructed by Fuqua Homes in 1977. Fuqua Homes was a modular home builder located in Bend, Oregon, and Missouri. The Bend, Oregon, operation closed in 2011 after the company suffered through the housing crisis and legal conflicts (CBN 2015). The home is not known, based on a review of historic maps and local histories, to have any association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building was prefabricated and then assembled onsite. It is not significant for its architectural character (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the home was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc. recommends that the home and associated outbuildings at 36200 16th Avenue S are not eligible for listing in the National Register of Historic Places (NRHP) under any criteria.

**Physical description:**

According to the King County Assessor, the resources at 36200 16th Avenue S include a "1977 Fuqua First Cabin 39/23 Double-Wide" (King County Assessor 2020). No other dates of construction are provided for additional resources, which include banks of solar panels and two prefabricated, metal-clad garage or warehouse buildings. The parcel sits between I-5 to the east and 16th Avenue S to the west. The home faces north, while the garages face south on a parcel surrounded by chain link fence. The manufactured home was minimally visible but appears to be a single-story, Ranch-style example with a wide facade, metal siding, and a peaked gable over the entry, which includes a grid of windows around a pedestrian door. Other windows on the facade appear to be one-over-one aluminum- or vinyl-framed windows. An open garage has been added to the west. Free-standing warehouse or garage buildings appear to be prefabricated, metal-clad, gabled buildings with garage bays. They are presumed to date to outside the historic period. The resources are minimally visible from the right-of-way.



## Historic Property Report

Resource Name: Residence

Property ID: 721045

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### Bibliography:

Cascade Business News. 2015. "New Life for Former Fuqua Homes Plant in Bend, Oregon. Murray Road Site Reinvented as Multi-Tenant Industrial Facility" April 21. Electronic document, <http://cascadibusnews.com/new-life-for-former-fuqua-homes-plant-in-bend-oregon-murray-road-site-reinvented-as-multi-tenant-industrial-facility/>, accessed January 15, 2021.

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.





# Historic Property Report

Historic Name: Single-family residence

Property ID: 396993

## Location



**Address:** 36530 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2921049024  
**Plat/Block/Lot:** POR S 1/2 OF SW 1/4 LY E OF STATE RD # 1 LESS POR  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E29, King County Certified Local Government

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1900	<input type="checkbox"/>

### Historic Use:

Category	Subcategory

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Historic Name: Single-family residence

Property ID: 396993

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Historic Property Report

Historic Name: Single-family residence

Property ID: 396993

### Photos



36530A Pacific Highway S A, courtesy of the King County Assessor.



Floorplan of 36530A Pacific Highway S A, courtesy of the King County Assessor.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 396993

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2921049024

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36530 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1900 and is a single family dwelling. Also according to the county assessor, the structure was remodeled in 1960. The building has a single-family form.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 396993

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## Inventory Details - 10/18/2023

**Common name:** K.C.J. Stables  
**Date recorded:** 10/18/2023  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

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## Detail Information

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### Surveyor Opinion

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

**Significance narrative:** Resources at 36530 Pacific Highway S were not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

#### Integrity

From its period of construction (1900 to 1978), the residence and associated barns and sheds at 36530A Pacific Highway S may retain integrity of location, although waves of construction and alteration likely diminished their integrity of setting, design, materials, workmanship, and feeling. Integrity cannot be fully assessed from publicly available data.

#### Evaluation

The parcel addressed as 36530A Pacific Highway S includes buildings and structures that date to 1900, according to the King County Assessor. In 1907, maps show the location as part of a larger land holding owned by John P. Gale (Anderson Map Co. 1907). Additional research would be required to confirm his identity, but local newspapers describe a John P. Gale who was an early gold miner in California, a blacksmith in Oregon, and a resident of Tacoma before his death in 1907. In later life, according to the Tacoma Daily Ledger, "... he became the owner of a 200-acre farm near the Indian School" (Tacoma Daily Ledger 1907).

While it is not clear from available data that the parcel has always been used to board horses, historic aerial photos show the parcel was a relatively remote, undeveloped parcel with a series of outbuildings since at least 1936 (NETROnline 2023).

Based on the age of extant resources, the historically rural nature of the property, as indicated by local histories, maps, and aerials, and the history of agricultural development in King County, one or more buildings or structures at this location may hold important associations with events that made a significant contribution to the broad patterns of local, state, or national history, likely in the area of agriculture (Criterion A). Although additional research is required, it is also possible that extant resources are associated with a person possessing documented significance within a local context,



## Historic Property Report

Historic Name: Single-family residence

Property ID: 396993

namely John P. Gale (Criterion B). From King County Assessor's photos and aerials, the primary building at this location appears to be an early farmhouse that has been greatly expanded. Additional onsite research would be required to confirm whether the building, along with barns and other outbuildings, possess the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, additional research would be required to determine whether the resources could answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a desktop review of available sources and without confirming integrity through onsite survey, Historical Research Associates, Inc., recommends 36530 Pacific Highway S be presumed eligible for listing in the National Register of Historic Places under a combination of Criteria A and B, pending survey and inventory, for the sake of project review. The period of significance for the resource is presumed to date to 1900, and the boundary of the eligible resources is presumed to be the current and historic tax parcel boundary.

### Physical description:

According to the King County Assessor, there are two parcels addressed as 36530 Pacific Highway S (King County Assessor 2023). This one includes a number of buildings and structures associated with a horse-boarding stable known as K.C.J. Stables. The buildings are located at a distance from the roadway, are screened from view by mature trees, and are not publicly accessible. Both parcels are owned by the same family (identified as "Culliton" in county records) (King County Assessor 2023). For the sake of this evaluation, they are known as 36530A Pacific Highway S and 36530B Pacific Highway S. 36530B Pacific Highway S was assessed separately.

Research indicates that the parcel includes numerous buildings constructed in 1980 or earlier. These include a residence constructed in 1900, two sheds from 1925, a barn from 1938, a barn and stables from 1944, as well as a carport from 1977. Additional built resources may also be present (King County Assessor 2023). Phases of development are evident in a comparison of historic aerial imagery (NETROnline 2023).

### Bibliography:

Anderson Map Co.  
1907 King County 1907, Township 21 North, Range 4 East. Electronic document, [historicmapworks.com](http://historicmapworks.com), accessed July 26, 2023.

King County Assessor  
2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Tacoma Daily Ledger  
1907 105 Nurses Pass State Quizzes, July 1.





# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3

Property ID: 731992

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** POVERTY BAY Quadrangle, King County Certified Local Government, King County, T21R04E29

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1944	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Recreation and Culture	Recreation and Culture - Outdoor Recreation
Recreation and Culture	Recreation and Culture - Outdoor Recreation

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3

Property ID: 731992

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3

Property ID: 731992

### Photos



36605 Pacific Highway, Classrooms 1, 2, and 3, view south.



36605 Pacific Highway, Classrooms 1, 2, and 3, view north.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3

Property ID: 731992

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School; Spring Valley Trout Farm

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Board & Batten
Cladding	Wood - T 1-11
Cladding	Brick
Structural System	Wood - Platform Frame
Plan	Irregular

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The building containing classrooms 1, 2, and 3 and its outbuilding are part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building containing classrooms 1, 2, and 3, plus its small associated outbuilding, are evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

The building containing classrooms 1, 2, and 3, constructed in 1944, retains integrity of location, as it remains on its original parcel. Some alterations to fenestration and replacement siding, likely associated with its conversion to an educational use and associated maintenance, have diminished its integrity of design, materials, and



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3      Property ID: 731992

workmanship. A change of use associated with the site's redevelopment as a school in the 1950s has diminished its integrity of setting, feeling, and association. However, the school has gained historic significance in its own right, and the building containing classrooms 1, 2, and 3 and its outbuilding retain sufficient integrity of setting, design, materials, workmanship, feeling, and association from 1960, the year the Spring Valley School accepted its first students, to convey their significance.

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends "...through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3      Property ID: 731992

teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).

As quoted by historian Dick Caster, Madeleine Justus said, "the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses—sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, and its classrooms, are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As the primary classrooms associated with the Spring Valley School, the building including Classrooms 1, 2, and 3 is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, while the building and its outbuilding do not retain integrity from their dates of construction, visible alterations are associated with the school and its use and do not detract from the resources' ability to convey significance under Criterion A.

Campus Number 1 and the building including Classrooms 1, 2, and 3 are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3      Property ID: 731992

(Montessori Academy at Spring Valley 2023). The school and its primary classrooms are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).

Campus Number 1 and the building including Classrooms 1, 2, and 3 retain distinctive characteristics of their particular type, period, and method of construction, namely that of a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on hands-on, nature-based, experiential learning possible. The buildings known as classrooms 1, 2, and 3 are significant for their plan, which retains elements of its former use, wood windows, and decorative wood features like ornamental eaves. They do not represent the works of a master; or possess high artistic values; but they do represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and its classrooms 1, 2, and 3 were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on their significance under Criteria A, B, and C, Historical Research Associates, Inc., (HRA) recommends that the Spring Valley School's Classroom 1, 2, and 3 building and its outbuilding are individually eligible for listing in the National Register of Historic Places. Their period of significance dates from the school's founding in 1960 and runs through 2011, the year Madeleine Justus retired from teaching. While some alterations have diminished the buildings' integrity, they retain the character-defining features, including wood siding, windows, and decorative eaves, that convey their significance.

From its period of significance (1960-2011), the surrounding Spring Valley School retains an assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. While the building including classrooms 1, 2, and 3 and its outbuilding are individually eligible for listing, they are best understood within their context, as contributing resources to a potential historic district. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including wood windows, wood siding, and decorative eaves, along with landscape features like the extant creek and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C, and that that the building including Classrooms 1, 2, and 3 and its outbuilding are eligible both individually and as contributing resources to the potential historic district.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3      Property ID: 731992

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associated landscape features.

Classrooms 1, 2, and 3, constructed in 1944:

The primary building including classrooms 1, 2, and 3, faces northeast toward the primary school office. A play area with playground equipment is located to the east. The building is irregular in plan, constructed as a two-story, front-gabled building with single-story, side-gabled wings to the east and west. The building sits on a poured-concrete foundation, is clad primarily in wood board and batten, with some T1-11 and brick skirting, and is topped by an asphalt shingle roof. The north wing includes a recessed, covered porch with T1-11 and brick siding. It includes a pedestrian door and wood sliding windows. The central mass includes a wood Dutch door and a central nine-light, wood-frame window on the first floor and a hay loft door that has been partially filled by a three-part, vinyl-frame window on the second floor. The southern wing includes a Dutch door and additional fixed, wood-frame window. The building's south elevation includes board-and-batten siding and some brick skirting, wood-frame windows with divided lights, and a filled arched opening at the southeast corner. The rear elevation includes a chain-link enclosed outdoor classroom on post and pier foundation and a stair to a projecting addition off the second floor. The addition is clad in corrugated metal. Both the outdoor classroom and the addition are topped by corrugated roofing.

A small secondary building is located directly south of the building including Classrooms 1, 2, and 3 and is labeled "office." It was presumably constructed in 1944 with the classrooms. The small, single-story, rectangular building sits on a poured-concrete foundation, is clad in wood shiplap, and is topped by a side-gabled asphalt shingle roof with decorative wood eaves. The building includes a pedestrian wood door and wood casement window on its northeast elevation, a half-moon window on its southeast elevation, a metal sliding window topped by a half-moon transom on its southwest elevation, and no fenestration on its northwest elevation.





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 1, 2, and 3      Property ID: 731992

### Bibliography:

American Montessori Society

2024a History of the American Montessori Society. Electronic document, <https://amshq.org/About-AMS/History-of-AMS>, accessed January 15, 2024.

American Montessori Society

2024b History of Montessori. Electronic document, <https://amshq.org/About-Montessori/History-of-Montessori>, accessed January 15, 2024.

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King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

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2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024.

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4

Property ID: 731994

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E29, King County, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1944	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Recreation and Culture	Recreation and Culture - Outdoor Recreation
Recreation and Culture	Recreation and Culture - Outdoor Recreation

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4

Property ID: 731994

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4

Property ID: 731994

### Photos



36605 Pacific Highway, Classrooms 4, view south.



36605 Pacific Highway, Classrooms 4, view west.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4

Property ID: 731994

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Structural System	Wood - Platform Frame
Plan	Rectangle
Form Type	Utilitarian

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The building containing classroom 4 is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction (1944), Classroom 4 retains integrity of location, as it remains on its original parcel. It retains integrity of design, materials, and workmanship, as it remains relatively unaltered. A change of use associated with the site's redevelopment as a school in the 1950s has diminished its integrity of setting, feeling, and association. However, the school has gained historic significance in its own right, and the building retains sufficient integrity of setting, design, materials, workmanship, feeling, and association from 1960, the year the Spring Valley School accepted its first students, to convey its significance.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4      Property ID: 731994

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4      Property ID: 731994

took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses--sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, and Classroom 4, are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As one of the primary classrooms associated with the Spring Valley School, Classroom 4 is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and Classroom 4 are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school and its primary classrooms, including Classroom 4, are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).

Campus Number 1 and Classroom 4 retain distinctive characteristics of their particular type, period, and method of construction, namely that of a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4      Property ID: 731994

hands-on, nature-based, experiential learning possible. Classrooms, including Classroom 4, are significant for their simple plans, consistent Modern features, wood windows, and decorative wood features like ornamental eaves, features that are found on the oldest buildings remaining on campus. The building does not represent the works of a master; or possess high artistic values; but it does represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and Classroom 4 were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its significance under Criteria A, B, and C, Historical Research Associates, Inc., (HRA) recommends that the Spring Valley School's Classroom 4 building individually eligible for listing in the National Register of Historic Places. Its period of significance dates from the school's founding in 1960 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the Spring Valley School retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; and continues to serve its primary use; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including wood windows, wood siding, and decorative eaves, along with landscape features like the extant creek and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C and that Classroom 4 qualifies as a contributing resource to the eligible district.

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associated landscape features.

Classroom 4, constructed in 1944

The building containing classroom 4 is a single-story, side-gabled building facing northwest. The building is rectangular in plan, sits on a poured-concrete foundation, is clad in shiplap, and is topped by an asphalt shingle roof with decorative eaves. The building's facade features an off-center entry under a projecting portico with decorative eaves supported by turned wood posts. The entry is flanked to the south by two banks of four wood casement windows and to the north by one bank of four wood casement windows. Its southwest elevation includes wood and metal pedestrian doors and wood casement windows, along with a wood deck accessed by wood stairs under the roof's deep, projecting eave with visible rafter tails. Its southeast elevation includes additional wood casement windows and a projecting shed roof canopy supported by square posts over an outdoor classroom space. Playground equipment, including a small, rectangular wood play shed, is located in fenced play areas around the building.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 4      Property ID: 731994

### Bibliography:

American Montessori Society

2024a History of the American Montessori Society. Electronic document, <https://amshq.org/About-AMS/History-of-AMS>, accessed January 15, 2024.

American Montessori Society

2024b History of Montessori. Electronic document, <https://amshq.org/About-Montessori/History-of-Montessori>, accessed January 15, 2024.

Caster, Dick

2008 Federal Way Area School History, prepared for Historical Society of Federal Way. Electronic document, Microsoft Word - FederalWayAreaSchoolHistoryMay282008.doc (federalwayhistory.org), accessed July 27, 2023.

King County Assessor

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Montessori Academy at Spring Valley

2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5

Property ID: 731995

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Education	Education - School
Education	Education - School

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5

Property ID: 731995

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5

Property ID: 731995

### Photos



36605 Pacific Highway, Classrooms 5, view southwest.



36605 Pacific Highway, Classrooms 5, view east.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5

Property ID: 731995

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	Rectangle
Roof Type	Gable - Front
Foundation	Concrete - Poured
Cladding	Wood - Shiplap
Roof Material	Asphalt/Composition - Shingle
Structural System	Wood - Platform Frame
Form Type	Utilitarian

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The building containing classroom 5 is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction (1969), Classroom 5 retains integrity of location and setting, as it remains on its original parcel. It retains integrity of design, materials, workmanship, feeling, and association, as it remains relatively unchanged and continues to serve its original function.

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location, a former farm and



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5      Property ID: 731995

commercial fishing pond, in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5      Property ID: 731995

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses-sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, and Classroom 5 are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As one of the primary classrooms associated with the Spring Valley School, Classroom 5 is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and Classroom 5 are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school and its primary classrooms, including Classroom 5, are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).

Campus Number 1 and Classroom 5 retain distinctive characteristics of their particular type, period, and method of construction, namely that of a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on hands-on, nature-based, experiential learning possible. Classrooms, including Classroom 5, are significant for their simple plans, consistent Modern features, wood windows, and wood features like ornamental eaves, character-defining features found on the oldest buildings on campus. Classroom 5 does not represent the works of a master; or possess



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5      Property ID: 731995

high artistic values; but it does represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and Classroom 5 were built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its significance under Criteria A, B, and C, Historical Research Associates, Inc., (HRA) recommends that the Spring Valley School's Classroom 5 building individually eligible for listing in the National Register of Historic Places. Its period of significance dates from its construction in 1969 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the Spring Valley School retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including wood windows, wood siding, and decorative eaves, along with landscape features like the extant creek and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C and that Classroom 5 is eligible both individually and as a contributing resource to the potential district.

### Physical description:

According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associated landscape features.

Classroom 5, constructed in 1969

Classroom 5 is a rectangular, single-story, front-gabled building facing northwest. It is located south of the office (Classroom 4), to which it is connected by raised wood decks. The building sits on a poured-concrete foundation, is clad in shiplap, and topped by an asphalt shingle roof with deep, ornamental eaves. The building's facade includes a single metal pedestrian door and wood casement window. Wood shelves have been installed against the siding. The building's southwest elevation includes wood casement windows; its southeast elevation is partially subterranean and includes a wood stair to a single metal pedestrian door under deep projecting eaves with visible rafter tails. The northeast elevation includes banks of wood casement windows and faces a chain-link enclosed play area.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classroom 5      Property ID: 731995

### Bibliography:

American Montessori Society

2024a History of the American Montessori Society. Electronic document, <https://amshq.org/About-AMS/History-of-AMS>, accessed January 15, 2024.

American Montessori Society

2024b History of Montessori. Electronic document, <https://amshq.org/About-Montessori/History-of-Montessori>, accessed January 15, 2024.

Caster, Dick

2008 Federal Way Area School History, prepared for Historical Society of Federal Way. Electronic document, Microsoft Word - FederalWayAreaSchoolHistoryMay282008.doc (federalwayhistory.org), accessed July 27, 2023.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Montessori Academy at Spring Valley

2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7

Property ID: 731996

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E29, King County, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1943	<input type="checkbox"/>
Addition	1975	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Recreation and Culture	
Recreation and Culture	

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7

Property ID: 731996

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7

Property ID: 731996

### Photos



36605 Pacific Highway, Classrooms 6 and 7, view southeast.



36605 Pacific Highway, Classrooms 6 and 7, view north.



36605 Pacific Highway, Classrooms 6 and 7, garage, view north.



36605 Pacific Highway, Classrooms 6 and 7, wellhouse, view west.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7

Property ID: 731996

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	L-Shape
Roof Type	Gable - Cross
Foundation	Concrete - Poured
Cladding	Wood
Roof Material	Asphalt/Composition - Shingle
Form Type	Utilitarian
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The building containing classrooms 6 and 7 is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction (1943), the building containing classrooms 6 and 7 retains integrity of location, as it remains on its original parcel. It does not retain integrity of design, materials, or workmanship, due to incompatible additions and alterations, including the addition of a rear wing and the use of aluminum- and vinyl-frame windows, alterations likely associated with its conversion to an educational use and associated maintenance. It does not retain integrity of setting, feeling, or association, due to a change of use associated with the site's redevelopment as a school in the 1950s. However, the school has gained historic significance in its own right, and the building





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7      Property ID: 731996

containing classrooms 6 and 7 retains sufficient integrity of setting, design, materials, workmanship, feeling, and association from 1960, the year the Spring Valley School accepted its first students, to convey their significance.

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location, a former farm and commercial fishing pond, in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7      Property ID: 731996

met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses--sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, and its classrooms, are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As one of the primary classrooms associated with the Spring Valley School, the building containing classrooms 6 and 7 is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and the building including classrooms 6 and 7 are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school and Classrooms 6 and 7 are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7      Property ID: 731996

Campus Number 1 and classrooms 6 and 7 retain distinctive characteristics of their particular type, period, and method of construction, namely that of a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on hands-on, nature-based, experiential learning possible. While some classrooms are defined by their ornamental features including wood windows and ornamental eaves, some classroom buildings, including Classrooms 6 and 7, are more modest, sited to take advantage of views from the hill and consistently simple in plan with Modern features including modest eaves and recessed porches, elements typical of 1940s minimalism. Classrooms 6 and 7 do not represent the works of a master; or possess high artistic values; but they do represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and classrooms 6 and 7 were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its significance under Criteria A, B, and C, Historical Research Associates, Inc., (HRA) recommends that the Spring Valley School's Classroom 6 and 7 building individually eligible for listing in the National Register of Historic Places. Its period of significance dates from the school's founding in 1960 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the Spring Valley School retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and their consistent plans, materials, and use, paired with landscape features like the extant creek and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C and that the building including Classrooms 6 and 7 is both individually eligible and eligible as a contributing resource to the potential district.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7      Property ID: 731996

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associated landscape features.

Classrooms 6 and 7, constructed in 1943

Classrooms 6 and 7 are located in an L-shaped, single-story, cross-gabled building facing south. The building sits on a poured-concrete foundation, is clad in lapped wood siding, and topped by an asphalt shingle roof with minimal eaves. The building's facade includes a recessed porch with square porch posts. At the recessed entry is a wood pedestrian door and picture window to the east of a projection with a one-over-one, double-hung wood window. Concrete block planter boxes are located along the facade. Secondary elevations include wood-frame, one-over-one, and awning type windows and vertical siding in the gables. To the rear, the building has been expanded by a northern wing with tall, aluminum-frame windows on the east and north elevations. The west elevation faces a play area and includes pedestrian doors on both the primary building and the addition. A gabled portico is located over the entrance on the rear wing and attached via corrugated awning to the main building. The main building includes a recessed entry and small, vinyl-frame sliding windows.

West of Classrooms 6 and 7 is a plywood-sided garage with shed roof and a wood-sided well house. Dates of construction are unknown.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 6 and 7      Property ID: 731996

### Bibliography:

American Montessori Society

2024a History of the American Montessori Society. Electronic document, <https://amshq.org/About-AMS/History-of-AMS>, accessed January 15, 2024.

American Montessori Society

2024b History of Montessori. Electronic document, <https://amshq.org/About-Montessori/History-of-Montessori>, accessed January 15, 2024.

Caster, Dick

2008 Federal Way Area School History, prepared for Historical Society of Federal Way. Electronic document, Microsoft Word - FederalWayAreaSchoolHistoryMay282008.doc (federalwayhistory.org), accessed July 27, 2023.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Montessori Academy at Spring Valley

2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024.

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9

Property ID: 731998

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E29, King County, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Education	Education - School
Education	Education - School

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9

Property ID: 731998

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9

Property ID: 731998

### Photos



36605 Pacific Highway, Classrooms 8 and 9, view north.



36605 Pacific Highway, Classrooms 8 and 9, view east.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9

Property ID: 731998

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	Rectangle
Roof Type	Gable - Front
Foundation	Concrete - Poured
Cladding	Wood
Roof Material	Asphalt/Composition - Shingle
Form Type	Utilitarian
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The building containing classrooms 8 and 9 is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction (1974), the building containing classrooms 8 and 9 retains integrity of location, setting, feeling, and association, as it remains on its original parcel and continues to serve its original purpose. Incompatible window replacement has diminished its integrity of design, materials, and workmanship.

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location in 1959 and opened for



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9      Property ID: 731998

classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9      Property ID: 731998

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses--sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, and its classrooms, are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As one of the primary classrooms associated with the Spring Valley School, the building including classrooms 8 and 9 is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and Classrooms 8 and 9 are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school, and classrooms 8 and 9 are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).

Campus Number 1 and Classrooms 8 and 9 retain distinctive characteristics of their particular type, period, and method of construction, namely that of a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on hands-on, nature-based, experiential learning possible. While some classrooms are defined by their ornamental features including wood windows and ornamental eaves, some classroom buildings, including Classrooms 8 and 9, are more



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9      Property ID: 731998

modest, sited to take advantage of views from the hill and consistently simple in plan with Modern features like wood siding, battens, and projecting eaves. While the building including classrooms 8 and 9 was added in the 1970s, it blends into the existing campus plan and adds to the functional use of the landscape. While it does not represent the works of a master or possess high artistic values, the building including classrooms 8 and 9 does represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and Classrooms 8 and 9 were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Although added relatively late in the historic period, the building containing classrooms 8 and 9 has been associated with the Spring Valley School since 1974 (fifty years at the time of survey). Based on its significance, particularly under Criteria A and B, Historical Research Associates, Inc., (HRA) recommends the Spring Valley School's Classrooms 8 and 9 building individually eligible for listing in the National Register of Historic Places in spite of some integrity loss. Its period of significance dates from its construction in 1974 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the Spring Valley School retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including wood windows, wood siding, and decorative eaves, along with landscape features like the extant creek and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C, and that the building including classrooms 8 and 9 is eligible both individually and as a contributing resource to the potential historic district.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Classrooms 8 and 9      Property ID: 731998

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos, and includes an assemblage of buildings and associated landscape features.

Classrooms 8 and 9, constructed in 1974

Classrooms 8 and 9 are located in a rectangular building facing west. The building is one-story, front-gabled, and located to the east of Classrooms 6 and 7. It sits on a poured-concrete foundation, is clad in lapped wood siding with vertical battens around the windows, and is topped by an asphalt shingle roof. The building's facade includes a single metal pedestrian door with concrete stoop and pipe railings. A long bench has been installed south of the entry. The building's long north and south elevations include large aluminum-frame sliding windows and one remaining wood-frame window, suggesting the building originally was constructed with wood windows. The building's west elevation includes a second pedestrian entry with concrete stoop. It exits onto an asphalt play area with climbing equipment and basketball hoop.

### Bibliography:

American Montessori Society

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2024b History of Montessori. Electronic document, <https://amshq.org/About-Montessori/History-of-Montessori>, accessed January 15, 2024.

Caster, Dick

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King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

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2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.





# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence

Property ID: 731999

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1942	<input type="checkbox"/>
Addition	1975	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence

Property ID: 731999

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence

Property ID: 731999

### Photos



36605 Pacific Highway, residence, view west.



36605 Pacific Highway, residence, view southeast.



36605 Pacific Highway, residence, view northeast.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence

Property ID: 731999

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	T-Shape
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood
Cladding	Brick
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The residence is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction (1942), the residential building retains integrity of location and setting, as it remains on its original parcel and continues to serve as a residence. The addition of a wing on its north end, as well as some incompatible window replacement and incompatible porch and carport details, likely associated with the location's reuse as the Spring Valley School in the 1950s, has diminished its integrity of design, materials, or workmanship. Also due to the redevelopment, it does not retain



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence      Property ID: 731999

integrity of feeling and association from its period of construction. However, the school has gained historic significance in its own right, and the building retains sufficient integrity of setting, design, materials, workmanship, feeling, and association from 1960, the year the Spring Valley School accepted its first students, to convey its significance.

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in the single-family residence already on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence      Property ID: 731999

writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses--sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, and its onsite residence, are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As the long-time onsite home of the school's founders, the residence is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and the Justus residence are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school and residence are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence      Property ID: 731999

In spite of some alterations, the Justus residence retains distinctive characteristics of its particular type, period, and method of construction, namely that of a rural residence with some features of a midcentury Ranch house, evident in its wide plan, covered porches, materials like wood and brick, and its large windows and strong relationship to the surrounding landscape. Additionally, it is integrated into the surrounding school property and served the educators managing the experiential Spring Valley School, with its adjacent creek and pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on hands-on, nature-based, experiential learning possible. The residence does not represent the works of a master; or possess high artistic values; but it does represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and the Justus residence were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its significance under Criteria A, B, and C, and in spite of some integrity loss, Historical Research Associates, Inc., (HRA) recommends the Justus residence individually eligible for listing in the National Register of Historic Places. Its period of significance dates from the school's founding in 1960 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the campus retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including materials and design features, along with landscape features like the extant stream and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C, and that the Justus residence is both individually eligible and eligible as a contributing resource to the potential historic district.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence      Property ID: 731999

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associated landscape features.

Residence, constructed in 1942

The residence is located west of the classrooms and across a stream running north to south through the center of the parcel. A small lake is located west of the residence on this parcel. The residence is T-shaped in plan with a crossing wing on its north end. The building is a single story with a second-story addition on its south end. A review of historic aerials suggests both the north wing and the south second story addition may have been added between 1960 and 1990 (NETROnline 2023). The building sits on a poured-concrete foundation, is clad primarily in lapped wood siding with brick siding at porches, and is topped by a cross-gabled roof clad in asphalt shingles. The second-story addition is sided in T1-11 and supports a projecting plexiglass carport roof supported by metal posts on the building's south end. The building's facade faces east toward the creek and includes a recessed entry porch (another is located on the west elevation). The facade's porch roof is supported by turned posts. At the recessed entry, the facade includes a large wood-frame picture window and central entry. Other windows on the original mass are wood frame, deeply set, casement and fixed types. Some aluminum-frame sliding windows are located on primary and secondary elevations of the northern wing. Windows on the southern addition are vinyl frame. The south and rear elevations of the original mass include wood frame windows in groups of threes and fours. Some are vertically divided casements. An exterior brick chimney is located in the recessed rear porch with a second large wood frame picture window. Posts on the rear porch are square.





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Residence      Property ID: 731999

### Bibliography:

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2008 Federal Way Area School History, prepared for Historical Society of Federal Way. Electronic document, Microsoft Word - FederalWayAreaSchoolHistoryMay282008.doc (federalwayhistory.org), accessed July 27, 2023.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Montessori Academy at Spring Valley

2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building

Property ID: 732000

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** POVERTY BAY Quadrangle, King County Certified Local Government, King County, T21R04E29

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1980	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Education	Education - Education Related
Education	Education - Education Related

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building

Property ID: 732000

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building

Property ID: 732000

### Photos



36605 Pacific Highway, natatorium, view east.



36605 Pacific Highway, natatorium, view southwest.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building

Property ID: 732000

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	Square
Foundation	Concrete - Poured
Cladding	Wood
Cladding	Wood - T 1-11
Form Type	Utilitarian
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** This small salmon rearing building is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction, presumed to be ca. 1980, the salmon rearing building retains integrity of location, setting, feeling, and association, as it remains on its original parcel and continues to serve its original purpose. The addition of incompatible siding on its southwest corner has diminished its integrity of design, materials, and workmanship.

### Evaluation



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building      Property ID: 732000

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George Justus at the forefront of a resurgence of Montessori methods in the United States, and



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building      Property ID: 732000

currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses--sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, its classrooms, including the salmon rearing building, and landscape are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). In the case of the salmon rearing building, additional significance comes from its association with the Spring Valley School's educational salmon rearing project on Hylebos Creek. The building appears to support a rearing tank that allows students to observe all phases of the local salmon population's natural lifecycle, providing a unique educational opportunity linked to a significant species in western Washington. Although constructed relatively late in the school's life, the building is also significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and its salmon rearing building are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school and its salmon rearing building are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).

Campus Number 1 and its salmon rearing building retain distinctive characteristics of





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building      Property ID: 732000

their particular type, period, and method of construction, namely that of a salmon rearing station for a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori Method's emphasis on hands-on, nature-based, experiential learning possible. The salmon rearing building is a relatively modest example of a utilitarian outbuilding. However, it appears to be significant for its design as a salmon rearing station, supporting a tank and providing systems for the support of juvenile fish. While the building does not represent the works of a master; or possess high artistic values, it does represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and its salmon rearing building were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Although it was constructed late in the twentieth century, the salmon rearing building had been serving the Spring Valley School for more than forty years at the time of survey. Based on its significance particularly under Criteria A and B, Historical Research Associates, Inc., (HRA) recommends the Spring Valley School's salmon rearing building individually eligible for listing in the National Register of Historic Places. Its period of significance dates from its construction circa 1980 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the campus retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including materials and design features, along with landscape features like the extant stream and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C, and that the salmon rearing building is both individually eligible and eligible as a contributing resource to the potential historic district.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School - Salmon Rearing Building      Property ID: 732000

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associated landscape features.

Salmon rearing building, constructed circa 1980  
According to the King County Assessor, a small square building directly south of the residence was constructed in 1984 (King County Assessor 2023). This may be an error, as the building appears on historic aerials as early as 1980 (NETROnline 2023). It's not clear how the building is used but based on its piping to Hylebos Creek and the large fish tank and systems on its exterior, HRA presumes that the building is devoted to the management of Spring Valley's salmon education program and is used to rear juvenile salmon for release in Hylebos Creek. The building is a single story, square in plan, and located along the bank of Hylebos Creek. It sits on a poured-concrete foundation and is clad in lapped wood siding partially covered by sheets of T1-11. It includes two doors flanking a sliding wood-frame window on the west elevation. The north elevation includes an additional pedestrian door, a projecting storage cabinet, and a permanently installed fish tank with salmon fry. The south elevation also includes a wood-frame sliding window. The building is topped by a front-gabled, asphalt shingle roof with deep eaves and projecting peak supported by visible rafter tails.

### Bibliography:

American Montessori Society  
2024a History of the American Montessori Society. Electronic document, <https://amshq.org/About-AMS/History-of-AMS>, accessed January 15, 2024.

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2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024.

Seattle Times  
1954 Fish Farms: Drive-In, Catch-Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.  
1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.  
1969 Montessori Training Schedule, August 24.  
1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.  
1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium

Property ID: 732001

## Location



**Address:** 36605 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1970	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Education	Education - Education Related
Education	Education - Education Related

### Historic Context:

Category
Architecture
Education

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium

Property ID: 732001

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natorium

Property ID: 732001

### Photos



36605 Pacific Highway, conference room, view north.



36605 Pacific Highway, conference room storage, view northeast.



36605 Pacific Highway, conference room, view southeast.



# Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium

Property ID: 732001

## Inventory Details - 10/19/2023

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**Common name:** Spring Valley Montessori School

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** The conference room is part of the larger Spring Valley School at 36605 Pacific Highway S, a Montessori School and teacher training center on a large campus that opened in 1960 on the location of a former recreational trout farm (1944). The building is evaluated both independently and as part of a potential historic district, along with other features of the Spring Valley School. Separate inventory forms have been prepared for other built resources on campus.

### Integrity

From its period of construction, presumed to be ca. 1970, the resource retains integrity of location and setting, feeling, and association as it remains on its original parcel and continues to serve the surrounding Spring Valley School. Window replacement has diminished its integrity of design, materials, and workmanship. Additionally, the building appears in historic-period King County Assessor's records as a natatorium, although it is now identified as a conference room. The interior of the building was not accessible and its current use could not be confirmed (King County Assessor's Records 1935--2024).





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium      Property ID: 732001

### Evaluation

The resources at 36605 Pacific Highway S are known as Campus Number 1 for Spring Valley School, a Montessori School, which moved to this location in 1959 and opened for classes in 1960. This campus serves preschool, preprimary, and primary students. A second campus, also located in Federal Way, Campus Number 2, opened in 1984 and serves older students (Caster 2008).

The school was founded by Madeleine Justus, who came to Seattle from Hungary with her husband, George. After studying the Montessori method in Romania and Austria in the 1930s, and meeting founder Dr. Maria Montessori in 1936, she came to the United States and founded a school in Seattle's Grosvenor Hotel in 1951. When the building changed hands, the school was closed, and Justus moved her school to the former Spring Valley Trout Farm, one of 28 recreational fishing ponds located between Seattle and Tacoma in the 1950s (Seattle Times 1954). Justus held her first classes in a converted stable at this location in 1960 while she and George lived in a single-family residence on site. George Justus, owner of the Justus Solid Cedar Homes Company, constructed additional classrooms on site and later sold his company (1972), and served as school administrator and president, while Madeleine continued to focus on curriculum (Caster 2008). Campus Number 1 launched the Montessori Training Program for Montessori educators at this location in 1969 (Seattle Times 1969, 1971). The course was offered evenings and weekends through the St. Nichols Training Center for the Montessori Method of Education, London, in cooperation with Dr. T. F. Naumann, professor of psychology, Central Washington State College, Ellensburg" (Seattle Times 1971).

Spring Valley still uses (and teaches) Montessori techniques based on the approach devised by Dr. Maria Montessori at the turn of the twentieth century. The technique, established while Dr. Montessori worked first with children with learning disabilities, then with special education teachers, and finally with children in a poor, underserved community in Rome, rests on the idea that children educate themselves through observation, social interaction, and experiential learning. As noted by the American Montessori Society, "using scientific observation and experience gained from her earlier work with young children, Maria designed learning materials and a classroom environment that fostered the children's natural desire to learn and provided freedom for them to choose their own materials. To the surprise of many, the children in Maria's programs thrived, exhibiting concentration, attention, and spontaneous self-discipline. The 'Montessori Method' began to attract the attention of prominent educators, journalists, and public figures. By 1910, Montessori schools could be found throughout Western Europe and were being established around the world, including in the United States where the first Montessori school opened in Tarrytown, NY, in 1911" (American Montessori Society 2024a).

While the Montessori movement was present in New York as early as 1911, it waned in popularity and almost disappeared from the United States in the 1920s. However, by the 1950s, "the cultural climate was changing in the U.S., including a growing discontent with traditional American education. Among those seeking alternatives was a young, aspiring teacher from New York City, Nancy McCormick Rambusch. Having 'happened upon' the writings of Maria Montessori, Rambusch was struck by the freshness of her ideas. In 1953, she traveled to Paris to attend a Montessori Congress and learn more. There, she met Mario Montessori, Maria's son, who encouraged her to bring Montessori back to the U.S. One thing led to another, and out of Rambusch's subsequent Montessori schooling and vigorous efforts to promote the Method in the U.S., Montessori education once again took off" (American Montessori Society 2024b). This history puts Madeleine and George





## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium      Property ID: 732001

Justus at the forefront of a resurgence of Montessori methods in the United States, and currently, the Spring Valley School calls itself "the first private Montessori School in the Pacific Northwest" (Montessori Academy at Spring Valley 2024).

As quoted by historian Dick Caster, Madeleine Justus said, the basis of Montessori is to expose the children to everything we want to teach in the concrete. Instead of a lot of talking, we expose them to things through the senses--sight, smell, touch, hearing and tasting" (Caster 2008). As part of this approach, the Montessori method encourages engagement with the outdoors. The Spring Valley campus, located on a parcel crossed by Hylebos Creek and including its own pond, offered opportunities for children to interact with the natural world and the plants and animals of the area. The school was designed to fit into the rolling topography of the site and to incorporate large play fields, grassy hills, gardens, and opportunities to rear and release salmon into Hylebos Creek.

While the parcel holds some associations with Recreation, as some of the resources onsite date from the 1940s and were likely associated with the recreational trout farm operating from this location in the 1950s, research did not indicate that these resources held specific and important associations with the history of recreation under a local, state, or national context. Additionally, as the majority of resources were either repurposed or constructed for use of the school, the parcel and its existing campus no longer retain integrity from the period associated with the trout farm. The campus is not significant for its associations with Recreation.

The Spring Valley School has been serving as a Montessori school since 1960 and has trained Montessori educators since 1969, providing local access to a progressive and highly influential method of childhood education during a period of renewal in the United States. The school, its classrooms, and additional buildings are significant for their associations with events that made a significant contribution to the broad patterns of local history in the area of Education, namely the expansion of the Montessori method and the training of Montessori teachers in the northwest (Criterion A). As a natatorium and/or conference room associated with the Spring Valley School, this building is significant as central to arguably the oldest private Montessori School still operating in the Northwest. Additionally, the building retains sufficient integrity to convey significance under Criterion A.

Campus Number 1 and the conference room/natatorium are associated with persons with documented significance in a local context, including Madeleine and George Justus, the school's founders and administrators throughout the last half of the twentieth century, as they lived on campus and were instrumental in spreading the Montessori method throughout the region. Madeline Justus founded and served on numerous education boards and became a recognized leader in Montessori education. In 1966, she was appointed by Governor Dan Evans to represent Washington State at a United Nations (UNESCO) Conference in France, where she spoke on early childhood education (Montessori Academy at Spring Valley 2023). The school and its various buildings are closely associated with the productive lives of both George and Madeline Justus, as documented in reports and newspaper articles (Caster 2008; Seattle Times 1966, 1969, 1970) (Criterion B).

Campus Number 1 and the conference room/natatorium retain distinctive characteristics of their particular type, period, and method of construction, namely that of a rural, experiential school campus with creek, pond, play areas, and a collection of classrooms either repurposed or constructed by the Justus family in order to make the Montessori



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natorium      Property ID: 732001

Method's emphasis on hands-on, nature-based, experiential learning possible. The natatorium/conference room is consistent with other development on campus, retaining its simple Modern plan, wood siding, and interactive relationship with the surrounding landscape. It does not represent the works of a master; or possess high artistic values; but it does represent a significant and distinguishable entity whose components may lack individual distinction (i.e., could contribute to a historic district) (Criterion C).

Campus Number 1 and its conference room were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its significance, particularly under Criteria A and B, Historical Research Associates, Inc., (HRA) recommends the Spring Valley School's conference room/natorium building individually eligible for listing in the National Register of Historic Places. Its period of significance dates from its construction circa 1970 and runs through 2011, the year Madeleine Justus retired from teaching.

From its period of significance (1960-2011), the campus retains the assemblage of linked school buildings constructed or renovated for school use; retains its campus footprint; maintains natural features like the pond and creek, and continues to serve its primary purpose, to provide experiential learning to children in King County and to spread the use of the Montessori method through teacher training. Although alterations, made on behalf of the school, have taken place over time, the number of extant resources, their linkages, and the integrity of major character-defining features, including materials and design features, along with landscape features like the extant creek and pond, have ensured that the campus retains sufficient integrity to convey its significance. Therefore, HRA recommends that the Spring Valley School campus, bound by the current parcel boundary, is eligible for listing in the National Register of Historic Places as a locally significant historic district under Criteria A, B, and C, and that the conference room/natorium is both individually eligible and eligible as a contributing resource to the potential historic district.



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium      Property ID: 732001

**Physical description:** According to the King County Assessor, the parcel addressed as 36605 Pacific Highway S is known as the Spring Valley School and/or the Montessori Academy (King County Assessor 2023). The elementary school is located on a large parcel, bisected by Hylebos Creek, and includes an assemblage of buildings and associate landscape features.

Conference Room/Natatorium, constructed circa 1970  
Survey identified one additional building on the parcel that was not documented in King County Assessor's records online. A comparison of historic aerials suggests it may have been added circa 1970 (NETROnline 2023). A review of historic-period King County Assessor's records at the Puget Sound Regional Archives identified this building as a natatorium (King County Assessor 1935--2024). The building is located north of the residence and includes a sign on its primary entry reading "Conference Room." The building is a single story, rectangular in plan, and faces south. It sits on a poured-concrete foundation, is clad in lapped wood siding, and is topped by a side-gabled roof covered in asphalt shingles. The building's facade includes an off-center entry with concrete stoop flanked to the west by metal frame, fixed and sliding windows. The building's secondary east elevation includes four one-over-one windows, and the west elevation includes a central entry door flanked north and south by three-part metal windows. A temporary canopy covers a concrete patio on the west elevation. The long north elevation includes no fenestration.

A small T1-11 clad outbuilding on skids is located directly west of the conference room. A sign on its central entry door reads "Storage Room."



## Historic Property Report

Historic Name: Spring Valley Trout Farm; Spring Valley School, Conference Room/Natatorium      Property ID: 732001

### Bibliography:

American Montessori Society

2024a History of the American Montessori Society. Electronic document, <https://amshq.org/About-AMS/History-of-AMS>, accessed January 15, 2024.

American Montessori Society

2024b History of Montessori. Electronic document, <https://amshq.org/About-Montessori/History-of-Montessori>, accessed January 15, 2024.

Caster, Dick

2008 Federal Way Area School History, prepared for Historical Society of Federal Way. Electronic document, Microsoft Word - FederalWayAreaSchoolHistoryMay282008.doc (federalwayhistory.org), accessed July 27, 2023.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

King County Assessor

1935--2024 King County Assessor's Records, Spring Valley School, on file at the Puget Sound Regional Archives, Bellevue, Washington.

Montessori Academy at Spring Valley

2024 Our Founder and Our History. Electronic document, <https://springvalley.org/FounderAndHistory.htm>, accessed January 12, 2024

Seattle Times

1954 Fish Farms: Drive-In, Catch-'Em-Yourself Trout Ponds Making a Splash as a Flourishing Industry, Albert Arnst, May 9.

1966 A Nursery School With Its Own Swimming Hole, Janice Krenmayr, July 31.

1969 Montessori Training Schedule, August 24.

1970 Transylvania! Where's that? Dorothy Brant Brazier, November 18.

1971 Montessori Training Program. Ad. June 27.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731977

## Location



**Address:** 36530 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E29, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1977	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731977

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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## Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731977

## Photos

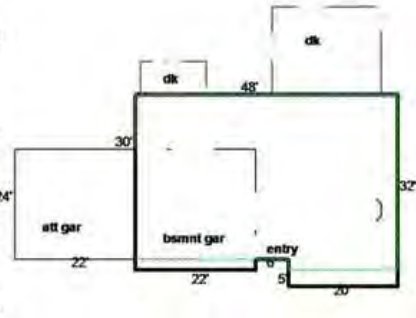


36530B Pacific Highway S, courtesy of the King County Assessor.

### LEGEND

PARCEL #292104-0161  
 APPRAISER: BNOM  
 DRAW DATE: June 2013  
 REV DATE  
 FIREPLACE ( )

BSMT	1480
1ST FL	1564
1/2 FL	
2ND FL	
3RD	24'
UNFIN 1/2	
UNFIN FULL	
BSMT GAR	440
ATT GAR	440
CARPORT	
OP	
ENC P	
DECK	392



Floorplan of 36530B Pacific Highway S, courtesy of the King County Assessor.





# Historic Property Report

Historic Name: Single-family residence

Property ID: 731977

## Inventory Details - 10/18/2023

**Common name:** K.C.J. Stables: 1977 residence

**Date recorded:** 10/18/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Form Type	Single Dwelling
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731977

**Significance narrative:** Resources at 36530 Pacific Highway S were not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

### Integrity

From its period of construction (1977), the residence at 36530B Pacific Highway S may retain integrity of location, setting, design, materials, workmanship, feeling, and association. However, integrity cannot be fully assessed from publicly available data.

### Evaluation

The parcel addressed as 36530B Pacific Highway S has been carved from a larger agricultural parcel operated as a horse-boarding stable (King County Assessor 2023). It was constructed late in the twentieth century and appears to have provided housing for the associated stables. However, it is not clear if the residence was occupied by owners or caretakers or other professionals associated with the business. Based on its age and its residential use, it is unlikely to be associated with the early period of significance for the surrounding stables, nor with a period of significance dating to its construction in 1978 as it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). Onsite survey could not be conducted, but available evidence suggests this is a modest residence with few character-defining features, apart from its massing. It does not appear to possess the distinctive characteristics of a particular 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 may lack individual distinction (i.e., is part of a district) (Criterion C). Based on its relatively young age, the building was likely built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a desktop review of available sources and without confirming integrity through onsite survey, Historical Research Associates, Inc., recommends 36530B Pacific Highway S be presumed not eligible for listing in the National Register of Historic Places under any criteria, pending survey and inventory.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731977

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**Physical description:**

According to the King County Assessor, there are two parcels addressed as 36530 Pacific Highway S (King County Assessor 2023). This one includes a single-family residence constructed in 1977. It is not accessible or visible from the public right-of-way. Surrounding the residential home is a larger parcel, also addressed as 36530 Pacific Highway S, owned by the same family (identified as Culliton in county records) and associated with a horse-boarding business known as K.C.J. Stables. For the sake of this evaluation, the two parcels are known as 36530A Pacific Highway S as 36530B Pacific Highway S. 36530A Pacific Highway S was assessed separately. The residence at 36530B Pacific Highway S (1978) appears to be a late addition to K.C.J. Stables resources.

Research indicates that the building is a two-story, side-gabled residence with a single-story garage on the north elevation. King County Assessor's records document no history of alteration (King County Assessor 2023).

**Bibliography:**

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
2023 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

## Location



**Address:** 36606 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2921049044  
**Plat/Block/Lot:** BEG INTS S LN OF SEC WITH ELY MGN PACIFIC HWAY TH  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E29, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1947	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00115, , Assessors Data Project: King County H		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

## Photos



Undated photo of 36606 Pacific Highway S, courtesy of the King County Assessor.



36606 Pacific Highway S, courtesy of Redfin.com.



36606 Pacific Highway S, courtesy of Redfin.com.



36606 Pacific Highway S, courtesy of Redfin.com.





# Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

## Inventory Details - 7/5/2011

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**Common name:**

**Date recorded:** 7/5/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2921049044

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36606 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1947 and is a single family dwelling. The building has a single-family form.





# Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

## Inventory Details - 10/19/2023

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**Common name:** Single-family residence

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Plan	Irregular
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick
Form Type	Single Dwelling
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Significance narrative:** Resources at 36606 Pacific Highway S were not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

### Integrity

From its period of construction (1947), the residence, guest house, and associated outbuildings at 36606 Pacific Highway S may retain integrity of location, setting, feeling, and association. It is unclear if additions to the outbuildings and renovations may have diminished the integrity of the buildings' design, materials, and workmanship. Integrity cannot be fully assessed from publicly available data.

### Evaluation

According to the King County Assessor, the parcel addressed as 36606 Pacific Highway S was owned by Leonard and Linda Badgley as late as 1992 (King County Assessor 2023).



## Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

The Badgley family appears at this address in birth notices from both 1975 and 1978 (Seattle Times 1975, 1978). The property was last acquired by new owners in 2018 (King County Assessor 2023). It serves as a single-family residence.

In 1907, maps show the location as part of a larger land holding owned by John P. Gale (Anderson Map Co. 1907). By 1936, the parcel was part of a larger land holding owned by the Carstens Packing Company, which appears without significant detail in the Seattle Times through the early 1940s (Metsker 1936).

Research revealed little about their previous owners or occupants of the 1947 residence. The buildings do not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of persons with documented significance within a local, state, or national context (Criterion B). From King County Assessor's photos, the buildings appear to be part of a large residential property, possibly associated with former agricultural use. Without onsite survey, it is not possible to establish whether the buildings possess the distinctive characteristics of a particular type, period, or method of construction, or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). However, desktop research suggests that the buildings have been heavily altered, particularly on the interiors, due to waves of updates and renovations (Redfin 2023). Finally, the buildings were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a desktop review of available sources and without confirming integrity through onsite survey, Historical Research Associates, Inc., recommends 36606 Pacific Highway S be presumed eligible at the local level for listing in the National Register of Historic Places under Criterion C, pending survey and inventory. The period of significance is presumed to date to construction in 1947, and the boundary of the eligible resource is presumed to be the current tax lot.

### Physical description:

According to the King County Assessor, the parcel addressed as 36606 Pacific Highway S includes two buildings constructed in 1947, a primary residence and a guest house. Additional outbuildings are located on the parcel, including an RV garage, barn, and equipment storage, although their dates of construction are not documented (King County Assessor 2023). A review of historical aerials indicates that the footprint of the primary residence and an outbuilding, likely the guest house, remain as constructed, although outbuildings to the rear of the parcel were greatly expanded between 1980 and 1990 (NETROnline 2023).

The built resources on this parcel are not accessible or visible from the public right-of-way. However, archival research indicates the primary residence is a V-shaped, single-story, side-gabled house with two wings, projecting gables, an arcaded entry along the bedroom wing, brick siding, and a walkway through fenced pasture to a large round pond with dock to the west of the residence. East of the primary building is a small single-story, side-gabled building with a projecting portico, likely the guest house.



## Historic Property Report

Historic Name: Carstens Packing Company; Badgley residence

Property ID: 395115

### Bibliography:

Anderson Map Co.

1907 King County 1907, Township 21 North, Range 4 East. Electronic document, [historicmapworks.com](http://historicmapworks.com), accessed July 26, 2023.

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

Metsker, Thomas C.

1936 King County, Washington. Electronic document, [www.historicmapworks.com](http://www.historicmapworks.com), accessed July 28, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Seattle Times

1975 Born Yesterday, July 23.

1978 Born Friday, November 5.



# Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

## Location



**Address:** 36815 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049016  
**Plat/Block/Lot:** POR OF NW 1/4 OF NW 1/4 LY WLY OF ST RD # 1 & NLY  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1950	<input type="checkbox"/>
Addition	2017	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

## Photos



36815 Pacific Highway S, undated, courtesy of the King County Assessor.



36815 Pacific Highway S, undated, courtesy of the King County Assessor.



36815 Pacific Highway S, undated, courtesy of Redfin.com.



# Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049016

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36815 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1950 and is a single family dwelling. The building has a single-family form with a basement garage.





# Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

## Inventory Details - 10/19/2023

**Common name:** Washington Central Church; Chùa Giác Viên  
**Date recorded:** 10/19/2023  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick
Structural System	Wood - Platform Frame
Plan	Irregular

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Prairie Ranch

## Surveyor Opinion



## Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

**Significance narrative:** Resources at 365815 Pacific Highway S were not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

### Integrity

From its period of construction (1950), the temple at 36815 Pacific Highway S retains integrity of location, but does not retain integrity of setting, feeling, or association, as the private residence has been converted to a public, spiritual use and its surrounding parcel redesigned to accommodate large public gatherings. It is not clear if the building retains integrity of materials or workmanship, but additions appear to have diminished its integrity of design. Integrity cannot be fully assessed from publicly available data.

### Evaluation

According to the King County Assessor, the building at 36815 Pacific Highway S was owned by the Riggins family before being acquired by the Washington Central Church in 2001, and then Ho Gio for use as a Buddhist temple in 2018 (King County Assessor 2023).

Research revealed little about the previous owners or occupants of the 1950 residence. The building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of persons with documented significance within a local, state, or national context (Criterion B). From King County Assessor's photos, the building appears to have been constructed as a single-family residence in an early Ranch or World War II era cottage style, with a boxy footprint, Modern, clean lines, and brick cladding. Without onsite survey, it is not possible to establish whether the building possesses the distinctive characteristics of a particular 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 may lack individual distinction (i.e., is part of a district) (Criterion C). However, desktop research suggests that the building has been altered by a change of use and an addition to the northwest. Finally, the building was built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a desktop review of available sources, Historical Research Associates, Inc., recommends 36815 Pacific Highway S be presumed not eligible for listing in the National Register of Historic Places under any criteria, pending survey and inventory, based on a lack of integrity associated with a change from residential to religious use.



## Historic Property Report

Historic Name: Riggins Residence

Property ID: 313509

**Physical description:** According to the King County Assessor, the parcel addressed as 36815 Pacific Highway S includes one building, a residence constructed in 1950 (King County Assessor 2023). A review of historical aerials indicates that the footprint of the primary residence remained as constructed until approximately 2017, when the residence's large back yard was cleared and paved for parking, and a new addition was constructed on the northwest end of the residence. Signage on site indicates that the built resources are now known as Chùa Giác Viên, a Buddhist Temple (NETROnline 2023)

The built resources on this parcel are minimally visible from the public right-of-way. However, archival research indicates that the building remains a single-story, early Ranch with brick siding and hipped roof, large picture windows, and an exterior brick chimney.

**Bibliography:** Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
2023 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document,  
<https://www.historicaerials.com>, accessed January 27, 2023.



# Historic Property Report

Resource Name: Residence

Property ID: 396575

## Location



**Address:** 36817 12TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049123  
**Plat/Block/Lot:** LOT 2 OF FEDERAL WAY SHORT PLAT #00-104768-00SU RE  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1961	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 396575

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



36817 12th Avenue S



36817 12th Ave S, Redfin.com, 2018, view south



36817 12th Avenue S, King County Assessor, 1964



# Historic Property Report

Resource Name: Residence

Property ID: 396575

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049123

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36817 12th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1961 and is a single family dwelling. The building has a single-family form.





# Historic Property Report

Resource Name: Residence

Property ID: 396575

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	L-Shape
Roof Type	Gable - Cross
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Material	Asphalt/Composition
Structural System	Wood - Platform Frame
Cladding	Wood - Clapboard

### Styles:

Period	Style Details
Modern Movement	Contemporary

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 396575

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**Significance narrative:****Integrity**

From its period of construction (1961), the residence and garage at 36817 12th Avenue S retain integrity of location, setting, and association although alterations including a carport conversion and addition, along with some recladding have diminished the integrity of design, materials, workmanship, and feeling.

**Evaluation**

The residence at 36028 16th Avenue S was constructed in 1961. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building was constructed as a modest example of a Contemporary residence, although alterations and additions have obscured its historic-period character and replaced its character-defining roofline (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and garage at 36817 12th Avenue S are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 36817 12th Avenue S was constructed in 1961 (King County Assessor 2020). However, due to the building's setback behind dense vegetation, the building is not visible from the ROW. Based on data from the King County Assessor, in combination with aerial photographs and recent photos available online in association with a real estate transaction, a desktop review was possible. The building faces south away from 12th Avenue S. The building is L-shaped in plan atop a daylight basement. It sits on a poured-concrete foundation, is clad in a combination of lapped boards and T1-11 on the basement level with brick veneer on the south elevation. The building is topped by a cross-gabled roof. The building's primary entry is located on the rear (west) elevation with a single door in the crux of the two wings. Aluminum-framed sliding windows are located on all elevations. The building's south elevation includes a recessed porch on the upper level and a wide awning over the basement level. On the building's west elevation, a single-story carport has been enclosed and enlarged to encompass a two-story addition. There is a detached garage added west of the building.



## Historic Property Report

Resource Name: Residence

Property ID: 396575

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Redfin. 2020. 36817 12th Avenue S, Federal Way. Electronic document, <https://www.redfin.com/WA/Federal-Way/36817-12th-Ave-S-98003/home/361020>, accessed June 2, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Historic Name: Dahlen Residence

Property ID: 395874

## Location



**Address:** 36903 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049078  
**Plat/Block/Lot:** E 1 AC AS MEAS ALG & ATR/A'S TO N LN OF FOLG - POR  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32, King County Certified Local Government

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1921	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Dahlen Residence

Property ID: 395874

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



36903 Pacific Highway S, undated, courtesy of the King County Assessor.



36903 Pacific Highway S, 1938, view northwest, courtesy of the Puget Sound Regional Archives.



36903 Pacific Highway S, undated, courtesy of the Redfin.com.



# Historic Property Report

Historic Name: Dahlen Residence

Property ID: 395874

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049078

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36903 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1921 and is a single family dwelling. The building has a single-family form with a basement garage.





# Historic Property Report

Historic Name: Dahlen Residence

Property ID: 395874

## Inventory Details - 10/19/2023

**Common name:** Single-family residence

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Post & Pier
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood
Structural System	Wood - Balloon Frame
Plan	Rectangle
Plan	Rectangle

### Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

## Surveyor Opinion

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

**Significance narrative:** Resources at 36903 Pacific Highway S were not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

### Integrity

From its period of construction (1921), the residence at 36903 Pacific Highway S retains integrity of location and setting. It is not clear if the building retains integrity of design, materials, workmanship, feeling, or association. Integrity cannot be fully assessed from publicly available data.

### Evaluation



## Historic Property Report

Historic Name: Dahlen Residence

Property ID: 395874

According to the King County Assessor, the residence at 36903 Pacific Highway S was owned by Thelma Marie Dahlen in 1992, when it was acquired by the Clark family, and then by the Reynolds family in 2017. It is currently held in trust (King County Assessor 2023).

Research revealed little about the previous owners or occupants of the 1921 residence. However, a woman from Tacoma named Thelma Dahlen appeared in newspaper articles for her winning performance on intelligence tests as a student in 1919 and for passing her nursing exam in 1927 (Tacoma Daily Ledger 1927; Tacoma News Tribune 1919). She is identified as the resident of 36903 Pacific Highway S in 1950 assessor's records (King County Assessor 1935--2024). She is likely the same person who owned the residence in 1992.

The building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research could not confirm any association of the resource with the lives of persons with documented significance within a local, state, or national context (Criterion B). From King County Assessor's photos, the building appears to have been constructed as a modest Craftsman bungalow with modest footprint and typical features including a projecting porch and wood windows. Without onsite survey, it is not possible to establish whether the building possesses the distinctive characteristics of a particular 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 may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a desktop review of available sources, Historical Research Associates, Inc., recommends 36903 Pacific Highway S be presumed eligible for listing in the National Register of Historic Places under Criterion C, pending survey and inventory. The period of significance for the resource is presumed to date to its construction in 1921, and the boundary of the eligible resource is presumed to be the boundaries of the current tax lot.

### Physical description:

According to the King County Assessor, the parcel addressed as 36903 Pacific Highway S includes a one-and-a-half story bungalow constructed in 1921 (King County Assessor 2023). The building is heavily screened from the roadway and is not visible, but a review of historic aerials indicates that the building retains its original footprint (NETROnline 2023).

Undated photos from the King County Assessor indicate the building is a modest Craftsman style bungalow with one-over-one, wood-frame windows; a projecting porch; and a carport added to the south (King County Assessor 2023).



## Historic Property Report

Historic Name: Dahlen Residence

Property ID: 395874

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Tacoma Daily Ledger

1927 105 Nurses Pass State Quizzes, July 1.

Tacoma News Tribune

1919 Test of Intelligence, Charlotte L. Bogle, June 24.

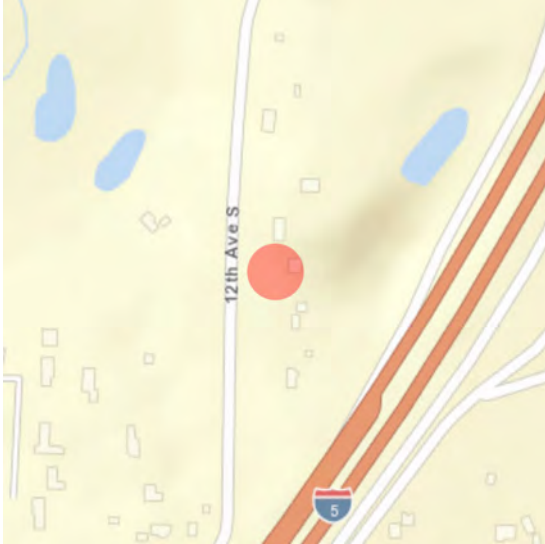


# Historic Property Report

Resource Name: Residence

Property ID: 397397

## Location



**Address:** 36908 12TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049089  
**Plat/Block/Lot:** BEG ON N LN OF NE 1/4 AT A PT 1193.94 FT W OF NE C  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1952	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 397397

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	



## Photos



36908 12th Avenue S



36908 12th Avenue S, King County Assessor, undated



36908 12th Avenue S, King County Assessor, undated



36908 12th Avenue S



# Historic Property Report

Resource Name: Residence

Property ID: 397397

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049089

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36908 12th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1952 and is a single family dwelling. The building has a single-family form with a basement garage.





# Historic Property Report

Resource Name: Residence

Property ID: 397397

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame
Plan	Rectangle
Cladding	Wood - Clapboard

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 397397

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**Significance narrative:**

**Integrity**

From its period of construction (1952), the residence at 36908 12th Avenue S retains integrity of location, setting, feeling, and association, although alterations including window replacement have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The residence at 36908 12th Avenue S was constructed in 1952. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of a common post-World War II residence in a modest Ranch house plan, with minimal architectural character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates recommends that the residence at 36908 12th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 36908 12th Avenue S was constructed in 1952 (King County Assessor 2020). The one-story residence faces west toward 12th Avenue S, though most of the building is not visible from the ROW due to its setback behind heavy vegetation. The rectangular residence is clad in horizontal wood boards, has aluminum- or vinyl-framed windows, and is topped by a side-gabled asphalt roof. King County Assessor's photos suggest that the building's facade shelters under a deep, projecting eave, and the rear elevation includes a projecting, covered, porch. The basement level includes a garage, accessible via the south elevation.



## Historic Property Report

Resource Name: Residence

Property ID: 397397

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 396556

## Location



**Address:** 36920 12TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049077  
**Plat/Block/Lot:** BEG ON N SEC LN 1193.94 FT W OF NE COR TH S 01-31-  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1949	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 396556

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



36920 12th Avenue S



36920 12th Avenue S, King County Assessor, undated



36920 12th Avenue S, King County Assessor, 1952



36920 12th Avenue S





# Historic Property Report

Resource Name: Residence

Property ID: 396556

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049077

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36920 12th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1949 and is a single family dwelling. The building has a single-family form.





# Historic Property Report

Resource Name: Residence

Property ID: 396556

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Plan	Rectangle
Cladding	Wood - T 1-11
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** Integrity

From its period of construction (1949), the residence at 36920 12th Avenue S retains integrity of location and setting, although alterations, including an addition, recladding, and window and roof replacement, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 36920 12th Avenue S was constructed in 1949. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest and heavily altered example of a Ranch house, featuring few features of the type, apart from its horizontal emphasis (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 36920 12th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Resource Name: Residence

Property ID: 396556

**Physical description:** According to the King County Assessor, the residence at 36920 12th Avenue S was constructed in 1949 (King County Assessor 2020). The one-story Ranch house faces west toward 12th Avenue S, though most of the building is not visible from the ROW due to its setback behind mature vegetation. It is clad in T1-11 and is topped by a side-gabled, standing-seam metal roof that projects to form deep eaves on side elevations. The visible windows are vinyl framed, likely in altered fenestration. There is a large side-gabled detached garage northeast of the residence.

**Bibliography:**

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

## Location



**Address:** 36928 PACIFIC HWY S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049094  
**Plat/Block/Lot:** BEG SE COR OF NW 1/4 OF NW 1/4TH N ALG E LN 392.55  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1941	<input type="checkbox"/>
Addition	1985	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

## Photos



36928 Pacific Highway S, view southeast.



36928 Pacific Highway S, view northwest.



36928 Pacific Highway S, view southwest.



36928 Pacific Highway S, view southeast.



# Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

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## Inventory Details - 7/8/2011

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**Common name:**

**Date recorded:** 7/8/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049094

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 36928 Pacific Highway S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1941 and is a single family dwelling. The building has a single-family form with a basement garage.



# Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

## Inventory Details - 10/19/2023

**Common name:** Single-family residence

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - Vertical Boards
Cladding	Wood
Form Type	Single Dwelling
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Structural System	Wood - Platform Frame
Plan	Irregular

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion





## Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

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### Significance narrative:

#### Integrity

From its period of construction (1941), the residence and outbuilding at 36928 Pacific Highway S retain integrity of location and setting, as they remain on their original parcel. They do not retain integrity of design, materials, or workmanship, due to large additions, replacement siding at the entry of the primary residence, and incompatible replacement windows on all elevations of both buildings. They do retain integrity of feeling and association, as they continue to serve as a large, single-family residential space.

#### Evaluation

According to the King County Assessor, 36928 Pacific Highway S was owned by the Oh family and associated with Phoenix Transport, a trucking company, in 1995 (ICC 1995; King County Assessor 2023). Also in 1995, a new business license for Mezek Investigations was acquired for this location (Tacoma News Tribune 1995). The Gantt family acquired the parcel in 1996, and it is now owned by the Preet family (King County Assessor 2023).

Research revealed little about the previous owners or occupants of the 1941 residence. The building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research could not confirm any association of the resource with the lives of persons with documented significance within a local, state, or national context (Criterion B). The building was likely constructed as a World War II era cottage, with a boxy footprint, corner-wrapping wood-frame windows, and a shallow hipped roof. However, the windows have all been replaced with incompatible materials and the entry has been renovated with incompatible siding. It does not include the octagonal window typical of this type. Additionally, the building has been greatly expanded to the rear with an incompatible garage. The building does not possess the distinctive characteristics of a particular 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 may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on a lack of significance and integrity, Historical Research Associates, Inc., recommends the residence and outbuilding at 36928 Pacific Highway S not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

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### Physical description:

According to the King County Assessor, the parcel addressed as 36928 Pacific Highway S includes a residence from 1941 and an outbuilding constructed at an unknown time (King County Assessor 2023). A review of historic aerials suggests the outbuilding was constructed at generally the same time as the primary residence (NETROnline 2023).

The primary building is a single-family residence, one story over a daylight basement, and slightly irregular in plan, with deck and projections, including an expanded garage to the rear (southeast). The building faces northwest and is screened from the roadway and not visible from the public right-of-way. A large flat parking area is located northwest of the residence, and the driveway to the residence is secured by a metal gate.

The building sits on a poured-concrete foundation, is clad in a combination of vertical wood sheet at the entry and lapped wood siding elsewhere, and is topped by a hipped, asphalt shingle roof. The facade's off-center entry is recessed, paired with a shallow concrete stair and flanked north and south by projections with vinyl-frame windows. Vinyl-framed windows are also located on the basement level, visible at the facade's south end. On the south elevation, a concrete stair leads to a small deck under a roof projection with vinyl-frame windows. The building's east elevation includes projections with vinyl-frame windows, a large deck, and an added two-car garage that projects off the basement level on the building's northeast corner. It is clad in lapped wood siding, topped by a flat roof covered by a membrane, and includes vinyl-frame windows.

The outbuilding, located east of the residence, was likely constructed as a detached garage, but has been converted to storage or workspace. It sits on a poured-concrete foundation, is clad in lapped wood siding with wood sheet in the gables, includes swinging double plywood doors and vinyl windows and is topped by a front-gabled, asphalt shingle roof. To the rear, plywood and corrugated metal has been used to construct an additional resource sometime after 2002 (NETROnline 2023). As it was not old enough to qualify for listing in the NRHP, it was not recorded.



## Historic Property Report

Historic Name: Phoenix Transport; Oh Residence

Property ID: 312692

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Interstate Commerce Commission (ICC)

1995 ICC Register, Decisions and Notices Released October 2, Volume 13, Number 190. Electronic document,

[https://www.google.com/books/edition/ICC\\_Register/7FARWmpPeFgC?](https://www.google.com/books/edition/ICC_Register/7FARWmpPeFgC?hl=en&gbpv=1&dq=%2236928+Pacific%22&pg=RA21-PA23&printsec=frontcover)

[hl=en&gbpv=1&dq=%2236928+Pacific%22&pg=RA21-PA23&printsec=frontcover](https://www.google.com/books/edition/ICC_Register/7FARWmpPeFgC?hl=en&gbpv=1&dq=%2236928+Pacific%22&pg=RA21-PA23&printsec=frontcover), accessed July 31, 2023.

King County Assessor

2023 eReal Property Database. Electronic document,

<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document,

<https://www.historicaerials.com>, accessed January 27, 2023.

Tacoma News Tribune

1995 New Business Licenses, June 25.

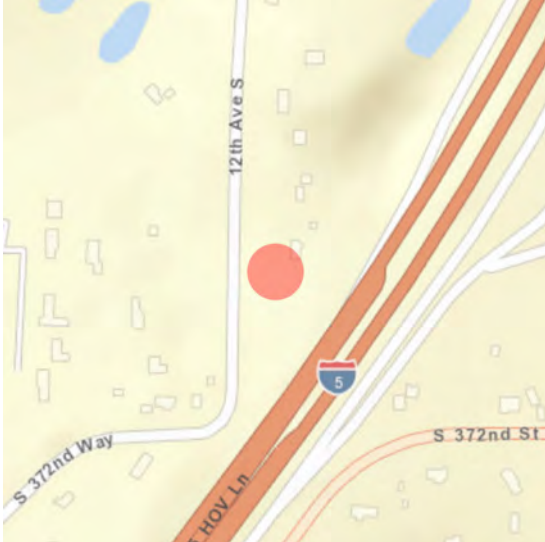


# Historic Property Report

Resource Name: Residence

Property ID: 317998

## Location



**Address:** 37006 12TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049080  
**Plat/Block/Lot:** BEG ON N LN SEC 1193.94 FT W OF NE COR TH S 01-31-  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 317998

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/9/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	



## Photos



37006 12th Avenue S



37006 12th Avenue S, King County Assessor, undated



37006 12th Avenue S, King County Assessor, 1949



37006 12th Avenue S



# Historic Property Report

Resource Name: Residence

Property ID: 317998

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049080

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 37006 12th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1948 and is a single family dwelling. The building has a single-family form.





# Historic Property Report

Resource Name: Residence

Property ID: 317998

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## Inventory Details - 3/4/2020

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**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Cladding	Wood - Plywood
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

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## Historic Property Report

Resource Name: Residence

Property ID: 317998

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**Significance narrative:**

**Integrity**

From its period of construction (1948), the residence at 37006 12th Avenue S retains integrity of location and setting, although alterations from a remodel, including recladding and window replacement, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 37006 12th Avenue S was constructed in 1948. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring few features of the type, apart from its horizontal emphasis (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 37006 12th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 37006 12th Avenue S was constructed in 1948 (King County Assessor 2020). The one-story, rectangular Ranch house faces west toward 12th Avenue S, though most of the building is not visible from the ROW due to its setback behind mature foliage and a privacy fence. The building appears to have been recently under renovation. It is clad in plywood and is topped by a side-gabled asphalt roof. The south portion of the roof is covered with tarps. There are no windows in the window openings.



## Historic Property Report

Resource Name: Residence

Property ID: 317998

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

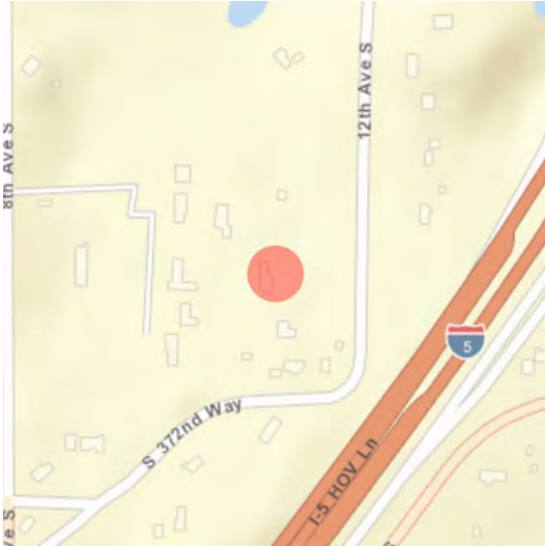
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 37101 12TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049006  
**Plat/Block/Lot:** S 182 FT OF N 976 FT OF W 1/2 OF E 1/2 OF NW 1/4 O  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 394023

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00115, , Assessors Data Project: King County H	7/5/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



37101 12th Avenue S



37101 12th Avenue S, King County Assessor, undated



37101 12th Avenue S



# Historic Property Report

Resource Name: Residence

Property ID: 394023

## Inventory Details - 7/5/2011

**Common name:**

**Date recorded:** 7/5/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049006

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 37101 12th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1968 and is a single family dwelling. The building has a single-family form with an attached garage.





# Historic Property Report

Resource Name: Residence

Property ID: 394023

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	L-Shape
Foundation	Concrete - Poured
Cladding	Brick
Cladding	Wood - Vertical Boards
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 394023

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**Significance narrative:****Integrity**

From its period of construction (1968), the residence at 37101 12th Avenue S retains integrity of location, setting, feeling, and association, although alterations including window replacement have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The residence at 37101 12th Avenue S was constructed in 1968. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring few features of the type, apart from its horizontal emphasis and mix of cladding (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 37101 12th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 37101 12th Avenue S was constructed in 1968 (King County Assessor 2020). The one-story, L-shaped residence faces east toward 12th Avenue S, though the building is minimally visible from the ROW due to its setback behind mature foliage. The building sits on a poured-concrete foundation, is clad in brick veneer and vertical boards, and is topped by a cross-gabled asphalt roof. A two-car garage is attached at the southeast corner. The few windows that are visible from the ROW are vinyl framed.



## Historic Property Report

Resource Name: Residence

Property ID: 394023

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

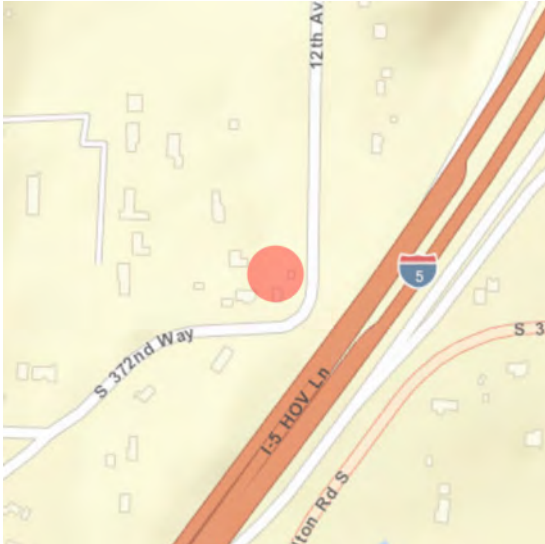
Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

# Historic Property Report

Resource Name: Residence

Property ID: 324524

## Location



**Address:** 37125 12TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049128  
**Plat/Block/Lot:** W 1/2 OF E 1/2 OF E 1/2 OFNW 1/4 OF NE 1/4 LESS N  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 324524

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/11/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



37125 12th Avenue S



37125 12th Avenue S, King County Assessor, 1970



37125 12th Avenue S



# Historic Property Report

Resource Name: Residence

Property ID: 324524

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## Inventory Details - 7/11/2011

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**Common name:**

**Date recorded:** 7/11/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049128

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 37125 12th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1969 and is a single family dwelling. The building has a single-family form.





# Historic Property Report

Resource Name: Residence

Property ID: 324524

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## Inventory Details - 3/4/2020

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**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Foundation	Post & Pier
Cladding	Wood - Clapboard
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

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**Styles:**

Period	Style Details
Modern Movement	Modern

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## Surveyor Opinion

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# Historic Property Report

Resource Name: Residence

Property ID: 324524

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**Significance narrative:**

**Integrity**

From its period of construction (1969), the residence at 37125 12th Avenue S retains integrity of location and setting, although alterations, including recladding and window replacement, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 37125 12th Avenue S was constructed in 1969. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a small Ranch house, featuring few characteristics of the type, apart from its rectangular form (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and garage at 37125 12th Avenue S are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 37125 12th Avenue S was constructed in 1969 (King County Assessor 2020). The one-story, rectangular residence faces east toward 12th Avenue S and a paved, curved driveway. The building's foundation is covered, likely post and pier. It is clad in wood clapboard and is topped by a side-gabled asphalt roof. The main entrance is noted by a small gabled entry porch with wood posts and concrete steps. The windows are vinyl framed in altered fenestration. A two-car, detached garage sits just northeast of the house.



## Historic Property Report

Resource Name: Residence

Property ID: 324524

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

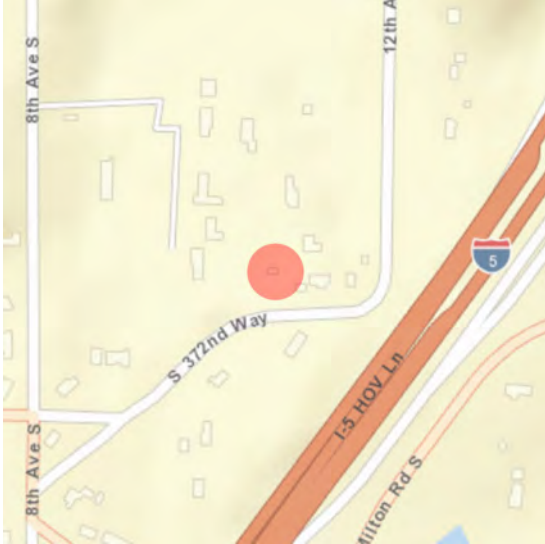
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 1020 S 372nd Way, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 3221049133  
**Geographic Areas:** T21R04E32, POVERTY BAY Quadrangle, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1972	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721375

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



1020 S 372nd Way



1020 S 372nd Way, King County Assessor, undated.



1020 S 372nd Way



# Historic Property Report

Resource Name: Residence

Property ID: 721375

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Plan	Rectangle
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion





# Historic Property Report

Resource Name: Residence

Property ID: 721375

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**Significance narrative:**

**Integrity**

From its period of construction (1972), the residence at 1020 S 372nd Way retains integrity of location and setting, although alterations, including an enclosed former deck on the west elevation, recladding, window replacement, and the addition of an elevator, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1020 S 372nd Way was constructed in 1972. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a common post-World War II residence in a modified Ranch plan (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 1020 S 372nd Way is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 1020 S 372nd Way was constructed in 1972 (King County Assessor 2020). The single-story, rectangular residence above a daylight basement faces south toward S 372nd Way and is built into a hillside. The building sits on a poured-concrete foundation, is clad in wood clapboard, and is topped by a cross-gabled asphalt roof. The facade's primary entry is noted by the two-tiered entry porch under a gabled roof supported by wood and brick posts. The windows are aluminum framed. The west side of the building features a carport with a direct entrance into the lower level. The county assessor data indicates an elevator was installed in 2002. A three-car, detached garage that sits on a poured-concrete foundation, is clad in wood clapboard, and has a side-gabled asphalt roof sits just southwest of the house. A storage shed constructed in the later 1990s is located on the west side of the residence.



## Historic Property Report

Resource Name: Residence

Property ID: 721375

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Historic Name: Pircey Race Cars

Property ID: 732004

## Location



**Address:** 37205 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** King County, T21R04E32, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Agriculture/Subsistence	
Agriculture/Subsistence	

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Pircey Race Cars

Property ID: 732004

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**Thematics:**

**Local Registers and Districts**

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Name	Date Listed	Notes
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**Project History**

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

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# Historic Property Report

Historic Name: Pircey Race Cars

Property ID: 732004

## Photos



37205 Pacific Highway S, view west.



37205 Pacific Highway S, view southwest.



# Historic Property Report

Historic Name: Pircey Race Cars

Property ID: 732004

## Inventory Details - 10/19/2023

**Common name:** Barn

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Structural System	Masonry - Concrete Block
Form Type	Barn - Gothic Arch
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - T 1-11
Plan	Rectangle

### Styles:

Period	Style Details
Early 20th Century Revivals (1900-1940)	Gothic Revival

## Surveyor Opinion



## Historic Property Report

Historic Name: Pircey Race Cars

Property ID: 732004

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### Significance narrative:

#### Integrity

From its period of construction (ca. 1960), the building at 37205 Pacific Highway S retains integrity of location and setting, as it remains on its original parcel adjacent to Pacific Highway S. The building does not retain integrity of design, materials, workmanship, feeling, or association, due to changes in materials, including T1-11 siding, the addition of incompatible fixed windows and a garage door, and a change in use.

#### Evaluation

Signage identifies the commercial business in the converted barn at 37205 Pacific Highway S as "Pircey Race Cars," a business that restores cars. The building's original use is unclear, but it was added to a cleared but undeveloped parcel ca. 1960 and may have been associated with a small pasture or agricultural operation, although aerial photographs are inconclusive. Historic-period aerials do not include a farmhouse or other structures at this location (NETROnline 2023). The building's form and materials suggest that its use was originally agricultural, although alterations have obscured its original facade and replaced original materials.

The building serves as a workspace for an automobile restorer. It does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building retains the distinctive Gothic barn shape, although all other features are associated with its commercial use, including its storefront. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 37205 Pacific Highway S not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Pircey Race Cars

Property ID: 732004

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### Physical description:

According to the King County Assessor, the only built resources on this parcel, addressed as 37205 Pacific Highway S, are a 1966 single-wide manufactured home and a covered carport (King County Assessor 2023). The single-wide home was not evident at the time of survey, but the parcel includes a converted barn dating from between 1955 and 1964, as indicated by historic aerials (NETROnline 2023). The covered carport is attached at the building's south elevation. The converted barn, Gothic in type, is two stories tall. Its lower story is constructed of concrete block and includes sheets of T1-11 above. Its arched roof is covered in asphalt shingles.

The building's main facade faces east. The building has been converted to a commercial use and includes a central metal entry door flanked north and south by large, fixed windows. Above is a Dutch hayloft door, wood, flanked by two nine-light, wood-frame windows. A diamond of T1-11 has been installed in the roof arch. The building's north elevation includes an overhead garage door and a single twelve-light window. Its south elevation is obscured by the walls of a temporary covered carport constructed of a metal roof and over slim metal posts. The one visible window on this elevation is a fixed light.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
2023 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

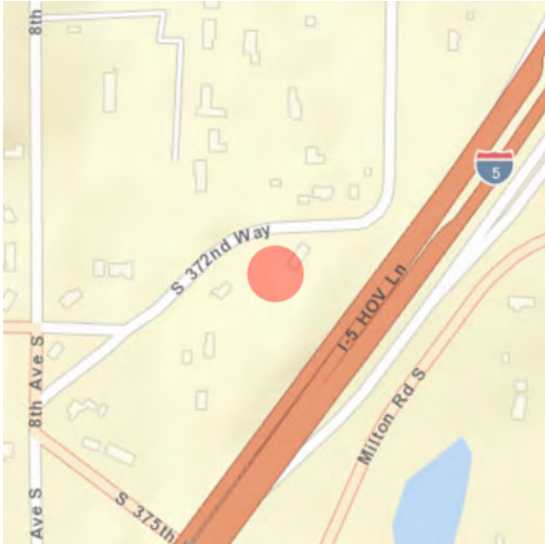
NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document,  
<https://www.historicaerials.com>, accessed January 27, 2023.

# Historic Property Report

Resource Name: Residence

Property ID: 306294

## Location



**Address:** 1021 S 372ND WAY, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049121  
**Plat/Block/Lot:** POR OF E 1/2 OF SW 1/4 OF NE 1/4LY NWLY OF ST HWY  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1962	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 306294

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



1021 S 372nd Way



1021 S 372nd Way, King County Assessor, undated.



1021 S 372nd Way



# Historic Property Report

Resource Name: Residence

Property ID: 306294

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## Inventory Details - 7/7/2011

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**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049121

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 1021 S 372nd Way, Federal Way, is located in King County. According to the county assessor, the structure was built in 1962 and is a single family dwelling. The building has a single-family form with an attached garage.



# Historic Property Report

Resource Name: Residence

Property ID: 306294

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Stucco
Roof Type	Gable - Side
Roof Material	Clay Tile
Structural System	Wood - Platform Frame
Form Type	Single Dwelling

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 306294

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**Significance narrative:**

**Integrity**

From its period of construction (1962), the residence at 1021 S 372nd Way retains integrity of location and setting, although alterations, including an added garage and window replacement, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1021 S 372nd Way was constructed in 1962. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a common post-World War II residence with minimal architectural character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 1021 S 372nd Way is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 1021 S 372nd Way was constructed in 1962 (King County Assessor 2020). The two-story, rectangular residence faces west away from S 372nd Way, and the facade is obscured by heavy vegetation. The building sits on a poured-concrete foundation, is clad in stucco, and is topped by a side-gabled tiled roof. Visible from the north is a projecting, gabled, two-bay garage with stone cladding. The residence's second-story main entrance is noted by a staircase on the west-facing facade. Visible windows are vinyl framed. The driveway is gated with large stone posts and a stone archway at a pedestrian entrance.





## Historic Property Report

Resource Name: Residence

Property ID: 306294

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

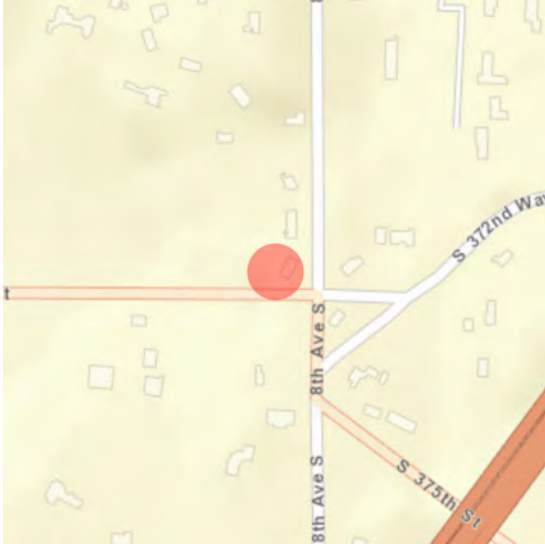


# Historic Property Report

Resource Name: Residence

Property ID: 317535

## Location



**Address:** 37227 8TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049100  
**Plat/Block/Lot:** E 190.5 FT OF S 160 FT OF N 1/2 OF NE 1/4 OF SE 1/  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1938	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 317535

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/9/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	4/17/2020	Survey/Inventory	

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## Photos



37227 8th Ave S, view northwest



37227 8th Ave S, view northwest



# Historic Property Report

Resource Name: Residence

Property ID: 317535

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049100

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 37227 8th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1938 and is a single family dwelling. The building has a single-family form with a basement garage.



# Historic Property Report

Resource Name: Residence

Property ID: 317535

## Inventory Details - 4/17/2020

**Common name:**

**Date recorded:** 4/17/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	Rectangle
Cladding	Brick
Roof Type	Hip
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Masonry - Brick

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 317535

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**Significance narrative:**

**Integrity**

From its period of construction (1938), the residence at 37227 8th Avenue S retains integrity of location, setting, feeling, and association, although alterations, including window replacement, garage conversion, and altered fenestration have diminished the building's integrity of design, materials, and workmanship.

**Evaluation**

The residence at 37227 8th Avenue S was constructed in 1938. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building includes the wide, horizontal plan of a Ranch house with some distinctive historic-period features, including massing, cladding, and some wood windows (Criterion C). However, alterations have removed historic fabric and obscured its historic character. It no longer embodies the distinctive characteristics of a particular 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 may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of integrity, Historical Research Associates recommends that the residence at 37227 8th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 37227 8th Avenue S was built in 1938 (King County Assessor 2020). The residence fronts northeast. The one-story building sits on a poured-concrete foundation and daylight basement, is clad in brick, and is topped by a hipped asphalt roof. Some windows are wood framed, but those on the northeast elevation (facade) have been replaced with aluminum-framed windows in altered fenestration. The main entrance faces northeast towards the driveway. The original garage has been enclosed and likely converted to living space. A second-story balcony is located on the northwest (rear) elevation, according to historic photos from the King County Assessor. An exterior staircase was constructed on the northwest elevation along the balcony in 1960.





## Historic Property Report

Resource Name: Residence

Property ID: 317535

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

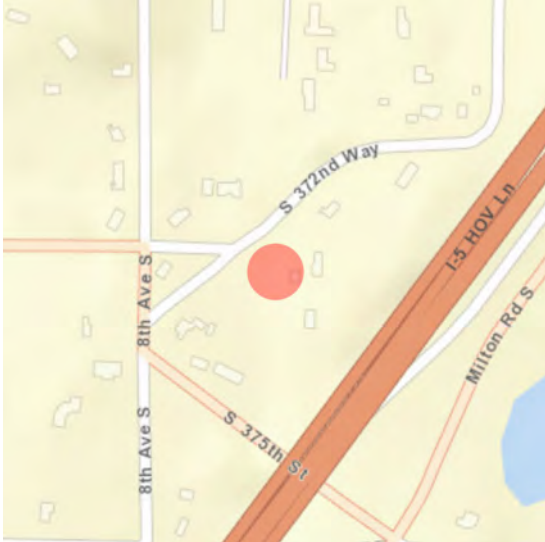


# Historic Property Report

Resource Name: Residence

Property ID: 325877

## Location



**Address:** 831 S 373RD PL, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049081  
**Plat/Block/Lot:** N 130 FT OF S 990 FT OF W 1/2 OF SW 1/4 OF NE 1/4 L  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 325877

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/11/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



831 S 373rd Place



831 S 373rd Place, King County Assessor, undated



831 S 373rd Place, King County Assessor, undated



831 S 373rd Place



# Historic Property Report

Resource Name: Residence

Property ID: 325877

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## Inventory Details - 7/11/2011

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**Common name:**

**Date recorded:** 7/11/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049081

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 831 S 373rd Place, Federal Way, is located in King County. According to the county assessor, the structure was built in 1951 and is a single family dwelling. The building has a single-family form with an attached garage.



# Historic Property Report

Resource Name: Residence

Property ID: 325877

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## Inventory Details - 3/4/2020

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**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Cladding	Wood - Clapboard
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

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## Historic Property Report

Resource Name: Residence

Property ID: 325877

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**Significance narrative:**

**Integrity**

From its period of construction (1951), the residence at 831 S 373rd Place retains integrity of location and setting, although alterations, including recladding, window replacement, and an addition, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 831 S 373rd Place was constructed in 1951. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring few distinctive features of the type, apart from its horizontal emphasis and rectangular form (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 831 S 373rd Place is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 831 S 373rd Place was constructed in 1951 (King County Assessor 2020). The one-story residence is generally rectangular and faces west toward S 373rd Place at the end of a long driveway. The building is minimally visible behind heavy vegetation. The building sits on an unknown foundation, is clad in wood clapboards, and is topped by a side-gabled asphalt roof. There is a garage and carport addition on the north end under a separate gabled roof. Visible windows are vinyl framed and likely in altered fenestration. There is a large detached garage southwest of the building clad in metal with a front-gabled metal roof.





## Historic Property Report

Resource Name: Residence

Property ID: 325877

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

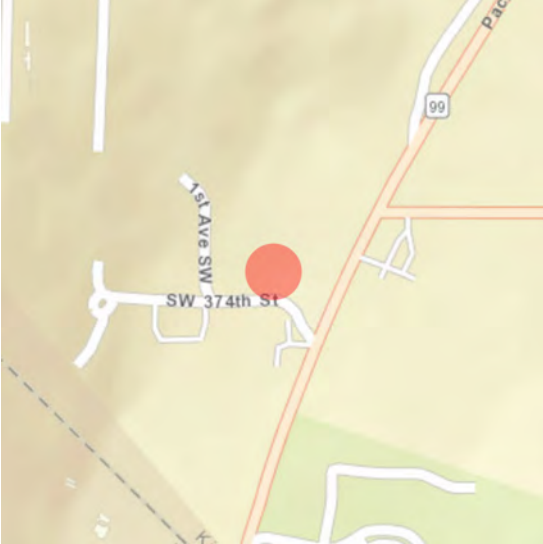


# Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

## Location



**Address:** 112 SW 374TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 2188203365  
**Plat/Block/Lot:** EAST TACOMA ADDLESS C & M RGTS  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E31

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00115, , Assessors Data Project: King County H		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

## Photos



112 SW 374th Street, view northeast.



112 SW 374th Streetview northwest.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

## Inventory Details - 7/5/2011

**Common name:**

**Date recorded:** 7/5/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 2188203365

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 112 SW 374th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1946 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

## Inventory Details - 10/19/2023

**Common name:** Single-family residence

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Log
Structural System	Wood - Platform Frame
Plan	Square

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Prairie Ranch

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

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### Significance narrative:

#### Integrity

From its period of construction (1946), the residence and garage at 112 SW 374th Street retain integrity of location and setting, as they remain on their original parcel. They do not retain integrity of design, materials, or workmanship, due to incompatible alterations, including the addition of vinyl-frame windows on the residence and T1-11 on the garage, alterations that diminish a modest building's ability to convey significance. The buildings retain integrity of feeling and association, as they retain their original use.

#### Evaluation

The residence at 112 SW 374th Street was constructed in 1946, at the beginning of a housing boom associated with the end of World War II. The residence was constructed in a small residential area of relatively large lots off Pacific Highway. If the residence were part of a planned suburb, or if it were part of a collection of log homes, it could be significant as part of a potential historic district. However, the residence does not appear to be part of an assemblage of resources linked by past events or by aesthetics. Log construction became popular in the mid-twentieth century, particularly for vacation homes. However, archival research, including through the King County Assessor, does not identify this home as an example from a significant designer or building (Pan Abode, for instance, or another kit house builder like Lindal Cedar Homes, which was established in Canada in 1944 and became popular in the 1950s) (BOLA 2017; King County Assessor 2023). Therefore, it appears the building is not associated with significant trends in residential design.

The building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building retains the form of a Ranch house and retains its log siding, but it no longer possesses other features of mid-century Ranch plans, including wood- or aluminum-frame windows and attached garages. Without these features, the building cannot be considered a significant example of its type. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 112 SW 374th Street not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Single-family residence

Property ID: 394752

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### Physical description:

According to the King County Assessor, the single-family residence at 112 SW 374th Street was constructed with a detached garage to the rear in 1946 (King County Assessor 2023). The building is a single-family residence, generally square in plan, facing south toward SW 374th Street. The building sits on a poured-concrete foundation, is clad in log siding, and is topped by a side-gabled asphalt shingle roof.

The building's main facade includes an off-center entry door. East of the entry is a vinyl-frame picture window above shallow sliding windows. West of the entry is a central, gabled projection with a large, vinyl-frame picture window under a shallow awning. West of the projection is a shallow one-over-one vinyl-frame window. The building's west elevation is located behind an L-shaped arbor and covered deck or porch covered by a flat roof supported by slim wood posts. The arbor and porch are located between the residence and a garage to the rear, located behind privacy fencing, mature foliage, and the arbor. The garage, minimally visible at the time of survey, appears to be clad in a combination of T1-11 siding and lapped boards with an overhead garage door.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

BOLA  
2017 Mid-Century King County: A Context Statement on Post-War Residential Development. Electronic document, <https://kingcounty.gov/~media/services/home-property/historic-preservation/documents/resources/MidcenturyKCPstwarResidentialContextStatement.ashx?la=en>, accessed January 30, 2023.

King County Assessor  
2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

## Location



**Address:** 215 S 373RD ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049087  
**Plat/Block/Lot:** BEG NW COR OF S 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 T  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32, King County Certified Local Government

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1918	<input type="checkbox"/>
Built Date	1911	<input type="checkbox"/>
Remodel	1938	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

**Category**  
 Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00116, , Assessors Data Project: King County I		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

## Photos



215 S 373rd Street, view southeast.



215 S 373rd, 1959, view southwest, courtesy of the King County Assessor.JPG



215 S 373rd, view northwest, undated, courtesy of the King County Assessor.JPG



215 S 373rd Street, view south.



215 S 373rd Street, view south.



# Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049087

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Single Dwelling

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 215 S 373rd Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1918 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

## Inventory Details - 10/19/2023

**Common name:** Single-family residence

**Date recorded:** 10/19/2023

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	Rectangle
Cladding	Wood
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Form Type	Single Dwelling - Bungalow
Structural System	Wood - Balloon Frame

### Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

## Surveyor Opinion

**Significance narrative:** Integrity  
 From its period of construction (1918), the residence at 215 S 373rd Street retains integrity of location, as it remains on its original parcel. It does not retain integrity of setting, as the remainder of the parcel, originally a farm, has been converted to commercial space and vehicle storage. Outbuildings have been added, including a Quonset hut and additional sheds and warehouses that did not appear in their present configuration until 1998. A mobile home was added to the parcel in 2017 (King County Assessor 1936--2024; NETROnline 2023). The residence does not retain integrity of design, materials, or workmanship due to alterations including an added dormer on the west elevations, replacement windows, and alterations to the side and rear porch, including an added door on the rear elevation. The residence does not retain integrity of feeling and association as historic aerial imagery from 1936 shows that it was originally paired with a farm (NETROnline 2024). At the time of survey, the farmlands had been replaced by extensive gravel vehicle parking and additional storage and work buildings. Those constructed prior to 1981 have been recorded separately (NETROnline 2023).

### Evaluation

The building at 215 S 373rd Street was constructed ca. 1911. Additional buildings, likely agricultural in use, were constructed ca. 1918 but appear to have been removed by 1936





## Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

(King County Assessor 1935--2024). Additional workshops, storage sheds, and other outbuildings, along with extensive vehicle storage, were added beginning in approximately 1960 (King County Assessor 1936--2024; NETROnline 2024). Assessor's notes, paired with additional archival research, suggest that the residence was part of a chicken farm owned and operated by Andrew Martin Jerstad and his wife, Kjersti, who came to the United States from Norway at the turn of the twentieth century. Andrew died in 1949 and Kjersti in 1960 (Tacoma News Tribune 1949, 1960). Sometime in the mid-twentieth century, the parcel was acquired by the Clark family, the current owners (King County Assessor 2024).

A review of newspaper files and data from the Federal Way Historical Society, along with historic-period aerials, did not reveal any important associations between the residence and significant commercial, agricultural, or residential uses. The residence and garage do not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Although the Jerstad family were likely some of the earliest residents in minimally developed south King County, background research did not reveal that they possessed documented significance in a local, state, or national context (Criterion B). The residence, which dates to ca. 1911, retains some features of a modest early farmhouse, evident in its cross-gabled form. It also retains some Craftsman details, evident in the knee braces under the eaves. However, the building lacks the porch, window, and ornamental details distinctive of either the Victorian farmhouse or Craftsman bungalow types. The building does not possess sufficient distinctive characteristics of a particular type, period, or method of construction to be significant. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the buildings were built of common construction methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends the residence at 215 S 373rd Street not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Jerstad residence

Property ID: 396720

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### Physical description:

According to the King County Assessor, the parcel at 215 S 373rd Street includes a residence and detached garage from 1918, plus multiple miscellaneous improvements including a metal Quonset hut, a shop, and additional storage buildings (King County Assessor 2023). Archival research indicated that these resources did not appear in their present configuration until 1998 (NETROnline 2023). Three resources were constructed prior to 1981 (the residence, Quonset hut, and warehouse/garage) and have been recorded separately.

The residence, constructed in 1918, is two stories tall, rectangular, and faces north toward S 373rd Street. It sits on a poured-concrete foundation, is clad in lapped wood siding, and is topped by a front-gabled, asphalt shingle roof. The building's primary facade includes a central projecting stoop topped by a gabled roof supported by round Tuscan columns. An off-center entry door is flanked by one-over-one windows symmetrical with the gabled portico sheltering the off-center entry door. On the second floor are two one-over-one windows flanking a central sliding window. Two small one-over-one windows are located under the eaves. The awning is supported by knee braces. The east elevation includes a projecting, shed-roofed sunporch with concrete steps and pipe railings. Walls include wood-frame windows. Flanking the porch are pairs of one-over-one windows. Above the porch is a gabled dormer with an additional pair of one-over-one windows. The building's west elevation also includes two pairs of one-over-one windows on the lower floor and an additional pair in the gabled dormer. South of the dormer is an additional shed-roofed dormer with no evident fenestration. The building's south elevation was minimally visible but included additional windows in pairs above a porch, possibly enclosed, with a hipped roof. All visible eaves were supported by knee braces. Windows appear to be replacements, and likely vinyl frame.

Southeast of the residence is a detached garage apparently used for storage or work. The building is rectangular, clad in wood siding (drop siding), and topped by a front-gabled, corrugated metal roof. The north-facing elevation includes a pedestrian door with central light and a one-over-one, wood-frame window to the west. An opening in the gable has been sealed with plywood. A shelter has been attached along the building's open west elevation. It consists of a projecting flat roof supported by square wood posts.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Houser, Michael

2014 Midcentury Modern Architecture in Washington State, Quonset Hut 1941-1960. Electronic document, [https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN\\_QuonsetHut\\_0.pdf](https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN_QuonsetHut_0.pdf), accessed January 24, 2023.

King County Assessor

2023 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Clark warehouse/garage

Property ID: 732828

## Location



**Address:** 215 S 373rd St, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E32, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

**Category**

### Architect/Engineer:

Category	Name or Company
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### Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History



# Historic Property Report

Historic Name: Clark warehouse/garage

Property ID: 732828

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<b>Project Number, Organization, Project Name</b>	<b>Resource Inventory</b>	<b>SHPO Determination</b>	<b>SHPO Determined By, Determined Date</b>
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

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## Photos



215 S 373rd outbuilding, view northeast.



215 S 373rd outbuilding (uncovered opening east elevation)



215 S 373rd Street, view southeast.



# Historic Property Report

Historic Name: Clark warehouse/garage

Property ID: 732828

## Inventory Details - 1/18/2024

**Common name:** Warehouse  
**Date recorded:** 1/18/2024  
**Field Recorder:** Chrisanne Beckner  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Form Type	Utilitarian
Roof Type	Gable - Front
Roof Material	Metal - Corrugated
Cladding	Metal - Corrugated
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Clark warehouse/garage

Property ID: 732828

**Significance narrative:** While the residence at 215 S 373rd Street (recorded separately) was visible from the roadway, outbuildings were located at such a distance from the public right-of-way that they could not be fully documented. Surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through survey and desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

### Integrity

From its period of construction, circa 1960, the warehouse/garage at 215 S 373rd Street retains integrity of location as it remains on its original parcel. It does not retain integrity of setting as the minimally developed parcel on which it was constructed has been developed with additional warehouses and gravel truck parking. It's unclear whether the building retains integrity of design, materials, or workmanship, as on-site survey was not possible. The building does not retain integrity of feeling or association as it was constructed as the first outbuilding in this location and is now surrounded by dense additional development (NETROnline 2024).

### Evaluation

The original use of the garage/warehouse is unknown. The building was added to the location of a former chicken farm and does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building is utilitarian in form, constructed of mass-produced materials, and while recognizable as a warehouse or garage, does not possess any distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends the warehouse/garage at 215 S 373rd Street not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Clark warehouse/garage

Property ID: 732828

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### Physical description:

According to the King County Assessor, the parcel at 215 S 373rd Street includes a single-family residence with detached garage from 1918 and a number of miscellaneous improvements, including a Quonset hut and numerous shop and storage buildings (King County Assessor 2024). Archival research indicated that these resources did not appear in their present configuration until 1998 (NETROnline 2023). Three resources were constructed prior to 1981 (the residence, Quonset hut, and warehouse/garage) and have been recorded separately.

The warehouse/garage, minimally visible from the public right-of-way, is located at the southwest corner of the parcel and close to Pacific Highway S. A review of historic-period aerials suggests it was constructed circa 1960 on a parcel that already included a single-family residence with detached garage from 1918 (NETROnline 2024). The outbuilding is set back on the parcel addressed as 215 S 373rd Street and faces north. The warehouse is rectangular in plan, a single story tall, and includes two overhead garage doors on its north elevation. The building sits on a foundation of unknown material and is clad in corrugated metal panels, some of which have been removed to create uncovered openings. It is topped by a front-gabled corrugated metal roof with minimal eaves. Its east elevation, which is not visible from the right-of-way, has been attached to additional warehouse buildings.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor  
2024 eReal Property Database. Electronic document,  
<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 23, 2024.

NETROnline  
2024 Historic Aerials, Fife, Pierce County Washington. Electronic document,  
<https://www.historicaerials.com>, accessed January 23, 2024.





# Historic Property Report

Historic Name: Jerstad Quonset hut

Property ID: 732847

## Location



**Address:** 215 S 373rd St, Federal Way, Washington, 98003

**Geographic Areas:** King County, POVERTY BAY Quadrangle, King County Certified Local Government, T21R04E32

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input checked="" type="checkbox"/>
Addition	1985	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company

### Thematics:

### Local Registers and Districts

Name	Date Listed	Notes

## Project History



# Historic Property Report

Historic Name: Jerstad Quonset hut

Property ID: 732847

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<b>Project Number, Organization, Project Name</b>	<b>Resource Inventory</b>	<b>SHPO Determination</b>	<b>SHPO Determined By, Determined Date</b>
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

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# Historic Property Report

Historic Name: Jerstad Quonset hut

Property ID: 732847

## Photos



215 S 373rd Quonset hut, view south.



215 S 373rd, 1968, view south, courtesy of the King County Assessor.JPG



215s373rdSt\_FederalWay2.jpg



215s373rdSt\_FederalWay1.jpg



# Historic Property Report

Historic Name: Jerstad Quonset hut

Property ID: 732847

## Inventory Details - 1/23/2024

**Common name:**

**Date recorded:** 1/23/2024

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Form Type	Quonset Hut
Roof Type	Barrel
Plan	Rectangle
Roof Material	Metal - Corrugated
Cladding	Metal - Corrugated
Structural System	Metal - Steel

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

**Significance narrative:** While the residence at 215 S 373rd Street (recorded separately) was visible from the roadway, outbuildings were located at such a distance from the public right-of-way that they could not be fully documented. Surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through survey and desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

### Integrity

The Quonset hut at 215 S 373rd Street was constructed or installed at this location between 1955 and 1964, according to historic-period aerials (ca. 1960) (NETROnline 2024). It's not clear if it retains integrity of location as it may have been constructed in the 1940s for a previous military use and repurposed, as is the case for many known examples, or it may have been a late model constructed during the mid-twentieth century and installed at this location to provide storage or work space. It does not retain integrity of setting as the minimally developed parcel on which it was installed has been developed with additional warehouses and gravel vehicle storage. It's unclear whether the building retains integrity of design, materials, or workmanship, as on-site survey was not possible, but a large addition to the rear has likely diminished its integrity. It's not clear whether the building retains integrity of feeling and association as its original use is



## Historic Property Report

Historic Name: Jerstad Quonset hut

Property ID: 732847

not known (NETROnline 2024).

### Evaluation

According to the King County Assessor, the Quonset hut at 215 S 373rd Street was manufactured in 1940 (King County Assessor 2024). However, this appears to be an error as Quonset huts were first developed in 1941 by the George A. Fuller Company at Quonset Point Naval Air Station in Rhode Island. The basic mass-produced Quonset hut became popular with military bases expanding in support of World War II, and numerous companies developed and sold their own versions. After the war, many were repurposed for commercial and agricultural use or installed as temporary housing (DAHP 2024). As described by the Washington State Department of Archaeology and Historic Preservation, "the basic Quonset Hut came with multiple pieces of curved steel ribs for the frame; a one-inch tongue-and-groove plywood floor; wood fiber insulation between an outer shell of corrugated metal and an inner lining of Masonite; plus doors, windows and a chimney" (DAHP 2024; Houser 2014).

As the original use of the Quonset hut is unknown, it's possible that the building is associated with the significant events and trends of World War II (Criterion A). However, as the historic use of the building is unclear, and it is now located on a rural residential parcel with no known military associations, it's not possible for the building to convey its significance. Additionally, it's possible that the building was installed at this location in the 1950s or 1960s to support a commercial or utilitarian use, in which case, the building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The Quonset hut is a mass-produced type that was popular during the mid-twentieth century but has become increasingly rare as these buildings, with minimal square footage, have been removed or replaced (DAHP 2024). Significant examples likely remain on military installations or retain sufficient integrity to convey their original use. This example, which has been greatly expanded by an addition on the rear, does possess the footprint, barrel vault, and metal skin indicative of the type, period, and method of construction, but appears to lack the symmetrical facade and the original doors and windows with which most examples were designed (Houser 2014; DAHP 2024). It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

While the building at 215 S 373rd Street is an example of a significant type, the Quonset hut, based on a lack of integrity, Historical Research Associates, Inc. recommends the building not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Jerstad Quonset hut

Property ID: 732847

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### Physical description:

According to the King County Assessor, the parcel at 215 S 373rd Street includes a single-family residence with detached garage from 1918 and a number of miscellaneous improvements, including the Quonset hut and numerous shop and storage buildings (King County Assessor 2024). Archival research indicated that these resources did not appear in their present configuration until 1998 (NETROnline 2023). Three resources were constructed prior to 1981 (the residence, Quonset hut, and warehouse/garage) and have been recorded separately.

The Quonset hut at 215 S 373rd Street was either constructed or installed at this location between 1955 and 1964 (ca. 1960) (King County Assessor 2024; NETROnline 2024). It was minimally visible from the public right-of-way. The building sits far back on a deep parcel and is surrounded by additional warehouses and graveled car and truck storage. The building faces north, is barrel vaulted, and includes a shed-roofed addition off its rear (south) elevation. A review of historic-period aerials suggests the addition was construction ca. 1985 (NETROnline 2024). The building sits on a foundation of unknown material, is skinned in metal, likely corrugated, and includes an off-center entry door paired with window openings on its north elevation. The shed roof addition is paired with a silo at the rear of the building. It is minimally visible above the Quonset hut roof and on both the east and west elevations. It's not clear how the Quonset hut and addition are being used.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Department of Archaeology and Historic Preservation (DAHP)  
2024 Quonset Hut, 1941--1960. Electronic document, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/quonset-hut>, accessed January 23, 2024.

Houser, Michael  
2014 Midcentury Modern Architecture in Washington State: Quonset Hut. Electronic document, [https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN\\_QuonsetHut\\_0.pdf](https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN_QuonsetHut_0.pdf), accessed January 23, 2024.

King County Assessor  
2024 eReal Property Database. Electronic document, <https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 23, 2024.

NETROnline  
2024 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 23, 2024.





# Historic Property Report

Resource Name: Residence

Property ID: 315526

## Location



**Address:** 37325 8TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049023  
**Plat/Block/Lot:** E 518 FT OF S 1/2 OF N 1/2 OF SE1/4 OF NW 1/4 LESS  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1938	<input checked="" type="checkbox"/>
Addition	1980	<input checked="" type="checkbox"/>
Remodel	2013	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 315526

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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## Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/9/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	4/20/2020	Survey/Inventory	

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## Photos



37325 8th Ave S, view west



37325 8th Ave S, view northwest



# Historic Property Report

Resource Name: Residence

Property ID: 315526

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049023

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 37325 8th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1911 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 315526

## Inventory Details - 4/20/2020

**Common name:**

**Date recorded:** 4/20/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Brick
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Plan	Rectangle
Form Type	Single Dwelling - Split Entry
Structural System	Masonry - Brick

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Colonial Revival
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 315526

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**Significance narrative:**

**Integrity**

From its period of construction (1938), the residence at 37325 8th Avenue S retains integrity of location, setting, feeling, and association, although alterations, including window replacement, altered fenestration, and the addition of an attached garage, have diminished the building's integrity of design, materials, and workmanship. The building was renovated after a fire in 2013 (King County Assessor 2020).

**Evaluation**

The residence at 37325 8th Avenue S was constructed in 1938. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a pre-World War II residence with few distinctive historic-period features apart from its massing. Recent renovations have greatly altered its historic-period character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 37325 8th Avenue S is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 37325 8th Avenue S was built in 1938 (King County Assessor 2020). The one-story building sits on a poured-concrete foundation and daylight basement, is clad in brick, and is topped by a side-gabled asphalt roof. The windows on the main floor and basement level are vinyl framed in altered fenestration. The main entrance faces east and sits under a small flat roof supported by wrought iron supports. The entry gives the building an unusual split-level appearance. The entry is topped by a small gabled dormer, partially infilled around a vinyl window. The one-story garage on the north elevation was added in the 1980s and includes a rooftop deck. An exterior staircase on the west elevation provides access to the rear entrance.



## Historic Property Report

Resource Name: Residence

Property ID: 315526

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 819 S 373RD PL, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049122  
**Plat/Block/Lot:** POR E 225 FT OF S 200 FT OF N 660 FT OF W 1/2 OF S  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 327903

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/11/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



819 S 373rd Place, King County Assessor, undated



819 S 373rd Place, King County Assessor, undated.



819 S 373rd Place, King county Assessor, 1967



819 S 373rd Place



# Historic Property Report

Resource Name: Residence

Property ID: 327903

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## Inventory Details - 7/11/2011

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**Common name:**

**Date recorded:** 7/11/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049122

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 819 S 373rd Place, Federal Way, is located in King County. According to the county assessor, the structure was built in 1969 and is a single family dwelling. The building has a single-family form with a basement garage.



# Historic Property Report

Resource Name: Residence

Property ID: 327903

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## Inventory Details - 3/4/2020

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**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Cladding	Brick
Form Type	Single Dwelling

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**Styles:**

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Colonial Revival

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## Surveyor Opinion

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## Historic Property Report

Resource Name: Residence

Property ID: 327903

**Significance narrative:** The building at 819 S 373rd Place could not be surveyed from the ROW. However, a review of King County Assessor's data, as well as aerials and other online sources, made a desktop evaluation possible.

### Integrity

From its period of construction (1951), the residence at 819 S 373rd Place retains integrity of location, setting, feeling, and association, although alterations including window replacement and an added deck have diminished its integrity of design, materials, and workmanship.

### Evaluation

The residence at 819 S 373rd Place was constructed in 1969. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of a Colonial Revival residence from the late-twentieth century, featuring few references to the historic style apart from its door surround and projecting eave supported by columns (Criterion C). It does not embody the distinctive characteristics of its particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance, Historical Research Associates recommends that the residence at 819 S 373rd Place is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:** According to the King County Assessor, the residence at 819 S 373rd Place was constructed in 1969 (King County Assessor 2020). However, due to the building's setback, it is not visible from the ROW. Based on data from the county assessor, the building has a rectangular plan with a deck on the north side. It is a two-story building with a west facing main entrance and a side-gabled asphalt roof. It appears to be clad in brick with vinyl-framed windows, false shutters, and a Colonial Revival surround with pediment at the primary, central entry. A projecting eave supported by columns shelters the entry.



## Historic Property Report

Resource Name: Residence

Property ID: 327903

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

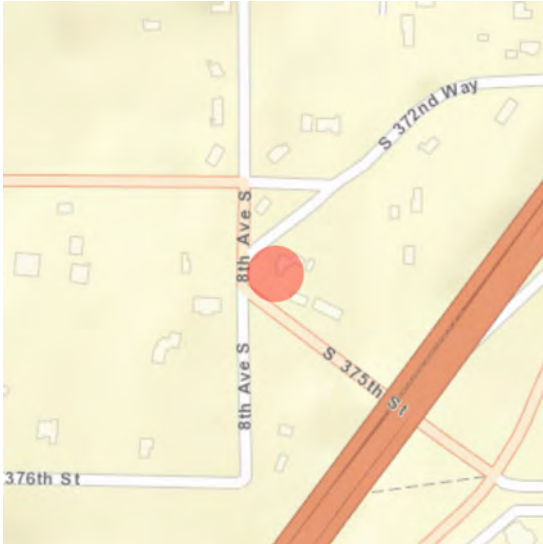
Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

# Historic Property Report

Resource Name: Residence

Property ID: 304328

## Location



**Address:** 805 S 373RD PL, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049124  
**Plat/Block/Lot:** POR OF W 1/2 OF SW 1/4 OF NE 1/4 BEG N 00-08-48 E8  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input checked="" type="checkbox"/>
Addition	1980	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 304328

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	4/20/2020	Survey/Inventory	

## Photos



805 S 373rd Pl, view northeast



805 S 373rd Pl, King County Assessor, 1970



805 S 373rd Pl, view east



# Historic Property Report

Resource Name: Residence

Property ID: 304328

## Inventory Details - 7/7/2011

**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049124

**SHPO Determination**

## Detail Information

### Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 805 S 373rd Place, Federal Way, is located in King County. According to the county assessor, the structure was built in 1969 and is a single family dwelling. The building has a single-family form.



# Historic Property Report

Resource Name: Residence

Property ID: 304328

## Inventory Details - 4/20/2020

**Common name:**

**Date recorded:** 4/20/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Brick
Cladding	Wood
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Plan	Irregular
Form Type	Single Dwelling - Ranch
Structural System	Masonry - Brick

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 304328

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**Significance narrative:****Integrity**

From its period of construction (1969), the residence at 805 S 373rd Place retains integrity of location, feeling, and association, although alterations including window replacement, a garage addition, and the addition of several outbuildings, have diminished the primary building's integrity of setting, design, materials, and workmanship.

**Evaluation**

The residence at 805 S 373rd Place was constructed in 1969. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest Ranch with few distinctive historic-period features apart from its massing (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 805 S 373rd Place is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 805 S 373rd Place was built in 1969 (King County Assessor 2020). It fronts northwest. The one-story building sits on a poured-concrete foundation, is clad in brick and horizontal wood siding, and is topped by a side-gabled asphalt roof. It includes a 1980 attached garage addition to the north. The windows are vinyl framed. The main entrance sits under the full-length entry porch on the northwest facade. The porch roof is supported by (non-original) wrought iron supports (see Figure 6.2-91). There are several outbuildings on the property. One side-gabled storage building is northeast of the garage addition. A one-story, gambrel-roof storage building sits just south of the main building. Two garage buildings with side-gabled roofs sit east of the southeast corner of the main house.



## Historic Property Report

Resource Name: Residence

Property ID: 304328

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Historic Name: Garage or warehouse

Property ID: 732005

## Location



**Address:** 37405 Pacific Hwy S, Federal Way, Washington, 98003

**Geographic Areas:** T21R04E31, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1972	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Garage or warehouse

Property ID: 732005

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Garage or warehouse

Property ID: 732005

## Photos



37405 Pacific Highway S, view southeast.



IMG\_6961.JPG



37405 Pacific Highway S, view north.



# Historic Property Report

Historic Name: Garage or warehouse

Property ID: 732005

## Inventory Details - 10/19/2023

**Common name:** Warehouse  
**Date recorded:** 10/19/2023  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Foundation	Concrete - Poured
Form Type	Utilitarian
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Garage or warehouse

Property ID: 732005

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**Significance narrative:****Integrity**

From its period of construction (1972), the warehouse or garage at 37405 Pacific Highway S retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, or workmanship, due to incompatible replacement materials including sheet siding. It does not retain integrity of feeling or association, as the building is located on a parcel zoned residential and is located among other residential developments but is no longer associated with a residential building.

**Evaluation**

The warehouse at 37405 Pacific Highway S was constructed in 1972 among a neighborhood of mid-century residences on relatively large lots off Pacific Highway. A residence was located north of the warehouse by 1955, but it was demolished between 1969 and 1980. It is not clear if the warehouse might have been associated with this former residence at one time (King County Assessor 2023; NETROnline 2023). Today, the warehouse stands alone and adjacent to a large parking lot, suggesting that its use is commercial.

The building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is utilitarian in form and possesses few distinctive characteristics apart from its gabled form. It does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 37405 Pacific Highway S not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the parcel at 37405 Pacific Highway S includes one building, a storage warehouse constructed in 1972 (King County Assessor 2023). The building is rectangular, front-gabled, and faces away from Pacific Highway and north toward SW 374th Street. The building sits on a poured-concrete foundation, is clad in T1-11 siding, and includes sliding garage doors on tracks on both the north and south elevations. No other openings or fenestration were visible. The building is topped by a standing-seam metal roof.



## Historic Property Report

Historic Name: Garage or warehouse

Property ID: 732005

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

King County Assessor

2023 eReal Property Database. Electronic document,

<https://kingcounty.gov/depts/assessor/Parcel-Sales-Search.aspx>, accessed January 27, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document,

<https://www.historicaerials.com>, accessed January 27, 2023.



# Historic Property Report

Resource Name: Revival Slavic Baptist Church

Property ID: 337360

## Location



**Address:** 37515 8TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049091  
**Plat/Block/Lot:** BEG SE COR OF S 1/2 OF SE 1/4 OF NW 1/4 TH W ALG S  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E32

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Social	Social - Civic
Social	Social - Civic

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Revival Slavic Baptist Church

Property ID: 337360

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00111, , Assessors Data Project: King County E	7/1/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	



## Photos



37515 8th Avenue S, historic-period church building



37515 8th Avenue S, historic-period outbuilding



37515 8th Avenue S, historic-period church building



# Historic Property Report

Resource Name: Revival Slavic Baptist Church

Property ID: 337360

## Inventory Details - 7/1/2011

**Common name:**

**Date recorded:** 7/1/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049091

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 37515 8th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1951 and is a commercial business. Also according to the county assessor, the structure was remodeled in 1975. The 1-story building has an unknown form.



# Historic Property Report

Resource Name: Revival Slavic Baptist Church

Property ID: 337360

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Irregular
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Hip
Roof Material	Asphalt/Composition
Structural System	Wood - Platform Frame
Form Type	Church - No Steeple

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Revival Slavic Baptist Church

Property ID: 337360

### Significance narrative:

#### Integrity

From its period of construction (1951), the complex at 37515 8th Avenue S retains integrity of location, although alterations, including recladding, window replacement, and the addition of new buildings, have diminished the integrity of the complex's setting, design, materials, workmanship, feeling, and association.

#### Evaluation

The complex at 37515 8th Avenue S was constructed beginning in 1951. The buildings have been used by a series of private groups, including a Montessori school and the Korean-American Calvary Baptist Church (King County Assessor 2020). The complex does not appear, based on a review of historic maps and local histories, to hold any specific historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A).

Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The 1951 church is a modest example of a Modern building, featuring the wide facade, shallow roof and deep eaves typical of its era but few other characteristics of the type. The residence is modest in plan and materials (Criterion C). Collectively, the complex does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the religious complex at 37515 8th Avenue S is not eligible for listing in the National

### Physical description:

According to the King County Assessor, the religious complex at 37515 8th Avenue S, known as the Slavic Church of Revival, was constructed in 1951 (King County Assessor 2020). The complex contains one historic-period church building (1951), one residence (1975), and an additional church building constructed outside the historic period (2005) and not subject to survey (King County Assessor 2020). The 1951 church building is irregularly shaped, generally rectangular with a projecting wing to the northeast, and faces east toward 8th Avenue S. It sits on a poured-concrete foundation, is clad in clapboards, and is topped by a hipped asphalt roof. Windows are vinyl-framed sliding windows or aluminum-framed fixed windows above shallow sliding windows. The 1975 residence sits north of the main building and is a one-story, rectangular building with clapboard siding, vinyl-sliding windows, and a side-gabled asphalt roof. It appears that the building was being renovated or enlarged at the time of survey.



## Historic Property Report

Resource Name: Revival Slavic Baptist Church

Property ID: 337360

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Resource Name: Residence

Property ID: 315797

## Location



**Address:** 37540 8TH AVE S, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049070  
**Plat/Block/Lot:** BEG AT SW COR OF NE 1/4 TH E381 FT TH N 478 FT TO  
**Geographic Areas:** King County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1961	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 315797

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/9/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	



## Photos



37540 8th Avenue S, view northeast



37540 8th Avenue S, King County Assessor, 1961



37540 8th Avenue S, view southeast



# Historic Property Report

Resource Name: Residence

Property ID: 315797

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## Inventory Details - 7/9/2011

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**Common name:**

**Date recorded:** 7/9/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049070

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 37540 8th Avenue S, Federal Way, is located in King County. According to the county assessor, the structure was built in 1961 and is a single family dwelling. The building has a single-family form with an attached garage.



# Historic Property Report

Resource Name: Residence

Property ID: 315797

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Contemporary
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 315797

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**Significance narrative:****Integrity**

From its period of construction (1961), the residence and garage at 37540 8th Avenue S retain integrity of location and setting, although alterations, including recladding, window replacement, and additions, have diminished the residence's integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 37540 8th Avenue S was constructed in 1961. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a post-World War II residence with few character-defining features apart from its shallow roof and rectangular plan. Alterations including an addition have obscured its historic-period character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and garage at 37540 8th Avenue S are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 37540 8th Avenue S was constructed in 1961 (King County Assessor 2020). The single-story, rectangular residence above a daylight basement faces west toward 8th Avenue S and is built into a hillside. The building sits on a poured-concrete foundation, is clad in wood clapboard, and is topped by a shallow, front-gabled asphalt roof. The building's primary entry is centrally located on the main floor just south of a large, projecting addition with conical roof. The windows are aluminum framed. An attached one-car garage with a small storage addition is located on the building's north end. A three-car, detached garage sits north of the house. It sits on a poured-concrete foundation, is clad in metal sheets, and is topped by a metal shed roof.



## Historic Property Report

Resource Name: Residence

Property ID: 315797

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

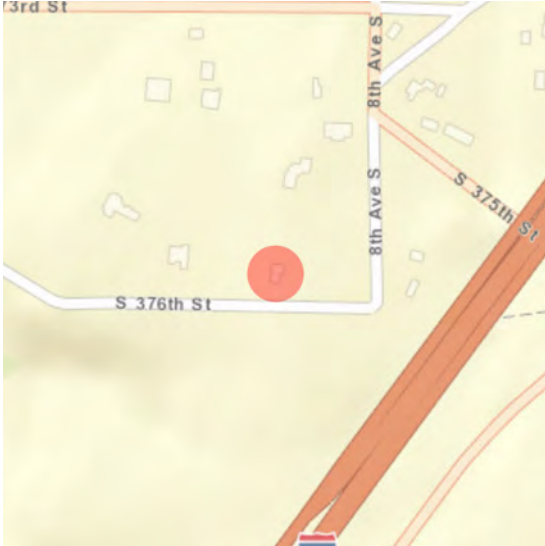


# Historic Property Report

Resource Name: Residence

Property ID: 304743

## Location



**Address:** 700 S 376TH ST, FEDERAL WAY, WA  
**Tax No/Parcel No:** 3221049101  
**Plat/Block/Lot:** BEG AT SE COR OF SE 1/4 OF NW 1/4 TH W ON S LN OF  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, King County, T21R04E32, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1961	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 304743

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-07-00109, , Assessors Data Project: King County D	7/7/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	6/22/2020	Survey/Inventory	



## Photos



700 S 376th St, view northwest



700 S 376th St, view northeast



# Historic Property Report

Resource Name: Residence

Property ID: 304743

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## Inventory Details - 7/7/2011

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**Common name:**

**Date recorded:** 7/7/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 3221049101

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The house at 700 S 376th Street, Federal Way, is located in King County. According to the county assessor, the structure was built in 1961 and is a single family dwelling. The building has a single-family form with a basement garage.



# Historic Property Report

Resource Name: Residence

Property ID: 304743

## Inventory Details - 6/22/2020

**Common name:**

**Date recorded:** 6/22/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Block
Form Type	Single Dwelling - Ranch
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Stone
Cladding	Stone - Rubble
Structural System	Masonry - Concrete Block
Plan	L-Shape

### Styles:

Period	Style Details
Modern Movement	Prairie Ranch

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 304743

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**Significance narrative:**

**Integrity**

From its period of construction (1961), the residence at 700 S 376th Street retains integrity of location, setting, feeling, and association, although alterations, including window replacement and altered fenestration, have diminished its integrity of design, materials, and workmanship.

**Evaluation**

The residence at 700 S 376th Street was constructed in 1961. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring few features of the type apart from its plan and cladding (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc recommends that the residence at 700 S 376th Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the King County Assessor, the residence at 700 S 376th Street was constructed in 1961 (King County Assessor 2020). The L-shaped, Ranch-style residence faces east and sits atop a daylight basement. The building sits on a concrete-block foundation, is clad in two different stone veneers, and is topped by a cross-gabled asphalt roof. The main entrance faces east under wide eaves and is paired with a small front porch constructed of concrete, positioned at the inside corner of the L-shaped plan. A side porch on the south elevation is constructed of metal and has a set of exterior stairs that lead down to the at-grade garage. Vinyl-framed windows are visible in altered fenestration.



## Historic Property Report

Resource Name: Residence

Property ID: 304743

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.



# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

## Location



**Address:** 37600 Pacific Highway S, Federal Way, WA 98003  
**Tax No/Parcel No:** 2188204281, 2188204365, 3221049020, 3221049025  
**Geographic Areas:** King County, POVERTY BAY Quadrangle, T21R04E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Funerary	Funerary - Cemetery
Funerary	Funerary - Cemetery

### Historic Context:

Category
Religion
Architecture
Native American



# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

## Architect/Engineer:

Category	Name or Company
Engineer	Goldsmith Engineers
Architect	Maloney, Herrington, Freesz and Lund
Builder	F.S. Jones Construction

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00232, , King County Cemetery Survey 2010		Not Determined	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Photos



Overview from ridge to E



37600 Pacific Highway S, historic-period mausoleums



37600 Pacific Highway S, historic-period mortuary



37600 Pacific Highway S, historic-period mortuary



37600 Pacific Highway S



GethsemaneCemetery1.jpg



# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584



installing empty liners



entry



cemetery looking west



niche wall



southeast corner



Chapel/office complex from NE



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

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2007 Aerial photo of cemetery and surrounding area



# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

## Inventory Details - 8/5/2010

**Common name:** Gethsemane Cemetery

**Date recorded:** 8/5/2010

**Field Recorder:** C. Sundberg

**Field Site number:** 2988

**SHPO Determination**

## Detail Information

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**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

**Significance narrative:** Gethsemane Cemetery is significant for its associations with the evolution and adaptation of religious cemeteries to broad changes in funerary landscapes and as a relatively intact example of a smaller, recent memorial park. Although vertical monuments have been allowed in the western area for the past 25 years, the curving drives, continuous lawns, open views and predominance of ground-level grave markers is consistent with the market-driven evolution of all of the memorial park cemeteries in the county. Gethsemane reflects those broad changes as they have affected religious cemeteries.

Gethsemane Cemetery is the newest of the four cemeteries in King County owned and operated by the Catholic Church, two of which are memorial parks; it is also the youngest cemetery included in the survey. Gethsemane is the most recent and smallest of the 10 memorial parks surveyed and is a good example of the type. Burials are restricted to Catholics and are primarily from nearby parishes.

Gethsemane Cemetery was established in 1974 on property previously occupied by the Catholic Indian Mission School (1888-1936) established by Father Peter Hylebos. Hylebos (1848-1918) came to the Northwest in 1870 to work under Bishop Blanchet and the Diocese of Nisqually (later moved to Seattle). He was active in establishing hospitals, schools, churches and other Catholic institutions throughout the southern Puget Sound area and elsewhere in the state. Hylebos had a strong interest in Indian education. Reservation schools had opened earlier at Muckleshoot and Puyallup but weren't large enough to serve all potential students. He purchased a 142-acre tract in 1888, raised funds for construction, and opened the school in the fall of 1888. Up to 80 boarding and day students were taught by Sisters of the Order of St. Francis. Laundry and recreation buildings were added in 1890 and a church in 1905. The school closed in 1936 when support and donations dropped during the Depression. During World War II part of the land was used to build apartments, occupied into the 1950s. All of the buildings had been demolished by 1971, when the Archdiocese began planning for Gethsemane Cemetery.



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

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A cemetery was associated with the Mission School and is thought to have contained about 250 burials through the early 1920s. Those buried were Indians, nuns and pioneers from the area. Most of the burials were moved to Calvary Cemetery in Tacoma and any remaining graves have been vandalized in the intervening decades. St. George's Cemetery is no longer marked, but was located a few hundred feet east of the present cemetery. Part of all of it is on land donated to by the Archdiocese to the Puyallup Tribe (see also HRI # 2987, St. George's Cemetery)

Gethsemane Cemetery was designed by Goldsmith Engineering. Construction included extensive grading in the western portion of the property; the excess soil was mounded along the eastern side of the developed area and now appears to be a small ridge to the east of the mausoleum cluster. , screening a small spoils yard. The side-gable chapel and office building complex was completed in 1974 and dedicated in 1975. The first burials occurred in 1975. The property has been expanded twice, adding ten acres to the north in 1986 and  $\frac{3}{4}$  acre to the south in 2003. Starting in the 1980s in response to customer requests, vertical gravemarkers were allowed in the previously undeveloped western (front) section of the property. Niche walls are a more recent accommodation of changing funerary preferences.

With views of Mt. Rainier and nearby greenery in the Hylebos Creek natural area, the cemetery has a pronounced park-like and open scenic character, complemented by its modern buildings and not quite mature interior.

Gethsemane Cemetery is a relatively intact, good example of a smaller memorial park. Although vertical monuments have been allowed in the western area for the past 25 years, the curving drives, continuous lawns, open views and predominance of ground-level gravemarkers is consistent with the market-driven evolution of all of the memorial park cemeteries in the county.





## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

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### Physical description:

several parcels located on the Pierce-King County line between Interstate 5 and Highway 99 in Federal Way. The cemetery is on flat terrain and is approached via a gated entryway on the east side of Highway 99. Surrounding parcels are occupied by low density residential and mixed commercial development.

Gethsemane Cemetery is a medium-sized, well-maintained property entered through a formal gateway on its west side. Approximately 45% of the upper, flatter portion of the property is improved. It contains a variety of landscape features – native and introduced trees, shrubs, ground covers, and continuous lawn. The property is bounded to the north and northeast by native vegetation and a fence and tree line, to the east by undeveloped land, to the south by a neighboring residence and on the west by a fence and a row of evergreen and Lombardy poplar trees along the road. Interior vegetation is primarily introduced plantings, mostly young trees along roads and scattered in lawns, plus foundation and entry plantings around the building complex. A small stand of firs and other native vegetation was left on the small knoll in the southwest corner of the property. Interior circulation by car and service vehicles uses paved roads in a simple loop pattern, with a doubled entry road leading to the chapel and office complex. Pedestrian circulation is primarily on roadways, but there are paved paths leading to a cluster of free-standing mausoleum structures and to niche walls. There are clearly visible grass-covered aisles among the grave markers. Service circulation is somewhat separated from public circulation.

The cemetery includes several sections with specific memorial functions – a cluster of three small mausoleum blocks in the mid-eastern edge, a niche wall dedicated to a Korean saint (and used by Koreans) in the north central area, a large niche wall and area for cremated remains on the flanks of a small rise in the southwest corner, and an area for vertical monuments in the northwestern area. Development and burials began in the central part of the property and spread to the west, where vertical monuments and burial of cremated remains are now allowed.

Buildings include a chapel/office/maintenance complex and office building in a vernacular Northwest Modern style located near the center of the cemetery. The three mausoleum blocks are roughly cubical, with trellised walkways and a courtyard connecting them. Three small above-ground family vaults are located northeast of the chapel.

An estimated 8,000 people are buried in the cemetery, based on visual approximation. Grave markers range in date from 1975 to the present and are made of granite, other stone and metal. Markers from the first decade of operation are uniformly flat lawn markers, but more recent burials in the western portion of the cemetery have vertical markers of various block styles, both for couples and individuals. In 1977 a small lawn adjacent to the chapel was used for re-interment of Native American human remains found near Steilacoom and marked with a low, beveled grave marker.

The cemetery is very well maintained and the landscaping in good condition.



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

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### Bibliography:

Caster, Dick. "Father Hylebos, St. George's Indian School and Cemetery and St. Claire's Mission Church," prepared for the Federal Way Historical Society, October 15, 2003. Federal Way Historical Society website: <http://www.federalwayhistory.org/Articles/FtHylebos.PDF>, accessed August 22, 2010. Catholic Cemeteries website for Gethsemane Cemetery: <http://www.acc-seattle.com/cemeteries/gethsemane.html>, accessed August 3, 2010. King County Assessor data for parcels 2188204281, 21882044365, 2188204560, 3221049020 and 3221049025; 2010. King County Assessor Property Record Cards for parcels 2188204281, 21882044365, 2188204560, 3221049020 and 3221049025. c.1939-1972, np. King County Interactive Mapping System (1936 and 2007 aerial photos) <http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>, accessed June 25, 2010. McLintock, Faye. Manager, Gethsemane Cemetery. Personal communication with Charlie Sundberg, August 5, 2010. Sloane, David Charles. *The Last Great Necessity: Cemeteries in American History*. Baltimore: Johns Hopkins University Press, 1991. Worpole, Ken. *Last Landscapes, The Architecture of the Cemetery in the West*. London: Reaktion Books, 2003. Yalom, Marilyn. *The American Resting Place, Four Hundred Years of History Through Our Cemeteries and Burial Grounds*, Boston: Houghton Mifflin Company, 2008.





# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Landscape - Park
Plan	Irregular

**Styles:**

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

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

**Significance narrative:** Integrity  
 From its period of construction (1974), the Gethsemane Catholic Cemetery at 37600 Pacific Highway S retains integrity of location, setting, and association. Alterations have detracted from the cemetery’s integrity of design, materials, workmanship, and feeling. A previously prepared historic property inventory (HPI) form noted "the property has been expanded twice, adding ten acres to the north in 1986 and ¾ acre to the south in 2003. Starting in the 1980s in response to customer requests, vertical gravemarkers were allowed in the previously undeveloped western (front) section of the property. Niche walls are a more recent accommodation of changing funerary preferences” (Sundberg 2020). The cemetery retains its “views of Mt. Rainier and nearby greenery in the Hylebos Creek natural area” and its “pronounced park-like and open scenic character, complemented by its modern buildings and not quite mature interior” (Sundberg 2010).

### Evaluation

Cemeteries are generally not considered eligible for listing in the National Register of Historic Places (NRHP) unless they derive their primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events (NRHP Criteria A, B, or C) (NPS 1997:25). The Gethsemane Catholic Cemetery at 37600 Pacific Highway S is a designed landscape (site) with functionally related units (mortuary and mausoleum buildings) evaluated separately.

The cemetery was developed in the early 1970s and dedicated in 1975. The parcels containing the Gethsemane Catholic Cemetery were once part of the St. George’s Industrial School (King County Tax Assessor 2020). Colloquially known as St. George’s Indian School (also St. George’s Indian Mission School and the St. George Boarding



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

School for Indians), the school was established in 1888 by Reverend Peter Hylebos with funding from Mother Katharine Drexel, daughter of wealthy banker Francis A. Drexel (Seattle Daily Times 1974a; Seattle Sunday Times 1934). Initially the school was also receiving government funding. However, there was another boarding school on the Puyallup Reservation built a few months before St. George's that competed for the same government funding. Government assistance for St. George's Indian School was cut in 1891, as the government claimed the school on the Puyallup Reservation was adequate. St. George's continued to operate with the help of donations and funding from various congregations in the area (Castor 2009:18).

Shortly after the school was opened, the St. George's Indian Mission School Cemetery was established on school grounds. It was located on a separate parcel and a few hundred feet away from today's Gethsemane Catholic Cemetery. Two of the school's early teachers were buried in this cemetery, and later Native Americans, nuns, and pioneers would also be buried here. It is estimated approximately 250 burials were within the cemetery. Few of the graves remain, as most were "moved to [Cavalry Cemetery in] Tacoma Cemetery many years ago [and] vandals have heavily damaged those that remain" (Castor 2009:16-22).

St. George's Indian School was open to any Native American child and took in children from all over the Pacific Northwest and Alaska. While some children were orphans and stayed at the school year-round, most children went home during the summer months (Seattle Sunday Times 1934). Industrial training and religious instruction were emphasized at the school. The girls were trained in domestic science through completing the housework and cleaning at the school, while the boys helped clear the land, build new buildings, roads, and bridges, and later helped with the small farm (Castor 2009:17). The school kept cows and turkeys and grew alfalfa and rye to feed the livestock. By 1934, about 3,000 Native American children had graduated from the school (Seattle Sunday Times 1934). The school closed in 1936 due to a lack of funding during the Great Depression (Castor 2009:20).

The St. George's Indian Mission School land was deeded to the Catholic Archdiocese of Seattle by the Bureau of Catholic Indian Missions in 1952 (Seattle Daily Times 1975). The Archbishop of Seattle submitted a permit for a new cemetery on the property in 1970, with the main entrance on Pacific Highway South (Seattle Daily Times 1970). The initial plans for the cemetery were developed by architects Maloney, Herrington, Freesz and Lund, who had also designed the Holyrood Cemetery in Shoreline. The firm was established in 1963, when prominent Seattle architect John Maloney took on additional partners. However, Maloney retired in 1970, and Lund retired in 1973. It is unclear when Freesz and Herrington retired, but the firm's name changed in 1980 to Mills, John & Rigdon (DAHP 2021; Seattle Times 1994). As the Gethsemane Catholic Cemetery was designed during a period of transition for the firm, it's unclear which of the partners was responsible for its design.

Due to the Shoreline Management Act, which passed the Washington State Legislature in 1971 in order "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines," the design of Gethsemane Catholic Cemetery was focused west of Hylebos Creek and its adjacent wetlands (Boswell and Rinck 2017:34; Department of Ecology 2021). The single building associated with the school was demolished in 1971 in preparation for the new cemetery construction (Seattle Daily Times 1974b). The construction contract was awarded to F.S. Jones Construction, who began construction in 1972. Due to "construction delays, labor strikes, and additional



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

environmental issues and permitting requirements” construction took over two years (Boswell and Rinck 2017:34). By 1974, the cemetery office (mortuary) was constructed; and by 1980, the three mausoleum buildings were constructed (NETROnline 2021;Seattle Daily Times 1974b). The mausoleum buildings were constructed directly north of where the St. George’s Indian Mission School was once located (NETROnline 2021).

The cemetery was not established without controversy. In 1974, a group of Native Americans associated with the Indian Group Home Coalition broke one of the glass doors of the mortuary and held a 4.5-hour sit-in at the cemetery office protesting the use of the property as a Catholic cemetery. They claimed, “this land was originally purchased...to educate Indian children...[and] the current and future plans for this property are a misappropriation of the original donors’ intent” (Seattle Daily Times 1974b). The U.S. District Court found the group of protestors not guilty of trespassing, ruling that they had access rights to the cemetery (Seattle Daily Times 1975a). In 1983, the Archdiocese of Seattle deeded 17 acres containing what was presumed to be the St. George’s Indian Mission School Cemetery to the Puyallup Tribe (King County Tax Assessor 2020). Similar protests took place across the country, as Native American groups fought against the redevelopment of land that was once theirs or dedicated for their use (Seattle Daily Times 1975b).

The construction of the Gethsemane Catholic Cemetery led ultimately to the return of some land and remaining graves to the Puyallup Tribe for stewardship. Therefore, this resource is significant for its associations with an event that made a significant contribution to the broad patterns of our history (Criterion A). Background research did not suggest that the Gethsemane Catholic Cemetery held a strong association with the lives of significant persons or includes the graves of persons of transcendent importance (Criterion B). The overall cemetery design is simple, with a central building encircled by drives and lawns with burials laid in rows. The cemetery is classified as a memorial park cemetery design, which was a common design approach in the mid-twentieth century. The memorial park style grew out of the “rural” cemetery movement of the late nineteenth century and focused on the natural beauty of a site. Memorial parks often prioritized easy maintenance and kept grave markers flush with the ground without plot-defining barriers, which allowed for easy lawn care (NPS 1992:5). The Gethsemane Catholic Cemetery was originally designed to include several aspects of the memorial park style, including the attention to nature, ground-level grave markers, and curved paths. The cemetery, as a potential historic landscape, was surveyed in 2010, and the resulting HPI noted “the Gethsemane Catholic Cemetery is a relatively intact, good example of a smaller memorial park. Although vertical monuments have been allowed in the western area for the past 25 years, the curving drives, continuous lawns, open views and predominance of ground-level gravemarkers is consistent with the market-driven evolution of all of the memorial park cemeteries in the county” (Sundberg 2010). While the Gethsemane Catholic Cemetery does embody some of the distinctive features of its type, period, and method of construction, it is not known to be the work of a master; does not possess high artistic values; and does not represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district) (Criterion C). Finally, based on its period of construction, the cemetery is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates, Inc. recommends that Gethsemane Catholic Cemetery is eligible for listing in the NRHP as a designed landscape (site) with functionally related



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

units under Criteria A and C, as the location of a relatively peaceful protest that resulted in the return of culturally significant land to the Puyallup Tribe, as well as a relatively intact example of a smaller mid-twentieth century memorial park. The boundaries for the eligible resource match the parcel boundaries, which include the designed cemetery, its functionally related mortuary and mausoleums, and the undeveloped creek area on the eastern edge, which was intentionally left natural. The period of significance dates from the construction of Gethsemane Catholic Cemetery (1971).

### Physical description:

The Gethsemane Catholic Cemetery, located on two parcels addressed as 37600 Pacific Highway S, was developed in the early 1970s but was not dedicated by the Archbishop of Seattle until 1975 (Archdiocese of Seattle 2018). The cemetery is a designed landscape with two functionally related units (one mortuary with three mausoleum buildings), documented and evaluated separately (WISAARD ID 725425). A 2010 study of the cemetery estimated approximately 8,000 burials within the cemetery (Sundberg 2010).

Entering the cemetery from Pacific Hwy S, the cemetery's main roadway passes through the main entrance gate, characterized by a concrete wall with metal gates and a low sign reading "Gethsemane Catholic Cemetery." The remainder of the property fence lining Pacific Highway is chain-link. The main roadway is one lane in each direction with a wide median featuring evenly-spaced lighting and paired trees. The main roadway leads to a roundabout accessing the centrally located mortuary and surrounding cemetery grounds. Three mausoleums are located to the northeast. A maintenance loop encircles the mortuary. Parking is located northwest of the mortuary and along a widened portion of the main cemetery road. The mortuary is surrounded by flowering shrubs and deciduous trees with evergreens at its corners. A maintenance yard is adjacent to the mortuary on its south elevation, and is separated from the burial spaces by a chain link-fence lined with mature shrubs. There are five burial lawns on the property, with the main cemetery lawn being north of the mortuary building. It features a walking path (ca. 2000), an offshoot of the main roadway leading north, and a combination of ground-level and vertical grave markers. The burial lawn west of the mortuary features ground-level markers, a niche wall built into a hill, and a higher density of deciduous and evergreen trees than any of the other burial lawns. The burial lawn south of the mortuary features ground-level grave markers with deciduous trees near the mortuary and mausoleums. The small burial lawn east of the mortuary and directly south of the mausoleums features a straight, paved path with vertical grave markers, while the final small lawn west of the mausoleums (northeast of the mortuary) features a winding path with a central statue of Jesus Christ and a combination of ground-level and vertical grave markers.

The northern parcel, also owned by the cemetery, and the eastern end of the main parcel remain undeveloped. A manmade berm, built during the initial earth moving and site preparation phase of construction, separate the Gethsemane Catholic Cemetery from the undeveloped eastern part of the property and the adjacent St. George's Indian Mission School Cemetery property.

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## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

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1974a. Nun seeks evidence of Mother Katharine's miracles. April 21.

1974b. Police break up Indian sit-in. November 28.

1975a. Indians found not guilty in cemetery-trespass case. January 16.

1975b. Pastor sees Indian unrest. January 25.



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery

Property ID: 537584

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Seattle Sunday Times. 1934. Spirit of Pioneers Shown in Conduct of Indians' School. March 18.

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# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

## Location



**Address:** 37600 Pacific Hwy S, Federal Way, Washington, 98003  
**Tax No/Parcel No:** 2188204281, 2188204365, 3221049020, 3221049025  
**Geographic Areas:** King County, T21R04E32, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Funerary	Funerary - Mortuary
Funerary	Funerary - Mortuary

### Historic Context:

Category
Architecture
Religion

### Architect/Engineer:

Category	Name or Company
Architect	Maloney, Herrington, Freesz and Lund
Builder	F.S. Jones Construction





# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
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### Photos



Gethsemane Catholic Cemetery Mortuary, view southwest



Gethsemane Catholic Cemetery Mortuary, view northeast



Gethsemane Catholic Cemetery Mortuary, view east



Gethsemane Catholic Cemetery Mortuary, view west



# Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

## Inventory Details - 7/30/2021

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**Common name:**

**Date recorded:** 7/30/2021

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Form Type	Church - No Steeple
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Cladding	Brick
Cladding	Concrete - Precast
Structural System	Masonry - Precast Concrete
Plan	Rectangle

**Styles:**

Period	Style Details
Modern Movement (1930-1970)	Contemporary

## Surveyor Opinion

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

**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

**Significance narrative:** Integrity  
From their period of construction (1974), the Gethsemane Catholic Cemetery Mortuary and functionally associated Mausoleums at 37600 Pacific Highway S retain integrity of location, setting, design, materials, workmanship, feeling, and association, as few alterations, apart from a replaced door, are evident.

Evaluation  
The Gethsemane Catholic Cemetery at 37600 Pacific Highway S was developed in the early 1970s and dedicated in 1975. The cemetery's designed landscape (site) is evaluated separately (WISAARD ID 537584).

The parcels containing the Gethsemane Catholic Cemetery were once part of the St. George's Industrial School (King County Tax Assessor 2020). Colloquially known as St. George's Indian School (also St. George's Indian Mission School and the St. George



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

Boarding School for Indians), the school was established in 1888 by Reverend Peter Hylebos with funding from Mother Katharine Drexel, daughter of wealthy banker Francis A. Drexel (Seattle Daily Times 1974a; Seattle Sunday Times 1934). Initially the school was also receiving government funding. However, there was another boarding school on the Puyallup Reservation built a few months before St. George's that competed for the same government funding. Government assistance for St. George's Indian School was cut in 1891, as the government claimed the school on the Puyallup Reservation was adequate. St. George's continued to operate with the help of donations and funding from various congregations in the area (Castor 2009:18).

Shortly after the school was opened, the St. George's Indian Mission School Cemetery was established on school grounds. It was located on a separate parcel and a few hundred feet away from today's Gethsemane Catholic Cemetery. Two of the school's early teachers were buried in this cemetery, and later Native Americans, nuns, and pioneers would also be buried here. It is estimated approximately 250 burials were within the cemetery. Few of the graves remain, as most were "moved to [Cavalry Cemetery in] Tacoma Cemetery many years ago [and] vandals have heavily damaged those that remain" (Castor 2009:16-22).

St. George's Indian School was open to any Native American child and took in children from all over the Pacific Northwest and Alaska. While some children were orphans and stayed at the school year-round, most children went home during the summer months (Seattle Sunday Times 1934). Industrial training and religious instruction were emphasized at the school. The girls were trained in domestic science through completing the housework and cleaning at the school, while the boys helped clear the land, build new buildings, roads, and bridges, and later helped with the small farm (Castor 2009:17). The school kept cows and turkeys and grew alfalfa and rye to feed the livestock. By 1934, about 3,000 Native American children had graduated from the school (Seattle Sunday Times 1934). The school closed in 1936 due to a lack of funding during the Great Depression (Castor 2009:20).

The St. George's Indian Mission School land was deeded to the Catholic Archdiocese of Seattle by the Bureau of Catholic Indian Missions in 1952 (Seattle Daily Times 1975). The Archbishop of Seattle submitted a permit for a new cemetery on the property in 1970, with the main entrance on Pacific Highway South (Seattle Daily Times 1970). The initial plans for the cemetery were developed by architects Maloney, Herrington, Freesz and Lund, who had also designed the Holyhood Cemetery in Shoreline. The firm was established in 1963, when prominent Seattle architect John Maloney took on additional partners. However, Maloney retired in 1970, and Lund retired in 1973. It is unclear when Freesz and Herrington retired, but the firm's name changed in 1980 to Mills, John & Rigdon (DAHP 2021; Seattle Times 1994). As the Gethsemane Catholic Cemetery was designed during a period of transition for the firm, it is unclear which of the partners was responsible for its design.

Due to the Shoreline Management Act, which passed the Washington State Legislature in 1971 in order "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines," the design of Gethsemane Catholic Cemetery was focused west of Hylebos Creek and its adjacent wetlands (Boswell and Rinck 2017:34; Department of Ecology 2021). The single building associated with the school was demolished in 1971 in preparation for the new cemetery construction (Seattle Daily Times 1974b). The construction contract was awarded to F.S. Jones Construction, who began construction in 1972. Due to "construction delays, labor strikes, and additional



## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

environmental issues and permitting requirements” construction took over two years (Boswell and Rinck 2017:34). By 1974, the cemetery office (mortuary) was constructed; and by 1980, the three mausoleum buildings were constructed (NETROnline 2021; Seattle Daily Times 1974b). The mausoleum buildings were constructed directly north of where the St. George’s Indian Mission School was once located on the property (NETROnline 2021).

The cemetery was not established without controversy. In 1974, a group of Native Americans associated with the Indian Group Home Coalition broke one of the glass doors of the mortuary and held 4.5-hour sit-in at the cemetery office protesting the use of the property as a Catholic cemetery. They claimed, “this land was originally purchased...to educate Indian children...[and] the current and future plans for this property are a misappropriation of the original donors’ intent” (Seattle Daily Times 1974b). To gain access to the building, protestors broke one of the glass doors on the mortuary building. The U.S. District Court found the group of protestors not guilty of trespassing, ruling that they had access rights to the cemetery (Seattle Daily Times 1975a). In 1983, the Archdiocese of Seattle deeded 17 acres containing what was presumed to be the St. George's Indian Mission School Cemetery to the Puyallup Tribe (King County Tax Assessor 2020). Similar protests took place across the country during this period, as Native American groups fought against the redevelopment of land that was once theirs or dedicated for their use (Seattle Daily Times 1975b).

The construction of the Gethsemane Catholic Cemetery led ultimately to the return of some land and remaining graves to the Puyallup Tribe for stewardship. Therefore, this resource is significant for its associations with an event that made a significant contribution to the broad patterns of our history (Criterion A). Background research did not suggest that the Gethsemane Catholic Cemetery held a strong association with the lives of significant persons or includes the graves of persons of transcendent importance (Criterion B). The mortuary building is a modest example of its type, period, and method of construction, featuring the low, horizontal plan with some ribbon windows and window walls, broad surfaces with an integral pattern, as well as a low-pitched roof with cantilevered eaves typical of the Modern period. It is unclear who designed the mortuary, as it was designed during a period of transition for the Maloney, Herrington, Freesz and Lund architectural firm. The building exhibits some Modern and Contemporary features and embodies the distinctive characteristics of its type, period, and method of construction. The mortuary and mausoleums are not known to be the works of a master or to possess high artistic values or to represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district. The mortuary and mausoleums are key contributing features functionally-related to the larger Gethsemane Catholic Cemetery site (Criterion C). Finally, based on its period of construction, the building is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Historical Research Associates, Inc. recommends that Gethsemane Catholic Cemetery Mortuary and its three mausoleums contribute as functionally related units to the Gethsemane Catholic Cemetery (a designed landscape), which is a site eligible for listing in the National Register of Historic Places under Criteria A and C, as the site of a relatively peaceful protest that resulted in the return of culturally significant land to the Puyallup Tribe, as well as a relatively intact example of a smaller mid-twentieth century memorial park. The boundaries for Gethsemane Catholic Cemetery consist of the property





## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

boundaries, as it includes the designed cemetery, its contributing mortuary and mausoleums, as well as the undeveloped creek area on the eastern part of the property which was intentionally left natural. The period of significance dates from the construction of Gethsemane Catholic Cemetery (1971).

### Physical description:

The Gethsemane Catholic Cemetery, located on two parcels addressed as 37600 Pacific Highway S, was developed in the early 1970s but was not dedicated by the Archbishop of Seattle until 1975 (Archdiocese of Seattle 2018). The cemetery is a designed landscape, evaluated separately (WISAARD ID 537584), with a functionally related mortuary and mausoleum buildings. According to the King County Assessor, the mortuary at Gethsemane Catholic Cemetery, which includes a chapel and offices, was constructed in 1974. The mausoleum buildings appear in historic aerials by 1980 (King County Assessor 2020; NETROnline 2020).

The one-story mortuary building, generally rectangular, sits on a poured-concrete foundation and is clad in brick and precast concrete panels with a cross-gabled asphalt roof. The chapel is located in the northern portion of the building under the crossing gable and features window walls on the east and west elevations. The main entrance to the building consists of a set of double doors on the east side of the chapel. A secondary, metal-framed door is located on the west side of the chapel. The north end of the building includes a large porte cochere for funerary uses. The southern portion of the building contains offices with five bays of metal-framed ribbon windows.

The functionally related mausoleums are located approximately 250 feet northeast of the mortuary. The three buildings are situated around a small lawn with burials, a paved walking path lined with niche walls topped by wood pergolas, and a central religious statue of Jesus Christ. The three rectangular mausoleums are identical in design and constructed of pre-cast concrete with a scored exterior. They sit on poured concrete foundations and are topped by flat, built-up roofs.

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## Historic Property Report

Historic Name: Gethsemane Catholic Cemetery  
Mortuary and Mausoleums

Property ID: 725425

2021.

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Seattle Daily Times. 1970. "Permit urged for cemetery in South King County." September 3.

1974a. "Nun seeks evidence of Mother Katharine's miracles." April 21.

1974b. "Police break up Indian sit-in." November 28.

1975a. "Indians found not guilty in cemetery-trespass case." January 16.

1975b. "Pastor sees Indian unrest." January 25.

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# Historic Property Report

Historic Name: Cedars RV Court

Property ID: 732006

## Location



**Address:** 8425 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** T21R04E31, Pierce County Certified Local Government, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Cedars RV Court

Property ID: 732006

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**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



8425 Pacific Highway E, view northwest.



CedarsRV\_Court\_Tacoma2.jpg



CedarsRV\_Court\_Tacoma.jpg



8425 Pacific Highway E, view west.



# Historic Property Report

Historic Name: Cedars RV Court

Property ID: 732006

## Inventory Details - 10/19/2023

**Common name:** Cedars RV Court  
**Date recorded:** 10/19/2023  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Multiple Dwelling - Duplex
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Structural System	Masonry - Concrete Block
Cladding	Stone
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



# Historic Property Report

Historic Name: Cedars RV Court

Property ID: 732006

**Significance narrative:** According to the Pierce County Assessor, the Cedars RV Court at 8425 Pacific Highway E was constructed with four buildings and parking for 35 mobile homes in 1951 (Pierce County Assessor 2023). Three of these buildings, a laundry and two identical multi-family units, are evaluated here along with the RV court. The fourth building, a service garage, is evaluated separately as a commercial, rather than residential, resource.

## Integrity

From its period of construction (1951) the mobile home park at 8425 Pacific Highway E retains integrity of location, as the park remains on its original parcel. It does not retain integrity of setting, design, materials, workmanship, feeling, or association, as the park's original infrastructure, which included dirt roads, open lawns, and minimally developed surroundings, has been altered by development, paving, and alterations to the duplexes, including replacement siding and windows.

## Evaluation

The Cedars RV Court at 8425 Pacific Highway was established in 1951 and appears to have been associated with roadside development and vacation travel along the Pacific Highway, a portion of which was established in the 1920s to connect Tacoma and Seattle. The landscape flanking the roadway remained relatively rural into the mid-twentieth century, when roadside amenities including motels, restaurants, and auto service stations became increasingly common. Today, the RV park is surrounded on all sides by pavement and commercial and industrial development.

While the RV park is associated with increased travel along Pacific Highway and a growing post-war population in King County, the complex does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The RV park is a small mobile home park with minimal amenities, limited to paved roads and a laundry room, as well as two small cottage duplexes. Although it possesses the paths and parking areas that define a mobile home park, it lacks other distinctive feature of the type, including recreational amenities (club house, pool, trails, gardens) or visually eye-catching signage, roadside or Googie features, or other details designed to attract motorists. The two duplexes, while possessing some features of the World War II-Era Cottage, do not possess the corner-wrapping, divided windows, octagonal windows, or siding representative of the type (Houser 2014). Collectively, Cedars RV Court possesses few of the distinctive characteristics of a particular type, period, or method of construction, namely a mid-twentieth century motor park. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the mobile home park was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 8425 Pacific Highway not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Cedars RV Court

Property ID: 732006

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### Physical description:

According to the Pierce County Assessor, the Cedars RV Court at 8425 Pacific Highway E was constructed with four buildings and parking for 35 mobile homes in 1951 (Pierce County Assessor 2023).

The Cedars River RV Court includes a paved loop trail that exits Pacific Highway E to the west, runs south of paved areas, an autobody shop (evaluated separately), and a small laundry room, and between two lanes of diagonally parked motor vehicles. The roadway makes a loop to the north and heads east, passing an additional line of diagonally parked vehicles and two duplexes before exiting onto Pacific Highway E. The two residences, both of which date to 1951, are located perpendicular along the northern edge of the court. Both buildings are rectangular in plan, sit on poured-concrete foundations, and are topped by hipped asphalt shingle roofs. Both buildings, single-story, rectangular duplexes with some features of the World War II-Era cottage type, including hipped roofs and feature small parapets over pedestrian entries. While these are cantilevered on the southern building, they are supported by simple, square wood posts on the northern building. The southern duplex is bare concrete block. The northern building is clad in artificial stone veneer. Entry doors include small concrete stoops. Signage for the park includes one small freestanding rectangular sign at the south end reading "Cedars RV Court." Additionally, the park includes a small lawn with mobile picnic table. The court's website notes that spaces include hook-ups and some storage sheds for long-term residents (Cedars RV Court 2022). Those that are visible are clad in T1-11. The laundry room was not visible from the public right-of-way, although an interior photo from the court's website suggests it includes two sets of coin-operated washers and dryers (Cedars RV Court 2022).

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Cedars RV Court

2022 Home. Electronic document, <http://www.cedarsrvcourt.com/>, accessed November 10, 2022.

Houser, Michael

2014 Midcentury Modern Architecture in Washington State, Quonset Hut 1941-1960. Electronic document, [https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN\\_QuonsetHut\\_0.pdf](https://dahp.wa.gov/sites/default/files/MID-CENTURY%20MODERN_QuonsetHut_0.pdf), accessed January 24, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Cedars RV Court Service Garage

Property ID: 732009

## Location



**Address:** 8425 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** King County, Pierce County Certified Local Government, POVERTY BAY Quadrangle, T21R04E31, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Road-Related (vehicular)
Transportation	Transportation - Road-Related (vehicular)

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Cedars RV Court Service Garage

Property ID: 732009

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Cedars RV Court Service Garage

Property ID: 732009

## Photos



8425 Pacific Highway E, view southwest.



8425 Pacific Highway E, view northwest.



# Historic Property Report

Historic Name: Cedars RV Court Service Garage

Property ID: 732009

## Inventory Details - 10/19/2023

**Common name:** Easy Street Auto  
**Date recorded:** 10/19/2023  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - T 1-11
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Form Type	Utilitarian
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Cedars RV Court Service Garage

Property ID: 732009

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### Significance narrative:

#### Integrity

From its period of construction (1951), the service station at 8425 Pacific Highway E retains integrity of location, feeling, and association, as it remains on its original parcel and continues to serve its original purpose. It does not retain integrity of setting, design, materials, or workmanship, due to alterations to the surrounding setting, including extensive paving, surrounding development, and alterations to the building, including incompatible siding replacement.

#### Evaluation

The service station at 8425 Pacific Highway E was constructed in 1951 as part of the Cedars RV Court. The building was integrated into the park's entrance and has provided auto services both to park visitors and others. Although it does not possess the roadside features typical of Googie architecture, its roadside orientation appears to have been designed to attract those traveling along the Pacific Highway, which was less well-developed in the mid-twentieth century.

While the auto service center is associated with growing population and growing recreation in King County, the building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). As with the surrounding Cedars RV Park, the service station is utilitarian, featuring few distinctive features of its particular type or era, apart from its massing, with alterations that have obscured its original character. It does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends the service center at 8425 Pacific Highway E not eligible for listing in the National Register under any criteria.



## Historic Property Report

Historic Name: Cedars RV Court Service Garage

Property ID: 732009

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### Physical description:

According to the Pierce County Assessor, the Cedars RV Court at 8425 Pacific Highway E was constructed with four buildings and parking for 35 mobile homes in 1951 (Pierce County Assessor 2023). Three of these buildings, a laundry and two duplexes, are evaluated separately as part of the residential complex. The service garage is evaluated here as a commercial, rather than residential, resource.

The service garage, now known as Easy Street Auto, is located at the edge of Pacific Highway E and is flanked south, east, and north by the Cedars RV Court. The building consists of a two-bay garage with a shed-roofed office to the north. The building sits on a poured-concrete foundation, is clad in T1-11 siding, and is topped by a flat built-up roof (garage) and a corrugated metal shed roof (office). The building's office facade includes a pedestrian door with a fan light plus a square wood-frame, single-light window. The garage includes two metal, overhead garage doors, each topped by an electronic marquis sign. Side elevations do not appear to include any fenestration. A shed-roofed projection is located off the rear (west) elevation.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

Pierce County Assessor  
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 731870

## Location



**Address:** 8411 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** Pierce County Certified Local Government, T21R04E31, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1949	<input type="checkbox"/>
Addition	1970	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 731870

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 731870

## Photos



8411 Pacific Highway E, view southwest.



8411 Pacific Highway E, view west.



# Historic Property Report

Historic Name: Commercial warehouse

Property ID: 731870

## Inventory Details - 10/11/2023

**Common name:** Evergreen Automobile; Wheelchair Haven

**Date recorded:** 10/11/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Barrel
Roof Material	Asphalt/Composition - Built Up
Cladding	Concrete - Block (cmu)
Structural System	Masonry - Concrete Block
Plan	L-Shape

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial warehouse

Property ID: 731870

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### Significance narrative:

#### Integrity

From its period of construction (1949), the commercial building at 8411 Pacific Highway E retains integrity of location and setting as it remains on its original parcel. The Pierce County Assessor notes that the rear of the building was improved by a service garage in 1985, although a projection off the rear appears in historic aerials as early as 1970 (NETROnline 2023). Other alterations including window replacement and alterations to fenestration patterns have diminished the building's integrity of design, materials, workmanship. The building was formerly associated exclusively with an auto-related business and the change of use has diminished its integrity of feeling and association (Pierce County Assessor 2023).

#### Evaluation

The commercial building at 8411 Pacific Highway E was constructed in 1949, and was likely designed as an auto service center to support increasing travel, and increasing recreational travel along the Pacific Highway after the end of World War II. As late as 1955, the building was located on a minimally developed parcel with a dirt loop road, a secondary building, demolished by 1985, and minimal surrounding development (NETROnline 2023). Today, it is located between two RV parks and backs up to a large parcel devoted to industrial and truck storage. The majority of the building is devoted to Wheelchair Haven, a business established in 1990 (Wheelchair Haven 2023).

While the auto service center was associated with growing population and increasing travel in King County, the building does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building is utilitarian in nature and does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends the commercial building at 8411 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Commercial warehouse

Property ID: 731870

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### Physical description:

According to the Pierce County Assessor, the building at 8411 Pacific Highway E was constructed in 1949 (Pierce County Assessor 2023). The building is a large, barrel-vaulted warehouse facing east toward Pacific Highway E. The building sits on a poured-concrete foundation, is constructed of concrete block, and is topped by a membrane roof.

The building's facade is divided into two storefronts, one for Evergreen Automotive (north) and one for Wheelchair Haven (south). A concrete ramp with pipe rails runs the length of the facade. The northern storefront includes a pedestrian door and a single vinyl sliding window. The southern storefront includes a heavy metal pedestrian door flanked north and south by sidelights made up of three columns of glass block. South of the entry are vinyl-frame sliding windows in altered openings. A freestanding sign advertises "Evergreen Automotive/Automobile Repair." The building's secondary north and south elevations include additional vinyl-frame sliding windows. A fenced yard is located to the rear of the parcel.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Wheelchair Haven

2023 Medical Supplies & Equipment, New & Used!. Electronic document, <https://www.wheelchairhaven.com/>, accessed January 24, 2023.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

## Location



**Address:** 8410 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** T21R04E31, Pierce County Certified Local Government, POVERTY BAY Quadrangle, King County Certified Local Government, King County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1940	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Secondary Structure
Domestic	Domestic - Single Family House
Domestic	Domestic - Secondary Structure
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

## Photos



8410 Pacific Highway E, view southeast.



8410 Pacific Highway E, view east.





# Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

## Inventory Details - 10/11/2023

**Common name:** NW Auto Sales, LLC

**Date recorded:** 10/11/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Asbestos - Shingles
Structural System	Wood - Platform Frame
Plan	Square

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

## Surveyor Opinion



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

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**Significance narrative:****Integrity**

From its period of construction (ca. 1940), the residence, office, and garage at 8410 Pacific Highway E retain integrity of location, as they remain on their original parcel, but do not retain integrity of setting, design, materials, workmanship, feeling, or association, due to a series of alterations, including window and siding replacement on the residence and the conversion of a former garage to office use, with associated construction on its facade.

**Evaluation**

This location was likely devoted to residential use when the original residence was constructed, likely ca. 1940. As late as 1970, the parcel included only the residence and a detached garage (Pierce County 2023). With increasing development and increasing traffic along Pacific Highway, this parcel was converted to a commercial use. It appears in publications as the location of a new business, NW Auto Sales, LLC in 2012 and has been associated with additional commercial enterprises, including trucking and transportation, since (Pierce County Assessor 2023; Tacoma Index 2012).

The former residence does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The former residence features some recognizable elements of the Minimal Traditional type, evident in its massing, minimal eaves, and projecting entry, details borrowed from the Tudor Revival style. However, alterations to its garage, which has been converted to a business office, a change of use, and incompatible material replacement have obscured its original character. The building does not possess enough of the distinctive characteristics of a particular type, period, or method of construction to qualify as significant under Criterion C. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 8410 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

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### Physical description:

According to the Pierce County Assessor, two buildings at 8410 Pacific Highway E were constructed in 1950 as an office building and associated storage garage, although the record appears to be incomplete (Pierce County Assessor 2023). At the time of survey, these two buildings were joined by a 1,445 square foot residence with no available construction date. Aerial photographs show that the site was bare in 1936, and that the residence, office, and garage were on site in their present locations by 1955 (NETROnline 2023). HRA assumes that the residence predated the office and garage and was likely constructed in the late 1930s or early 1940s (circa 1940), based on its architectural character. What the assessor calls an “office” appears to be the residence’s original detached garage, which has since been converted to a commercial use. The service garage, set far back on the parcel and obscured by truck storage, appears to be a simple wood-frame shed with a front-gabled roof of corrugated metal.

The residence is a 1.5-story bungalow facing west toward Pacific Highway E. The building is square in plan, sits on a poured-concrete foundation, is clad in shingles of asbestos or similar material, and is topped by a side-gabled roof of asphalt shingles with no eaves. The building’s facade includes an off-center gabled projection with an additional projection over the recessed entry door. The entry is flanked north and south by square, wood-frame picture windows. On the upper story is a one-over-one, vinyl-frame window. The lower pane has been removed and replaced by a wood-frame screen. The building’s secondary north elevation includes one additional square, wood-frame window, and two vinyl-frame sliders on the lower floor, as well as a wood-frame one-over-one window in the upper story. The building’s secondary south elevation includes an external brick chimney and additional vinyl-frame windows.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Pierce County

2023 Pierce County Public GIS. Aerial photographs, 1945–2019. Electronic document, <https://matterhornwab.co.pierce.wa.us/publicgis/>, accessed January 27, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Tacoma Index

2012 New Business: Pierce County, Owner NW Auto Sales, LLC. Electronic document, <https://issuu.com/pnwmarketplace/docs/i20120821122915795>, accessed January 25, 2023.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

## Inventory Details - 10/11/2023

**Common name:** Commercial Office

**Date recorded:** 10/11/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Fiber Cement Board
Cladding	Wood - Plywood
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

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### Significance narrative:

#### Integrity

From its period of construction (ca. 1940), the residence, office, and garage at 8410 Pacific Highway E retain integrity of location, as they remain on their original parcel, but do not retain integrity of setting, design, materials, workmanship, feeling, or association, due to a series of alterations, including window and siding replacement on the residence and the conversion of a former garage to office use, with associated construction on its facade.

#### Evaluation

This location was likely devoted to residential use when the original residence was constructed, likely ca. 1940. As late as 1970, the parcel included only the residence and a detached garage (Pierce County 2023). With increasing development and increasing traffic along Pacific Highway, this parcel was converted to a commercial use. It appears in publications as the location of a new business, NW Auto Sales, LLC in 2012 and has been associated with additional commercial enterprises, including trucking and transportation, since (Pierce County Assessor 2023; Tacoma Index 2012).

The former residence does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The former residence features some recognizable elements of the Minimal Traditional type, evident in its massing, minimal eaves, and projecting entry, details borrowed from the Tudor Revival style. However, alterations to its garage, which has been converted to a business office, a change of use, and incompatible material replacement have obscured its original character. The building does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 8410 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731872

### Physical description:

According to the Pierce County Assessor, two buildings at 8410 Pacific Highway E were constructed in 1950 as an office building and associated storage garage, although the record appears to be incomplete (Pierce County Assessor 2023). At the time of survey, these two buildings were joined by a 1,445 square foot residence with no available construction date. Aerial photographs show that the site was bare in 1936, and that the residence, office, and garage were on site in their present locations by 1955 (NETROnline 2023). HRA assumes that the residence predated the office and garage and was likely constructed in the late 1930s or early 1940s (circa 1940), based on its architectural character. What the assessor calls an “office” appears to be the residence’s original detached garage, which has since been converted to a commercial use. The service garage, set far back on the parcel and obscured by truck storage, appears to be a simple wood-frame shed with a front-gabled roof of corrugated metal.

North of the residence is the office building, a rectangular, single-story building that sits on a poured-concrete foundation and is clad in a combination of cement board and plywood siding, with battens. The building is topped by a front-gabled asphalt shingle roof with no eaves. A projecting enframed awning has been added to the west-facing facade. It shelters an entry door and large, vinyl-frame window. The awning is topped by corrugated metal. Above it is an applied sign advertising “NW Auto Truck Sales.” The building’s north elevation includes three metal-frame sliding windows and a shed-roofed projection with secondary entry. The building’s south elevation was not visible at the time of survey.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

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Tacoma Index

2012 New Business: Pierce County, Owner NW Auto Sales, LLC. Electronic document, <https://issuu.com/pnwmarketplace/docs/i20120821122915795>, accessed January 25, 2023.



# Historic Property Report

Historic Name: Spring Valley Mobile Home Park

Property ID: 731873

## Location



**Address:** 8323 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** T21R04E31, POVERTY BAY Quadrangle, Pierce County Certified Local Government, Pierce County

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1967	<input type="checkbox"/>
Addition	1985	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

### Historic Context:

Category
Community Planning and Development

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Spring Valley Mobile Home Park

Property ID: 731873

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



# Historic Property Report

Historic Name: Spring Valley Mobile Home Park

Property ID: 731873

## Photos



8323 Pacific Highway E, view west.



8323 Pacific Highway E, view southwest.



# Historic Property Report

Historic Name: Spring Valley Mobile Home Park

Property ID: 731873

## Inventory Details - 10/11/2023

**Common name:** Mobile Home Park

**Date recorded:** 10/11/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



## Historic Property Report

Historic Name: Spring Valley Mobile Home Park

Property ID: 731873

**Significance narrative:** The Spring Valley Mobile Home Park at 8323 Pacific Highway E was developed between 1967 and 1985. Assessor's records suggest it was constructed with a central duplex, but the duplex was not visible from the public right-of-way.

### Integrity

From its period of construction (1967), the mobile home park at 8323 Pacific Highway E retains integrity of location and association, as it remains on its original parcel and continues to serve as a mobile home park. It does not retain integrity of setting, design, materials, workmanship, or feeling, due to alterations and additions that expanded the park's footprint and either altered or replaced an original duplex once located centrally within the park but no longer visible from the public right-of-way (NETROnline 2023; Pierce County Assessor 2023).

### Evaluation

The Spring Valley Mobile Home Park at 8323 Pacific Highway E was developed between 1967 and 1985, likely in association with increasing traffic and vacation travel along the Pacific Highway, a portion of which was developed to link Seattle to Tacoma in the 1920s (Pierce County Assessor 2023). Today, the RV park is located among dense commercial and industrial development. While the mobile home park is associated with roadside development and growth in King County, the complex does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The mobile home park is located along a single, double-loaded road with minimal amenities. Although it possesses the parking areas that define a mobile home park, it lacks other distinctive features of the type, including recreational amenities (club house, pool, trails, gardens) or visually eye-catching signage, roadside or Googie features, or other details designed to attract motorists. The Spring Valley Mobile Home Park does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the mobile home park was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends the Spring Valley Mobile Home Park at 8323 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



# Historic Property Report

Historic Name: Spring Valley Mobile Home Park

Property ID: 731873

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## Physical description:

According to the Pierce County Assessor, the Spring Valley Mobile Home Park at 8323 Pacific Highway E was constructed as a duplex in 1967, and converted to a mobile home park with small laundry in 1985 (Pierce County Assessor 2023). This appears to be in error, as aerial photographs show that the park's central path was partially lined with mobile homes or recreational vehicles as early as 1970, although the footprint grew through the late twentieth century, suggesting that amenities like the laundry room and the park's expansion may have been completed as late as 1985 (NETROnline 2023; Pierce County 2023). It is also possible that the duplex was reconstructed at that time, as aerial photographs suggest that a building with a square rather than rectangular footprint appeared on this location between 1970 and 1985 (NETROnline 2023). The duplex was minimally visible from the public right-of-way at the time of survey, and is a two-story, side-gabled, square building clad in T1-11 and topped by an asphalt shingle roof. It is accessed via a private drive to the north of the mobile home park and is screened from the park's central drive by additional parking.

The Spring Valley Mobile Home Park faces east toward Pacific Highway E. It includes one central drive flanked by privacy fencing. Additional fencing is located along the northern boundary. The southern boundary is lined with trees. Within the park, parking spaces are located along both sides of the singular drive, and motor vehicles and mobile homes are parked perpendicular to the drive, which is paved.

## Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

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Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731888

## Location



**Address:** 8324 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** POVERTY BAY Quadrangle, King County Certified Local Government, King County, T21R04E31, Pierce County Certified Local Government

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture
Community Planning and Development

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731888

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	





# Historic Property Report

Historic Name: Single-family residence

Property ID: 731888

## Photos



8324 Pacific Highway E, view northeast.



8324 Pacific Highway E, view southeast.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731888

## Inventory Details - 10/12/2023

**Common name:** Afford-It Auto Sales, LLC

**Date recorded:** 10/12/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Fiber Cement Board
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731888

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### Significance narrative:

#### Integrity

From its period of construction (1946), the residence at 8324 Pacific Highway E retains integrity of location, setting, feeling, and association, as it remains a residence on its original parcel. Alterations and additions, including an added dormer and incompatible siding and window replacement, along with the addition of a large garage, have diminished its integrity of design, materials, and workmanship. Additionally, the surrounding parcel has been devoted to commercial use, and lawns were replaced by vehicle storage in phases between 1998 and 2008 (NETROnline 2023).

#### Evaluation

The residence at 8324 Pacific Highway E was constructed in 1946, at the beginning of a housing boom that followed World War II. In the twenty-first century, the parcel appears to have been converted to commercial use and is now identified as Afford-It Auto Sales, LLC, which appears to be a business installed either in the residence or the added garage (Afford-It 2023).

While the residence was constructed during a period of residential growth, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building, likely constructed as a modest Minimal Traditional residence, has been altered and no longer possesses the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 8324 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731888

**Physical description:** According to the Pierce County Assessor, the single-family residence at 8324 Pacific Highway E was constructed in 1946, with a detached garage added in 2009 (Pierce County Assessor 2023). The 1.5-story building is rectangular in plan and partially screened from the highway by privacy fencing.

The building sits on a poured-concrete foundation, is clad in cement boards, and is topped by a side-gabled, asphalt shingle roof. The building's west-facing facade includes a projecting portico supported by wood posts over a central entry and stoop. The portico once included a sunburst in boards, but they have been removed and only the outline remains. The entry is flanked north and south by vinyl-frame sliding windows. The building's south elevation includes an exterior chimney, which has been encased, and near it on the roof slope is a recently added shed-roofed dormer with single vinyl-frame window. Secondary elevations include additional vinyl-frame sliding windows on upper and lower floors, including the basement level.

A large, detached garage (2,356 square feet) was added to the rear of the residence in 2009. Due to its young age, it was not recorded.

**Bibliography:**

Afford-It Auto Sales, LLC (Afford-It)  
2023 About Us. Electronic document, <https://www.afforditautosales.com/about>, accessed January 25, 2023.

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)  
1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline  
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Pierce County Assessor  
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.



# Historic Property Report

Historic Name: Residence

Property ID: 731889

## Location



**Address:** 8217 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** POVERTY BAY Quadrangle, King County Certified Local Government, T21R04E31, Pierce County Certified Local Government, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1946	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture
Community Planning and Development

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Residence

Property ID: 731889

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Residence

Property ID: 731889

## Photos



8217 Pacific Highway E, view southwest.



8217 Pacific Highway E, view west.





# Historic Property Report

Historic Name: Residence

Property ID: 731889

## Inventory Details - 10/12/2023

**Common name:** Residence  
**Date recorded:** 10/12/2023  
**Field Recorder:** Kristen Freeman  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Asbestos - Shingles
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

## Surveyor Opinion



# Historic Property Report

Historic Name: Residence

Property ID: 731889

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**Significance narrative:**

**Integrity**

From its period of construction (1946), the residence at 8217 Pacific Highway E, now associated with commercial storage, retains integrity of location and setting, but does not retain integrity of design, materials, workmanship, feeling, or association, due to alterations including incompatible window and siding replacement and a change of use from residential to commercial, evidenced by the clearing of surrounding trees for truck storage ca. 2000 (Pierce County 2023).

**Evaluation**

The residence at 8217 Pacific Highway E was constructed along Pacific Highway in 1946, at the beginning of a housing boom that followed World War II. In the twenty-first century, the parcel appears to have been converted to commercial use. Much of the 2.23-acre parcel is now devoted to paved parking for large vehicles. It is owned by Skyline Group LLC, which also owns the neighboring parcel to the south (Pierce County Assessor 2023). These two parcels are now attached by a shared drive.

While the residence was constructed during a period of residential growth in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resource with the lives of significant persons (Criterion B). The building, likely constructed as a modest Minimal Traditional residence, as evidenced by its massing and minimal eaves, has been altered and no longer possesses the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and loss of integrity, Historical Research Associates, Inc., recommends 8217 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the residence at 8217 Pacific Highway E, was constructed in 1946 (Pierce County Assessor 2023). The single-family residence is rectangular in plan, one-story tall, and faces east toward Pacific Highway E. The building sits on a poured-concrete foundation, is clad in shingles of asbestos or similar material, and is topped by a side-gabled, asphalt shingle roof with no eaves.

The building's main facade includes a partially visible basement and a concrete stair with wood railing to a central recessed entry. The entry is flanked north and south by three-part, vinyl-frame windows. The building's north elevation includes an exterior brick chimney and additional vinyl-frame window. A wood deck is minimally visible to the rear (west). The building's south elevation is entirely obscured by mature foliage. The building is located next to a large parking lot enclosed by chain link, apparently used for truck storage.



# Historic Property Report

Historic Name: Residence

Property ID: 731889

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## Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

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# Historic Property Report

Historic Name: American Reinforced Plastics

Property ID: 731890

## Location



**Address:** 8209 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** Pierce County, POVERTY BAY Quadrangle, King County Certified Local Government, T21R04E31, Pierce County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1974	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: American Reinforced Plastics

Property ID: 731890

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: American Reinforced Plastics

Property ID: 731890

## Photos



8209 Pacific Highway E, view west.



8209 Pacific Highway E, view west.



# Historic Property Report

Historic Name: American Reinforced Plastics

Property ID: 731890

## Inventory Details - 10/12/2023

**Common name:** Skyline Group warehouse

**Date recorded:** 10/12/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Form Type	Utilitarian
Roof Type	Gable
Roof Material	Metal
Cladding	Metal - Corrugated
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion





# Historic Property Report

Historic Name: American Reinforced Plastics

Property ID: 731890

**Significance narrative:**

**Integrity**

From their period of construction (ca. 1974), the two warehouses at 8209 Pacific Highway E retain integrity of location and setting, as they remain on their original parcel. They appear to retain integrity of design, materials, workmanship, feeling, and association, as no alterations are evident, apart from the development of a link between this parcel and the parcel to the north, apparently associated with commercial development of these two parcels for one owner.

**Evaluation**

The two warehouses located at 8209 Pacific Highway E were constructed ca. 1974. They were built for a commercial use. They were associated with American Reinforced Plastics, incorporated in 1964 and dissolved in 2014 (OpenGovWA 2023). The property is now used by Skyline, which acquired the location in 2013, expanded to the north, and has been contracting with the U.S. Postal Service “for over 40 years” (Pierce County Assessor 2023; Skyline 2023; Tacoma Index 2013).

While the buildings are associated with commercial business in the region, they do not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The buildings appear to be utilitarian in character, constructed of manufactured materials, with no distinctive characteristics of a particular type, period, or method of construction. They do not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance, Historical Research Associates, Inc., recommends 8209 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the two warehouses at 8209 Pacific Highway E were constructed in 1970 and 1974 (Pierce County Assessor 2023). However, this appears to be in error, as aerials indicate the parcel remained undeveloped in 1973. Both warehouses appear in their present configuration between 1973 and 1980 (NETROnline 2023; Pierce County Assessor 2023). Both are shielded from Pacific Highway by a screen of mature foliage and minimally visible from the public right-of-way. Aerial photographs show that the warehouses are generally rectangular, a single story, and stand in parallel, facing north, away from the highway. They are accessed via a single drive off Pacific Highway E and via a shared drive from the parcel to the north, which is primarily dedicated to truck parking (Pierce County 2023). Both warehouses are utilitarian, clad in corrugated metal panels with shallow, metal, gable roofs with no eaves. One aluminum-frame window is visible on the western warehouse, which also includes a pedestrian door on the north elevation to an enclosure of chain-link fence. Metal-clad projections are minimally visible along the west elevation. Freestanding signage advertises Skyline Group, LLC, Auto Sales and SMC Skyline Mail Carriers, Inc.



## Historic Property Report

Historic Name: American Reinforced Plastics

Property ID: 731890

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

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NETROnline

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OpenGovWA

2023 American Reinforced Plastics. Electronic document, <https://opengovwa.com/corporation/278044751>, accessed January 25, 2023.

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2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Skyline Mail Carriers, Inc.

2023 Skyline Mail Carriers: Home. Electronic document, <https://skylinemailcarriers.com/>, accessed January 25, 2023.

Tacoma Index

2013 Mortgages: 363, Skyline Group LLC to Columbia State Bank 8209 Pacific Highway E, Tacoma WA. Electronic document, <https://issuu.com/pnwmarketplace/docs/i20130822090216586>, accessed January 25, 2023

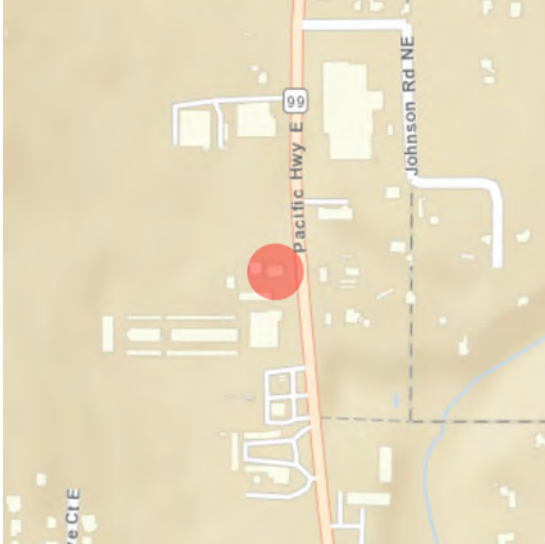


# Historic Property Report

Historic Name: Commercial Storefront

Property ID: 731967

## Location



**Address:** 8111 Pacific Hwy E, Tacoma, Washington, 98422

**Geographic Areas:** Pierce County Certified Local Government, Pierce County, T21R04E31, POVERTY BAY Quadrangle, King County Certified Local Government

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1932	<input type="checkbox"/>
Built Date	1977	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Historic Name: Commercial Storefront

Property ID: 731967

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Commercial Storefront

Property ID: 731967

## Photos



8111 Pacific Highway E, view southwest.



8111 Pacific Highway E, view northwest.



8111 Pacific Highway E, undated photo courtesy of Loopnet (2023).



# Historic Property Report

Historic Name: Commercial Storefront

Property ID: 731967

## Inventory Details - 10/18/2023

**Common name:** Hunts Services  
**Date recorded:** 10/18/2023  
**Field Recorder:** Kristen Freeman  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Built Up
Cladding	Fiber Cement Board
Cladding	Wood - Plywood
Plan	Square

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



# Historic Property Report

Historic Name: Commercial Storefront

Property ID: 731967

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**Significance narrative:****Integrity**

From its period of construction (1932-ca. 1977), the commercial building complex at 8111 Pacific Highway E retains integrity of location. However, a history of construction and demolition, paired with either reconstruction or extensive renovation of the original 1932 building, has diminished its integrity of setting, design, materials, workmanship, feeling, and association. Early users of the building are unknown, but since 2016, the site has been owned by Jason & Sari Properties, which runs Hunts Services, a utility service supplier, from this location (Pierce County Assessor 2023).

**Evaluation**

The original building at 8111 Pacific Highway E was a retail operation located close to the Pacific Highway roadside. An undated photo online shows that it was divided into two storefronts, partially clad in brick, and oriented toward the east before its remodel (Loopnet 2023).

While the buildings are associated with commercial business in the region, and the earliest may date to the 1930s, they do not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The buildings have been heavily altered, expanded, and given a new orientation and use. Their early character has been obscured and do not feature the distinctive characteristics of a particular type, period, or method of construction. They do not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the buildings were built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 8111 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Commercial Storefront

Property ID: 731967

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### Physical description:

According to the Pierce County Assessor, the retail store at 8111 Pacific Highway E was constructed in 1932 (King County Assessor 2023). To the rear of the building are two storage garages built in 1944 and 1977 (King County Assessor 2023). However, this appears to be in error, as aerial photos indicate that the original building was either rebuilt or extensively altered, with two additional buildings dating to between 1970 and 1985. One more building, constructed prior to 1970, has since been demolished.

The primary retail building is a single-story building, square and facing south. It was constructed close to Pacific Highway and once faced east instead of toward southern parking areas. The building sits on a poured-concrete foundation and is clad in cement boards topped by a band of plywood with fixed, rectangular, wood-frame windows, topped by panels of board and batten. The building is topped by a flat, built-up roof. The building's south-facing facade includes an off-center entry with a shallow ramp with vinyl railing to paired, glazed pedestrian doors. All visible elevations of the building are consistent in materials and design.

To the rear of the building is an enclosure that screens a gabled, single-story storage warehouse with shallow-gable roof. Further back on the parcel is a side-gabled garage within a fenced yard. Both warehouse and garage appear to be clad in T1-11 and to date to circa 1977.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

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Loopnet  
2023 Property record: 8111 Pacific Highway E, Tacoma, WA98422. Electronic document,  
<https://www.loopnet.com/property/8111-pacific-hwy-e-tacoma-wa-98422/53053-0421314055/>, accessed January 30, 2023.

National Park Service (NPS)  
1997 How to Apply the National Register Criteria for Evaluation. Electronic document,  
[https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

Pierce County Assessor  
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document,  
<https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

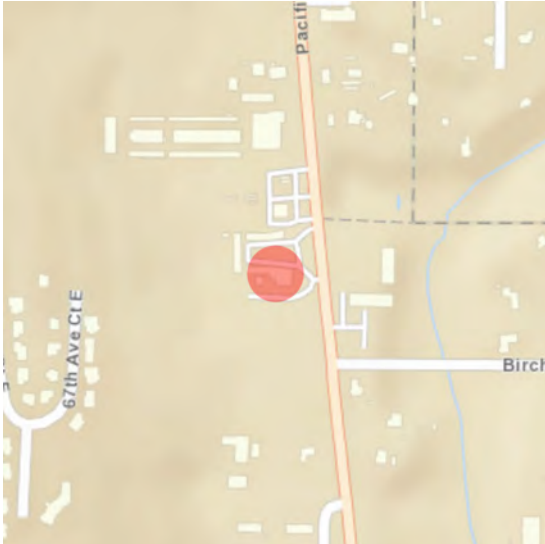


# Historic Property Report

Historic Name: Daffodil Motel

Property ID: 731901

## Location



**Address:** 7909 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** Pierce County Certified Local Government, T20R04E06, POVERTY BAY Quadrangle, King County Certified Local Government, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
	1948	<input checked="" type="checkbox"/>
Built Date	1948	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Hotel
Domestic	Domestic - Hotel

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Daffodil Motel

Property ID: 731901

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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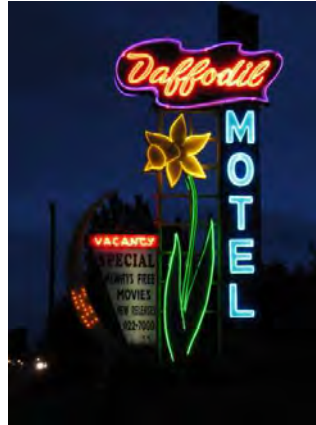
### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



7909 Pacific Highway E, view northwest.



DaffodilMotelSeattle2.jpg



DaffodilMotelSeattle1.JPG



7909 Pacific Highway E, view west.



7909 Pacific Highway E, view northwest.



# Historic Property Report

Historic Name: Daffodil Motel

Property ID: 731901

## Inventory Details - 10/12/2023

**Common name:** Daffodil Motel  
**Date recorded:** 10/12/2023  
**Field Recorder:** Kristen Freeman  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Block
Form Type	Hotel/Motel - Motel
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Roadside

## Surveyor Opinion

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



# Historic Property Report

Historic Name: Daffodil Motel

Property ID: 731901

## Significance narrative:

### Integrity

From its period of construction (ca 1948), the Daffodil Motel at 7909 Pacific Highway E retains integrity of location and setting, as it remains on its original parcel. Minor alterations to the office on the complex's southeast corner do not diminish the motel's integrity of design, materials, workmanship, feeling, and association. The motel's neon sign, its most distinctive feature, has deteriorated and no longer fully functions. With repair, it would also retain integrity of design, materials, workmanship, feeling, and association.

### Evaluation

The Daffodil Motel at 7909 Pacific Highway E was constructed ca. 1948 and has continued to serve as a roadside motel for travelers along the Pacific Highway since that time. It is one of a relatively few resources that retains its original use, its original footprint, and enough evidence of its original function and relationship to Pacific Highway to express its significance as a roadside motel. A review of historic resources, including the Tacoma-Pierce County Building Index, did not reveal additional information regarding the motel's construction, although numerous articles in the Seattle Times described criminal activity at the motel, particularly in the early 2000s (Tacoma Public Library 2023).

The building is one of many roadside commercial enterprises constructed in this area in the 1940s. Like nearby RV parks and commercial operations, it was likely designed to attract motorists traveling the highway between Tacoma and Seattle. While it does appear to be associated with transportation history, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The motel buildings are modest in character but paired with an eye-catching neon sign designed to appeal to roadside travelers, particularly those traveling in the dark. The motel rooms are modest, as are the grounds, but are clad in natural materials and have retained their aluminum-frame windows, an increasingly rare remnant of mid-twentieth-century design. The motel does possess the distinctive features of a roadside motel of the mid-twentieth century. It is not known to represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the buildings were built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its architectural significance as a relatively intact roadside motel, Historical Research Associates, Inc., recommends 7909 Pacific Highway E eligible for listing in the National Register of Historic Places at the local level under Criterion C. The building's significance dates to its construction ca. 1948, and the boundary of the eligible resource matches the boundary of the current parcel.



## Historic Property Report

Historic Name: Daffodil Motel

Property ID: 731901

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### Physical description:

According to the Pierce County Assessor, the Daffodil Motel, a complex of three buildings around an internal courtyard at 7909 Pacific Highway E, was constructed in 1942 (Pierce County Assessor 2023). However, this appears to be in error, as a review of aerial photographs shows that the site was undeveloped as late as 1945 (Pierce County 2023). The motel does appear in historic aerials in 1955 and was likely constructed soon after the end of World War II (ca. 1948) (NETROnline 2023).

The motel comprises three buildings in a U-shaped pattern facing east toward Pacific Highway E. The buildings are generally rectangular, although the north and south buildings flare slightly to open up to the highway. All three are one-story tall and ring a paved parking lot. Small lawns are located between the motel and the highway, and a large neon sign is located on the edge of the highway. The sign is double-sided and is made up of a blade sign beside a figurative daffodil topped by a cloud-like form. The sign reads "Daffodil Motel." An attached marquis vacancy sign reads "Special/Always Free/Movies/New Releases/922-7000" and includes an arrow. The sign has been partially dismantled and is missing pieces of its arrow and its flower stem. It is not clear that it is still functional, although online photographs of the illuminated sign date to as late as 2013.

The buildings sit on concrete-block foundations, are clad in lapped wood boards, and are topped primarily by shallow side-gabled roofs with asphalt shingles. Gables include diagonal lapped boards. Windows are aluminum frame. Each building includes individual rooms with shallow concrete stairs, some of which are flanked by brick planter boxes. Entry doors are flanked on one side by three-part windows.

The motel office, located on the motel's southeast corner, includes a projecting gable over a narrow brick porch at the entrance. The office includes a row of windows along its east and north elevations. Windows are aluminum-frame, consisting of a fixed light over sliders. The office's east-facing elevation includes a recessed secondary entry under a projecting gable next to fixed lights with sliders above. The office porch may have originally wrapped this corner.





# Historic Property Report

Historic Name: Daffodil Motel

Property ID: 731901

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## Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

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1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Pierce County

2023 Pierce County Public GIS. Aerial photographs, 1945–2019. Electronic document, <https://matterhornwab.co.pierce.wa.us/publicgis/>, accessed January 27, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Tacoma Public Library

2023 Tacoma-Pierce County Building Index: 2620 E G St. Electronic document, <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll1/id/152915/rec/5>, accessed January 18, 2023.

## Location



**Address:** 324 Birch St, Milton, Washington, 98354  
**Tax No/Parcel No:** 420052031  
**Geographic Areas:** Pierce County, T20R04E05, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1968	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721376

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



324 Birch Street



324 Birch Street, GoogleEarth, 2019, view west from I-5



324 Birch Street



# Historic Property Report

Resource Name: Residence

Property ID: 721376

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## Inventory Details - 3/4/2020

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**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Cladding	Wood - Clapboard
Plan	Rectangle
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Ranch
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion

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# Historic Property Report

Resource Name: Residence

Property ID: 721376

**Significance narrative:**

**Integrity**

From its period of construction (1968), the residence at 324 Birch Street retains integrity of location and setting, although alterations, including recladding, window replacement, and a deteriorated roof, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 324 Birch Street was constructed in 1968. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring few features of the type apart from its plan (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 324 Birch Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the residence at 324 Birch Street was constructed in 1968 (Pierce County Assessor 2020). The one-story, Ranch-style residence faces south toward Birch Street and is minimally visible from the ROW. The building sits on a foundation of unknown material, is clad in wood clapboard, and is topped by a side-gabled asphalt roof in deteriorated condition. Vinyl-framed windows are visible on all elevations, some of which include faux shutters. The parcel includes a large, digital advertising sign installed behind the building.

**Bibliography:**

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.





# Historic Property Report

Resource Name: PNW Dealers LLC

Property ID: 721377

## Location



**Address:** 320 Birch St, Milton, Washington, 98354  
**Tax No/Parcel No:** 420052045  
**Geographic Areas:** Pierce County, POVERTY BAY Quadrangle, T20R04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1951	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Domestic	Domestic - Single Family House
Commerce/Trade	Commerce/Trade - Business
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: PNW Dealers LLC

Property ID: 721377

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



320 Birch Street, view north



320 Birch Street outbuildings, view north



# Historic Property Report

Resource Name: PNW Dealers LLC

Property ID: 721377

## Inventory Details - 3/4/2020

**Common name:**

**Date recorded:** 3/4/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Roof Type	Gable - Front
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Bungalow
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion



## Historic Property Report

Resource Name: PNW Dealers LLC

Property ID: 721377

### Significance narrative:

#### Integrity

From the period of construction (1951), the residence and outbuildings at 320 Birch Street retain integrity of location and setting, although substantial alterations to the primary building, including recladding, window replacement, altered fenestration, and a reconstructed porch, have diminished its integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

The residence at 320 Birch Street was constructed in 1951, or possibly earlier, based on its form, which suggests a construction date in the 1920s or 1930s. The building has been converted to commercial use and does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of mid-century bungalow with some features of the Craftsman style evident in its overall form and full front porch, although extensive alterations have obscured its historic-period character (Criterion C). It does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and outbuildings at 320 Birch Street is not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the Pierce County Assessor, the residence at 320 Birch Street was constructed in 1951 (Pierce County Assessor 2020). The one-and-one-half-story, rectangular residence faces south toward Birch Street and has two associated outbuildings. The main building sits on a poured-concrete foundation, is clad in vinyl siding, and is topped by a front-gabled asphalt roof. There are vinyl-framed windows on all visible elevations. The entry porch on the south-facing facade has been reconstructed, and the building has been remodeled. The two outbuildings sit northwest of the main building. One appears abandoned, and the other is used as a garage. The garage is clad in vertical wood boards and is topped with an asymmetrical, gabled, asphalt roof. There are two garage doors on the south side. The windows on the garage are aluminum framed in altered fenestration. The other outbuilding sits north of the garage and is clad in vertical wood boards with a side-gabled asphalt roof and exposed rafter tails. The windows on this outbuilding have been removed, though the openings remain.



## Historic Property Report

Resource Name: PNW Dealers LLC

Property ID: 721377

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.



# Historic Property Report

Resource Name: Residence

Property ID: 721777

## Location



**Address:** 212 Birch St, Milton, Washington, 98354  
**Tax No/Parcel No:** 0420052050  
**Geographic Areas:** Pierce County, POVERTY BAY Quadrangle, T20R04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1969	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721777

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	4/20/2020	Survey/Inventory	

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## Photos



212 Birch St, view northwest



212 Birch St, view northeast



212 Birch St, view east



# Historic Property Report

Resource Name: Residence

Property ID: 721777

## Inventory Details - 4/20/2020

**Common name:**

**Date recorded:** 4/20/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Plan	L-Shape
Cladding	Wood - T 1-11
Roof Type	Gable - Gable-on-Hip
Roof Material	Metal - Standing Seam
Form Type	Single Dwelling
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721777

**Significance narrative:**

**Integrity**

From its period of construction (1969), the residence at 212 Birch Street retains integrity of location, setting, feeling, and association, although alterations, including recladding, window replacement, an attached garage, and altered fenestration, have diminished the building's integrity of design, materials, and workmanship.

**Evaluation**

The residence at 212 Birch Street was constructed in 1969. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest Ranch with few distinctive historic-period features (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 212 Birch Street is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the residence at 212 Birch Street was constructed in 1969 (Pierce County Assessor 2020). It fronts south and has a detached garage to the north that was constructed in 1972. The one-story, L-shaped residence sits on a poured-concrete foundation, includes a daylight basement, is clad in T1-11, and is topped by a gable-on-hip roof clad in standing-seam metal. The daylight basement is covered with lattice on the west elevation where it is exposed by changes in grade. The building's southern wing includes an attached garage with an east-facing garage door. The south-facing main entrance sits in the corner of the L-shape. The windows are vinyl framed in altered fenestration. A projecting bay looks west. The detached one-story, L-shaped garage sits north of the residence on a poured-concrete foundation, is clad in T1-11, and is topped by a side-gabled metal roof. There are no visible windows. Two large garage bays are on the south facade, and a third, smaller garage bay is located on the west elevation.



## Historic Property Report

Resource Name: Residence

Property ID: 721777

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

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Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

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# Historic Property Report

Resource Name: Commercial Building

Property ID: 721778

## Location



**Address:** 7808 Pacific Hwy E, Milton, Washington, 98354  
**Tax No/Parcel No:** 0420052005  
**Geographic Areas:** T20R04E05, POVERTY BAY Quadrangle, Pierce County

## Information

**Number of stories:** 3.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1970	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Commercial Building

Property ID: 721778

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	4/20/2020	Survey/Inventory	

## Photos



7808 Pacific Hwy, view southeast



7808 Pacific Hwy, view northeast





# Historic Property Report

Resource Name: Commercial Building

Property ID: 721778

## Inventory Details - 4/20/2020

**Common name:**

**Date recorded:** 4/20/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - Plywood
Cladding	Wood - T 1-11
Roof Type	Shed
Roof Material	Asphalt/Composition
Plan	Irregular
Form Type	Commercial
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Shed

## Surveyor Opinion



## Historic Property Report

Resource Name: Commercial Building

Property ID: 721778

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**Significance narrative:****Integrity**

From its period of construction (1970), the residence at 7808 Pacific Highway E retains integrity of location and setting, although alterations, including window replacement, altered fenestration, altered entry, and the boarding-up of the lower floor, have diminished the building's integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The building at 7808 Pacific Highway E, formerly used as an office, was constructed in 1970. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest Shed-style building with few distinctive historic-period features, apart from its massing and shed-style roofline (Criterion C). Due to alterations, it does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of integrity, Historical Research Associates recommends that the former office building at 7808 Pacific Highway E is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the three-story residence at 7808 Pacific Highway E was built in 1970 (Pierce County Assessor 2020). The building fronts west towards Pacific Highway E. The three-story building sits on a poured-concrete foundation, is clad in plywood and T1-11, and is topped by a shed-style asphalt roof with a varied roofline. The windows are framed in vinyl and aluminum, some in altered fenestration. The building appears vacant. The lower floor on the west-facing facade has been boarded up with plywood, and the two west-facing facade entrances are located on the floor above with no apparent access, suggesting stairs and/or decks have been removed.



## Historic Property Report

Resource Name: Commercial Building

Property ID: 721778

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

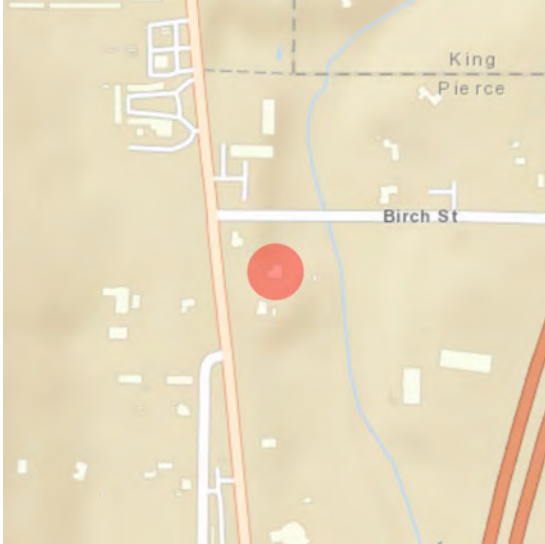


# Historic Property Report

Historic Name: Single-family residence

Property ID: 731910

## Location



**Address:** 7802 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** Pierce County, POVERTY BAY Quadrangle, Pierce County Certified Local Government, T20R04E05

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1905	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731910

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Single-family residence

Property ID: 731910

## Photos



7802 Pacific Highway E, view southeast.



7802 Pacific Highway E, view northeast.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731910

## Inventory Details - 10/12/2023

**Common name:** Oak Hills Construction

**Date recorded:** 10/12/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Gable Front and Wing
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Plan	T-Shape

### Styles:

Period	Style Details
Late Victorian Period (1860-1900)	Queen Anne

## Surveyor Opinion





## Historic Property Report

Historic Name: Single-family residence

Property ID: 731910

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### Significance narrative:

#### Integrity

From its period of construction (1905), the former residence at 7802 Pacific Highway E retains integrity of location, as it remains on its original parcel. A change of use that converted the building's surrounding parcel to commercial use has diminished its integrity of setting. Incompatible alterations, including window replacement, an added shelter to the basement entry, and porch alterations, along with a change in use, have diminished its integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

The former residence at 7802 Pacific Highway E was constructed in 1905, predating today's Pacific Highway and the incorporation of Milton, which took place in 1907. While the building is an early addition to the area, it is separated from the center of historic Milton and its former Interurban Railway, which were located east of I-5. The building may have been one of the earliest residences in the area. Aerials from 1940 show the house associated with undeveloped surrounding land, apparently devoted to lawns and plantings. Today, the residence is part of a commercial operation, Oak Hills Construction, founded in 2015 (OpenGovWA 2023). Oak Hill Properties, LLC acquired this location in 2020 (Pierce County Assessor 2023). Metsker maps, Sanborn maps, newspaper archives, historical society collections, and additional online research did not conclusively identify early twentieth century building owners.

The former residence is now part of one of many roadside commercial enterprises established along Pacific Highway in this area. Based on its age and its likely associations with early phases of growth and development in Milton, additional research may reveal that the property has some association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) or with the lives of significant persons (Criterion B). However, early research was inconclusive (Beckner and Weaver 2021). The building, constructed in the early twentieth century, does possess the massing and facade elements (shingles, porch) of a modest Queen Anne residence, although distinctive features including turned posts, additional wood ornamentation, and wood-frame windows are absent. The building does not possess the distinctive features of its type, period, or method of construction. It is not known to represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the buildings were built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on loss of integrity, associated with material loss, evident alterations, and a change of use, Historical Research Associates, Inc., recommends 7802 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731910

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### Physical description:

According to the Pierce County Assessor, the single-family residence at 7802 Pacific Highway E was constructed in 1905 (Pierce County Assessor 2023). The building is generally T-shaped in plan, two-stories tall, and faces west toward Pacific Highway E. It appears to have been converted to commercial use, as a surrounding privacy fence reads “Oak Hill Construction” and the surrounding parcel includes storage sheds, a shed-roofed shelter, and shipping containers. The building sits on a poured-concrete foundation, is clad in lapped wood boards, and is topped by a cross-gabled roof covered in asphalt shingles.

The building’s main facade is front gabled with a side-gabled central wing off the north elevation. The building is approached by a stair to a front porch with a reconstructed railing of wood and metal. A central entry door with central light is flanked north and south by one-over-one, vinyl-frame windows. A hipped porch roof is supported by turned posts. Above the porch roof are two vinyl-frame windows, shingles in the gable, and knee braces below the eaves. The central wing includes a single vinyl-frame window on the west elevation and an added corrugated metal-enclosed entry to the basement. The building’s south elevation includes paired vinyl-frame windows on the first floor, and paired vinyl-frame windows under a projecting central gable. The building’s north elevation includes one visible vinyl-frame window. The building’s east elevation was minimally visible at the time of survey but includes a projecting gable.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)  
1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

OpenGovWA  
2023 American Reinforced Plastics. Electronic document, <https://opengovwa.com/corporation/278044751>, accessed January 25, 2023.

Pierce County Assessor  
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

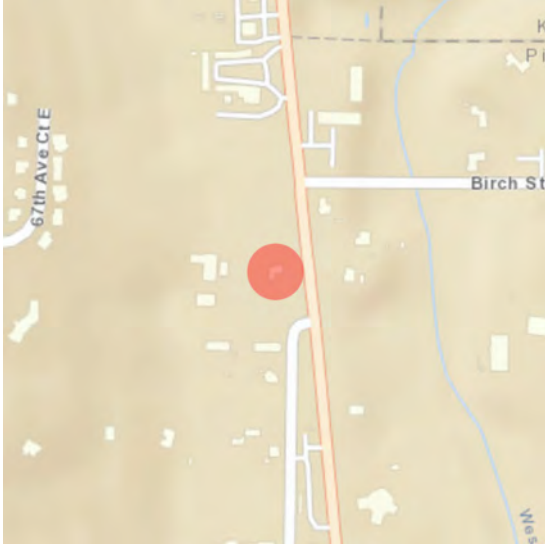


# Historic Property Report

Historic Name: Commercial Building

Property ID: 731911

## Location



**Address:** 7721 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** POVERTY BAY Quadrangle, T20R04E06, Pierce County Certified Local Government, Pierce County

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1956	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Commercial Building

Property ID: 731911

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Commercial Building

Property ID: 731911

## Photos



7721 Pacific Highway E, view northwest.



7721 Pacific Highway E, view southwest.



# Historic Property Report

Historic Name: Commercial Building

Property ID: 731911

## Inventory Details - 10/12/2023

**Common name:** Washington Traffic Control; National Concrete Cutting

**Date recorded:** 10/12/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Wood - T 1-11
Roof Type	Hip
Roof Material	Metal - Standing Seam
Form Type	Commercial
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



## Historic Property Report

Historic Name: Commercial Building

Property ID: 731911

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**Significance narrative:**

**Integrity**

From its period of construction (1956), the small commercial building at 7721 Pacific Highway E retains integrity of location, as it remains on its original parcel, although additional development has diminished its integrity of setting. Alterations including incompatible window, roofing, and siding replacement have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The two-unit commercial building at 7721 Pacific Highway E was constructed in 1956 and was associated with antique sales in the 1960s (Seattle Times 1965). It is now associated with Washington Traffic Control, based in Seattle, and National Concrete Cutting, based in Milton and in business since 1947, according to its website (NCC 2023). The building was acquired by Farr Ohio LLC in 2018 (Pierce County Assessor 2023).

While the building is associated with commercial business in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B).

The building is a modest commercial office building, divided at some point into two units and altered by residing, new windows, and a change in use, which has obscured its original character. It does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 7721 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.





## Historic Property Report

Historic Name: Commercial Building

Property ID: 731911

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### Physical description:

According to the Pierce County Assessor, the two-unit building at 7721 Pacific Highway E was constructed in 1956 (Pierce County Assessor 2023). Two warehouses located to the rear (west) of the building, although associated, are located on a separate parcel and are evaluated separately. The office building is rectangular, one-story tall, and faces east toward Pacific Highway E. The building sits on a poured-concrete foundation, is clad in T1-11, and is topped by a hipped, standing-seam metal roof.

The building's main facade faces east and includes two one-over-one, vinyl-frame windows, one with an air conditioning unit inserted. Between these two windows is signage for "National Concrete Cutting." Additional freestanding signing reads "Washington Traffic Control." The building's two units are addressed on the south end as 7715 and on the north end as 7721 Pacific Highway E. The building's primary entry is located on the north elevation next to a central projection. The entry door is slightly recessed, accessed by a concrete stair, and is flanked by metal one-over-one and sliding windows. To the rear, chain-link fencing topped by barbed wire secures the building's west elevation. The building's south elevation includes vinyl-frame sliding and one-over-one windows flanking an exterior brick chimney. Fencing and a manufactured, metal-clad garage obscure much of the south elevation.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Concrete Cutting (NCC)  
2023 Professional Concrete Cutting Services in Western WA. Electronic document, <https://www.nationalconcretecuttinginc.com/services>, accessed January 26, 2023.

National Park Service (NPS)  
1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

Pierce County Assessor  
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Seattle Times  
1965 Opening January 7th. Ad. January 2.

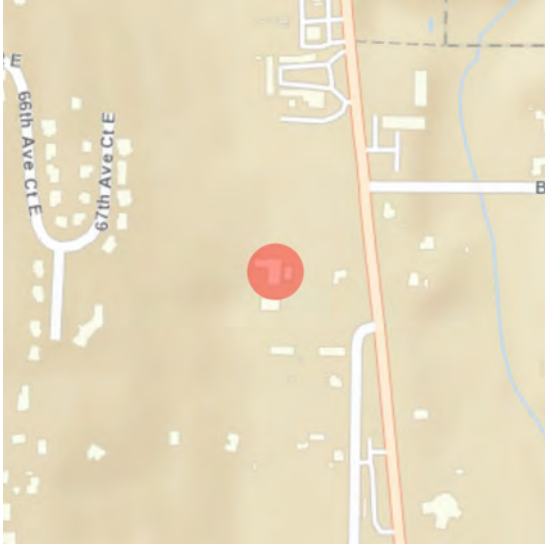


# Historic Property Report

Historic Name: Warehouse

Property ID: 731912

## Location



**Address:** 7715 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** Pierce County Certified Local Government, T20R04E06, Pierce County, POVERTY BAY Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1978	<input type="checkbox"/>
Addition	2000	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Warehouse

Property ID: 731912

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



7715 Pacific Highway E, view northwest.



7715 Pacific Highway E, view west.



# Historic Property Report

Historic Name: Warehouse

Property ID: 731912

## Inventory Details - 10/13/2023

**Common name:** Washington Traffic Control; National Concrete Cutting

**Date recorded:** 10/13/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Utilitarian
Cladding	Wood
Roof Type	Gable
Roof Material	Metal - Standing Seam
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



# Historic Property Report

Historic Name: Warehouse

Property ID: 731912

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**Significance narrative:**

**Integrity**

From its period of construction (1978), the warehouse at 7715 Pacific Highway E retains integrity of location, as it remains on its original parcel. It does not retain integrity of setting, due to additional construction on the parcel. The building was expanded to the rear between 1998 and 2002, according to historic aerials, although it appears to otherwise retain integrity of design, materials, workmanship, feeling, and association (Pierce County 2023).

**Evaluation**

The warehouse at 7715 Pacific Highway E was constructed in 1978 and is now associated with Washington Traffic Control, based in Seattle, and National Concrete Cutting, based in Milton and in business since 1947, according to its website (NCC 2023). The building was acquired, along with the parcel to the east, addressed as 7715 Pacific Highway E, by Farr Ohio LLC in 2018 (Pierce County Assessor 2023).

While the building is associated with commercial business in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building is a modest warehouse with few distinctive features, apart from its massing. It is utilitarian in design and does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 7715 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the two warehouses at 7715 Pacific Highway E were constructed in 1978 and 2005 (Pierce County Assessor 2023). The larger of the two dates to 1978 and was minimally visible from the public right-of-way as it is located to the rear (west) of the smaller warehouse (identified as an office building), which dates to 2005 and, based on its young age, not recorded. Both warehouses are located to the rear of 7721 Pacific Highway E, which is associated with the two warehouses but evaluated separately. The 1978 warehouse is rectangular, one-story tall, and faces south. It sits on a poured-concrete foundation, is clad in wood, and is topped by a standing-seam metal roof. The building includes one oversized overhead garage door on the south elevation and a metal pedestrian door. Two small windows are located on the east elevation. No other fenestration is visible.

Shipping containers and metal topped shelters are located to the south of the warehouse and office, and the parcel is enclosed by chain-link fence with barbed wire.



## Historic Property Report

Historic Name: Warehouse

Property ID: 731912

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Concrete Cutting (NCC)

2023 Professional Concrete Cutting Services in Western WA. Electronic document, <https://www.nationalconcretecuttinginc.com/services>, accessed January 26, 2023.

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1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

Pierce County

2023 Pierce County Public GIS. Aerial photographs, 1945–2019. Electronic document, <https://matterhornwab.co.pierce.wa.us/publicgis/>, accessed January 27, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.



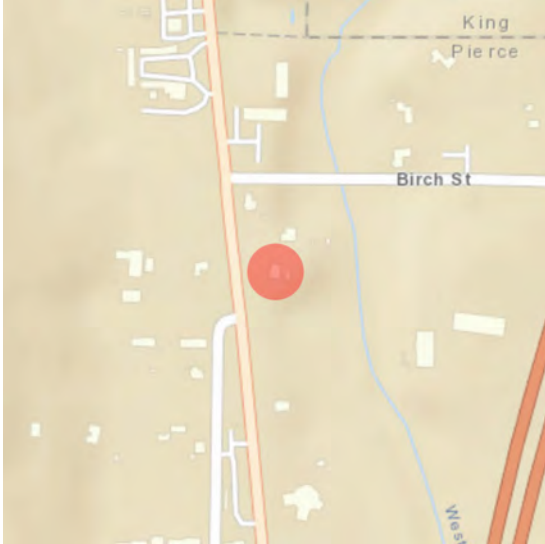


# Historic Property Report

Historic Name: Fleig-Threlkend Funeral and Cremation Service

Property ID: 731913

## Location



**Address:** 7720 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** POVERTY BAY Quadrangle, T20R04E05, Pierce County Certified Local Government, Pierce County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1950	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Fleig-Threlkend Funeral and Cremation Service

Property ID: 731913

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Fleig-Threlkend Funeral and Cremation Service

Property ID: 731913

### Photos



7720 Pacific Highway E, view east.



7720 Pacific Highway E, view northeast.



# Historic Property Report

Historic Name: Fleig-Threlkend Funeral and Cremation Service

Property ID: 731913

## Inventory Details - 10/13/2023

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**Common name:** Fleig-Threlkend Funeral and Cremation Service; Secoma Fence

**Date recorded:** 10/13/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Characteristics:

Category	Item
Foundation	Concrete - Poured
Foundation	Concrete - Block
Cladding	Wood - Shingle
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Form Type	Single Dwelling - Bungalow
Plan	Rectangle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

## Surveyor Opinion

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## Historic Property Report

Historic Name: Fleig-Threlkend Funeral and Cremation Service      Property ID: 731913

**Significance narrative:** Integrity

From its period of construction (ca. 1950), the former residence at 7720 Pacific Highway E retains integrity of location, as it remains on its original parcel. However, while a small outbuilding or garage appears on early aerials to the rear of the residence and is joined by additional construction until the early twenty-first century, the surrounding parcel was cleared of all but the house and outbuilding between 2002 and 2005. Additional construction dates to between 2011 and 2014 (NETROnline 2023; Pierce County Assessor 2023). A change of use, phases of construction and demolition, and alterations including incompatible window replacement, have diminished the building's integrity of design, materials, workmanship, feeling, and association.

Evaluation

The commercial operation at 7720 Pacific Highway E is located in a converted former residence constructed ca. 1950. The parcel was acquired by NSH Property LLC in 2015 and is now home to Secoma Fence. It was previously home to Fleig-Threlkend Funeral and Cremation Service, as indicated by newspaper articles from the early 2000s.

While the building is associated with commercial business in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building is a modest bungalow, likely constructed with elements of the Minimal Traditional style, as evident in its massing and minimal eaves, although it lacks additional distinctive features including original materials. The building has been converted to a commercial use and does not possess the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 7720 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Fleig-Threlkend Funeral and Cremation Service      Property ID: 731913

**Physical description:** According to the Pierce County Assessor, the converted residence at 7720 Pacific Highway E was constructed in 1960 (Pierce County Assessor 2023). However, this appears to be in error, as the building appears in historic aerials between 1945 and 1955 (NETROnline 2023; Pierce County Assessor 2023). HRA assumes a construction date of ca. 1950. The former bungalow, which has since been converted to a commercial use, is rectangular, 1.5-stories tall, and faces west toward Pacific Highway E. The building sits on a poured-concrete or concrete-block foundation, is clad in cedar shingles with sheets of plywood in the gables, and is topped by a front-gabled roof covered in asphalt shingles with no eaves.

The building's main facade is front gabled and faces north. It includes an entry screened from view by a privacy fence but is located under a projecting hood supported by metal posts and railings. Windows on the lower floor are wood frame. Those in the gables have been replaced with vinyl-frame windows with grids. The building's street-facing west elevation includes a projection with secondary entry door, two fixed wood-frame windows, and a three-part window. Larger windows have been converted to signage for Secoma "serving you since 1968." The building's south elevation includes three-part windows partially covered by colored panels.

To the rear of the converted residence are large metal-roofed garages, sheds, and shelters. The business's parcel is surrounded by privacy fencing.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver  
2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)  
1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline  
2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Pierce County Assessor  
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

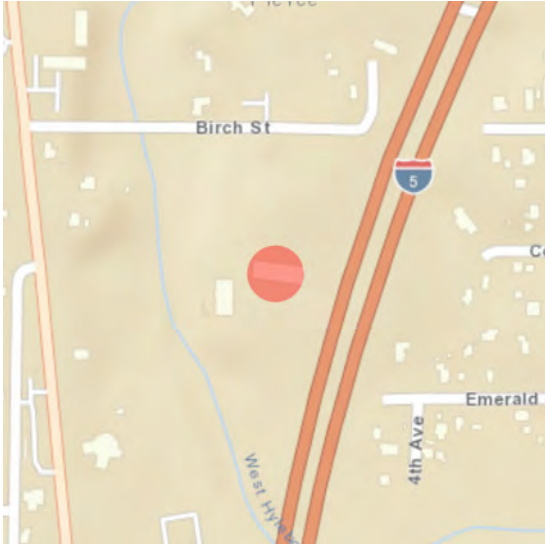


# Historic Property Report

Historic Name: Tveten Motor Company

Property ID: 731933

## Location



**Address:** 7700 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** T20R04E05, POVERTY BAY Quadrangle, Pierce County Certified Local Government, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1978	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Tveten Motor Company

Property ID: 731933

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

# Historic Property Report

Historic Name: Tveten Motor Company

Property ID: 731933

## Photos



7700 Pacific Hwy E, courtesy of Jennifer Schreck, view northwest



7700 Pacific Highway E, view south.



7700 Pacific Highway E, view southeast.



# Historic Property Report

Historic Name: Tveten Motor Company

Property ID: 731933

## Inventory Details - 10/16/2023

**Common name:** Union Marine  
**Date recorded:** 10/16/2023  
**Field Recorder:** Kristen Freeman  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Enframed Window Wall
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition - Built Up
Cladding	Fiber Cement Board
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Roadside

## Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes



## Historic Property Report

Historic Name: Tveten Motor Company

Property ID: 731933

### Significance narrative:

#### Integrity

From its period of construction (1978), the showroom at 7700 Pacific Highway E retains integrity of location, setting, feeling, and association, as it remains on its original parcel, with expanded storage for watercraft and a large, glass-enclosed showroom on the east elevation, visible from I-5 but not from Pacific Highway. The building's integrity of design, materials, and workmanship have been diminished, as windows and siding have been replaced on secondary side elevations. While window and siding replacements are visible, they do not detract from significant views of the building's showroom.

#### Evaluation

The showroom at 7700 Pacific Highway E is used by Union Marine, family owned since 1986, with retail locations throughout the Puget Sound region (Union Marine 2023). This location was acquired by Boatlaunch Enterprises II, LLC in 2001 (Pierce County Assessor 2023). It was previously associated with other vehicle distributors including Tveten Motor Company in 1981, which had a location in Tacoma from the 1930s to the 1970s (Seattle Times 1938, 1981).

While the building is associated with commercial activity in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building is utilitarian in plan, a rectangular warehouse with replacement materials on side elevations. However, one distinct feature remains, a wall of wood-frame windows that provides a view of the interior of the showroom from I-5, an element of roadside architecture designed to capture the attention of passing motorists. Such views were designed to use light and optimum visibility to create interest as a form of roadside advertising. As such, the building is a significant example of showroom design. The building once housed airstreams for Tveten Motor Company, as indicated by ads in the Seattle Times, and is now associated with the sale of recreational watercraft. The building does possess the distinctive features of a roadside showroom from the late twentieth century. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Based on its architectural character and in spite of some integrity loss, Historical Research Associates, Inc., recommends 7700 Pacific Highway E eligible for listing in the National Register of Historic Places at the local level under Criterion C as an example of roadside architecture. The building's significance dates to its construction in 1978, and the boundaries of the eligible resources are limited to the building's footprint, as the surrounding parcel has been altered by changes in use.



## Historic Property Report

Historic Name: Tveten Motor Company

Property ID: 731933

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### Physical description:

According to the Pierce County Assessor, the commercial showroom at 7700 Pacific Highway E was constructed in 1978 (Pierce County Assessor 2023). According to historic aerials, the large storage warehouse located southwest of the showroom was added between 1985 and 1995. Due to its young age, it was not recorded (Pierce County Assessor 2023). The showroom, built into a sloping grade and surrounded by paved parking, is a single-story tall, rectangular in plan, and faces east towards I-5. It is used by Union Marine as a showroom for watercraft. It sits on a poured-concrete foundation, is clad in cement board, and is topped by a flat built-up roof with minimal eaves and visible beam ends on the facade.

The building's facade faces east with a tall band of wood-frame windows providing views into the showroom. A wood deck wraps the facade and its corners. An open stair leads down to grade at the northeast corner. A glazed pedestrian door is located west of the windows on the building's north elevation. Another glazed door under an awning that reads "sales entrance" is located west of the windows on the south elevation. Both the north and south elevations include overhead garage doors, partially glazed, and large square, vinyl-frame windows. The building's rear (west) elevation retains some square wood-frame windows.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Seattle Times

1938 Startled? You Haven't Seen Anything Yet. Ad. March 28.

1981 New! 1981 Airstreams. Ad. March 2.

Union Marine

2023 Union Marine. Electronic document, <https://unionmarine.com/locations/>, accessed January 26, 2023.

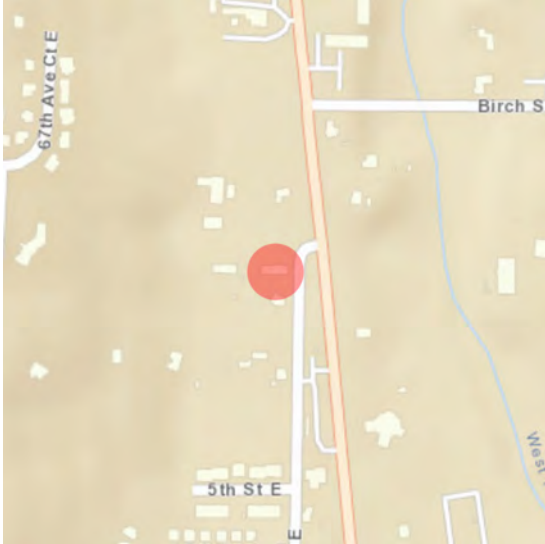


# Historic Property Report

Historic Name: Duplex

Property ID: 731928

## Location



**Address:** 222 70th Ave E, Fife, Washington, 98424

**Geographic Areas:** T20R04E06, POVERTY BAY Quadrangle, Pierce County Certified Local Government, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1957	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Multiple Family House
Domestic	Domestic - Multiple Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Duplex

Property ID: 731928

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	





# Historic Property Report

Historic Name: Duplex

Property ID: 731928

## Photos



222–224 70th Avenue E, view southwest.



222–224 70th Avenue E, view southeast.



# Historic Property Report

Historic Name: Duplex

Property ID: 731928

## Inventory Details - 10/16/2023

**Common name:** Duplex  
**Date recorded:** 10/16/2023  
**Field Recorder:** Kristen Freeman  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Hip
Form Type	Multiple Dwelling - Duplex
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion



# Historic Property Report

Historic Name: Duplex

Property ID: 731928

## Significance narrative:

### Integrity

From its period of construction (1957), the duplex at 222–224 70th Avenue E retains integrity of location, setting, feeling, and association, as it remains on its original parcel and continues to serve as a residential building. It does not retain integrity of design, materials, or workmanship, due to alterations including changes in fenestration patterns, evidenced by an enlarged picture window on the east unit, and incompatible window replacement.

### Evaluation

The duplex at 222–224 70th Avenue E was constructed in 1957, during a housing boom that followed World War II.

While the building is associated with growth in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building was constructed as a modest Ranch-type duplex, with wide facade and shallow hipped roof. Apart from its massing, the building does not possess the distinctive characteristics of a particular type, period, or method of construction, which might include, for instance, additional ornament, attached planter boxes, large, wood-frame picture windows, or additional features. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 222–224 70th Avenue E not eligible for listing in the National Register of Historic Places under any criteria.

## Physical description:

According to the Pierce County Assessor, the duplex at 222–224 70th Avenue E was constructed in 1957 (Pierce County Assessor 2023). The duplex is rectangular in plan, one-story tall, and faces north. It sits on a poured-concrete foundation, is clad in lapped cement wood boards, and is topped by a hipped roof covered in asphalt shingles.

The building's main facade includes a central projection with two garage doors, one for the unit to the east and one for the unit to the west. Flanking the garages, the facades include central entry doors with concrete stoops flanked east and west by sliding and fixed vinyl-frame windows with internal grids.



# Historic Property Report

Historic Name: Duplex

Property ID: 731928

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**Bibliography:**

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

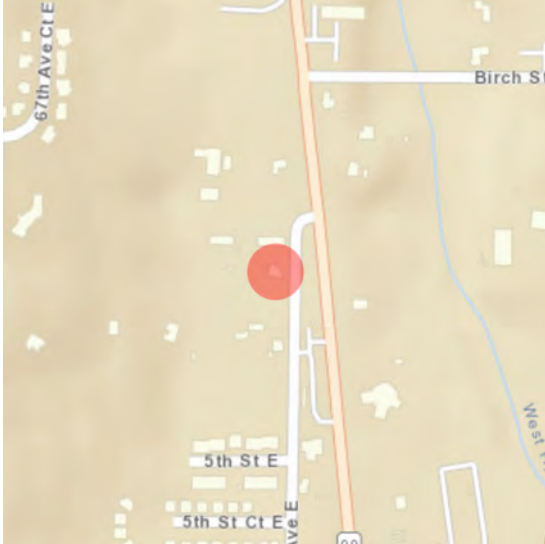


# Historic Property Report

Historic Name: Single-family residence

Property ID: 731934

## Location



**Address:** 304 70th Ave E, Fife, Washington, 98424

**Geographic Areas:** T20R04E06, POVERTY BAY Quadrangle, Pierce County, Pierce County Certified Local Government

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1941	<input checked="" type="checkbox"/>
Addition	2000	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731934

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Historic Property Report

Historic Name: Single-family residence

Property ID: 731934

### Photos



304 70th Avenue E, view southwest..



304 70th Avenue E, view north.





# Historic Property Report

Historic Name: Single-family residence

Property ID: 731934

## Inventory Details - 10/17/2023

**Common name:** Westside Visions

**Date recorded:** 10/17/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gambrel - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Plan	Rectangle

### Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

## Surveyor Opinion



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731934

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**Significance narrative:****Integrity**

From its period of construction (ca. 1941), the residence at 304 70th Avenue E retains integrity of location and setting, as it remains on its original parcel. It does not retain integrity of design, materials, workmanship, feeling, or association, as the building appears to be abandoned, and alterations including window replacement, additions on the south elevation (between 1998 and 2005), and porch alterations have obscured its original design and removed original materials. An associated building, and what may be small rows of orchard trees, were removed between 1970 and 1985 (Pierce County 2023).

**Evaluation**

The residence at 304 70th Avenue E was constructed as a bungalow ca. 1941. It was acquired by Westside Visions in 2011 (Pierce County Assessor 2023). While the building is associated with residential growth in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building was constructed as a modest bungalow. Based on its massing, the building was likely constructed with an open front porch that has since been enclosed. Apart from its massing, the building does not possess the distinctive characteristics of a particular type, period, or method of construction, which might include, for instance, additional wood ornament, knee braces, and wood-frame windows. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 304 70th Avenue E not eligible for listing in the National Register of Historic Places under any criteria.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731934

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### Physical description:

According to the Pierce County Assessor, the single-family residence at 304 70th Avenue E was constructed in 1941 (Pierce County Assessor 2023). This may be an error as the parcel appears partially developed on historic aerials by 1940, although images are not clear enough to confirm whether this resource was extant at that time (NETROnline 2023). Based on its bungalow form, it may have been constructed in the 1920s or 1930s. The bungalow is 1.5-stories tall, rectangular in plan, and faces east. It sits on a poured-concrete foundation, is clad in lapped wood boards, and is topped by a front-gabled, asphalt shingle roof with minimal eaves.

The building's main facade faces east and includes a projecting off-center porch under a projecting gable. The porch has been enclosed with plywood, and a projecting oriel of wood-frame windows has been added to the east-facing wall and sealed. Its primary entry door, once accessible from the north wall of the porch, has also been sealed. Stairs have been removed. Visible windows include paired, vinyl-frame, one-over-one windows on the first floor and a single one-over-one, vinyl-frame window in the gable. The secondary north elevation includes one-over-one and sliding vinyl-frame windows. The secondary south elevation includes a projecting porch with wood rail and corrugated roofing. A secondary entry door includes a vinyl-frame, nine-light window and shelters under a separate awning supported by wood knee braces. Windows on this elevation are minimally visible behind mature foliage but appear to be vinyl-frame, one-over-one windows.

### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Pierce County

2023 Pierce County Public GIS. Aerial photographs, 1945–2019. Electronic document, <https://matterhornwab.co.pierce.wa.us/publicgis/>, accessed January 27, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

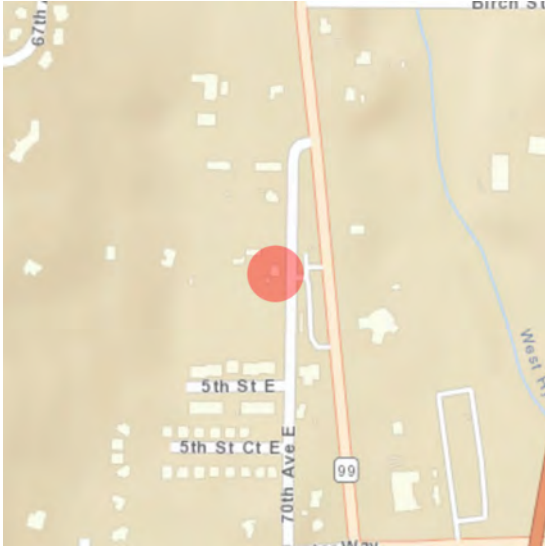


# Historic Property Report

Historic Name: Single-family residence

Property ID: 731936

## Location



**Address:** 322 70th Ave E, Fife, Washington, 98424

**Geographic Areas:** T20R04E06, Pierce County Certified Local Government, POVERTY BAY Quadrangle, Pierce County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Single-family residence

Property ID: 731936

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731936

### Photos



322 70th Avenue E, view west.



322 70th Avenue E, view southwest.



# Historic Property Report

Historic Name: Single-family residence

Property ID: 731936

## Inventory Details - 10/17/2023

**Common name:** Single-family residence

**Date recorded:** 10/17/2023

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Minimal Traditional

## Surveyor Opinion





## Historic Property Report

Historic Name: Single-family residence

Property ID: 731936

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**Significance narrative:****Integrity**

From its period of construction (1948), the residence at 322 70th Avenue E retains integrity of location, setting, feeling, and association, as it continues to serve its original use on its original parcel. The building does not possess integrity of design, materials, or workmanship, due to incompatible alterations, including changes to fenestration patterns and replacement windows.

**Evaluation**

The residence at the residence at 322 70th Avenue E was constructed in 1948, during a housing boom that followed World War II.

While the building is associated with residential growth in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building was constructed as a modest Minimal Traditional residence, featuring the compact form, pedimented entry, and minimal eaves typical of the type. However, alterations, particularly to fenestration patterns, have obscured its character, and the building no longer possesses the distinctive characteristics of a particular type, period, or method of construction, which might include, for instance, wood-frame windows typical of its era of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 322 70th Avenue E not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the single-family residence at 322 70th Avenue E was constructed in 1948. A second residence was added to the north of the original residence in 2001 (Pierce County Assessor 2023). Due to its young age, the second building was not recorded. The original building is 1.5-stories tall, rectangular in plan, and faces east. A detached garage is located south of the residence. The building sits on a poured-concrete foundation, is clad in running bond red brick, and is topped by a side-gabled asphalt shingle roof. The garage also sits on a poured-concrete foundation and is clad in running bond brick.

The building's main facade faces east and includes an off-center entry door and a concrete stoop and stair, which shelter under a projecting gabled pediment supported by knee braces with cedar shingles in the gable. Flanking the entry north and south are large, vinyl-frame picture windows. The building's south elevation includes a secondary entry with concrete stair and wood railing under a gabled pediment. Windows are one-over-one and vinyl frame. The building's north elevation includes an external brick chimney and one-over-one, vinyl-frame windows on the first and second floors. Privacy fencing obscures the building's north yard.



## Historic Property Report

Historic Name: Single-family residence

Property ID: 731936

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

Pierce County Assessor

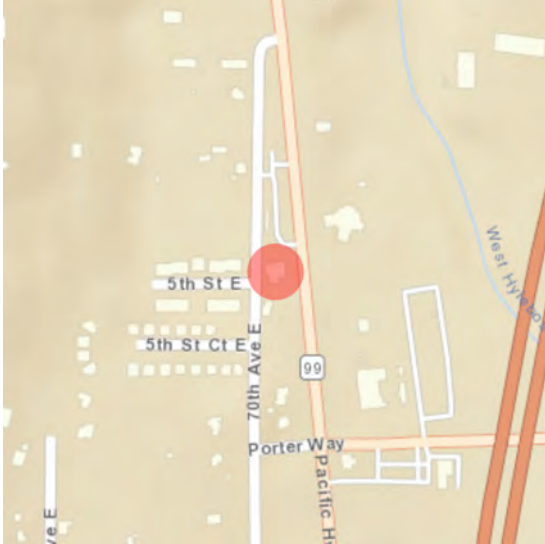
2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

# Historic Property Report

Historic Name: Wrinklewall Bar & Grill

Property ID: 731941

## Location



**Address:** 7403 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** POVERTY BAY Quadrangle, Pierce County, Pierce County Certified Local Government, T2OR04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1975	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Restaurant
Commerce/Trade	Commerce/Trade - Restaurant

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Wrinklewall Bar & Grill

Property ID: 731941

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Historic Property Report

Historic Name: Wrinklewall Bar & Grill

Property ID: 731941

### Photos



7403 Pacific Highway E, view southeast.



7403 Pacific Highway E, view northwest.



# Historic Property Report

Historic Name: Wrinklewall Bar & Grill

Property ID: 731941

## Inventory Details - 10/17/2023

**Common name:** Planet Hot Rod Café; Baby Zack's Smoke Shop

**Date recorded:** 10/17/2023

**Field Recorder:** Kristen Freeman

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Hip
Roof Type	Shed
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shiplap
Cladding	Wood - Plywood
Cladding	Wood - Shingle
Roof Material	Metal - Corrugated

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion



# Historic Property Report

Historic Name: Wrinklewall Bar & Grill

Property ID: 731941

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**Significance narrative:****Integrity**

From its period of construction (1975), the former bar and restaurant (identified as Wrinklewall Bar & Grill) at 7403 Pacific Highway E retains integrity of location and setting, as it remains on its original parcel. It is no longer used as a restaurant but as a storefront. Alterations to its storefront and entries, along with an addition (added between 1985 and 1995) have diminished its integrity of design, materials, workmanship, feeling, and association (NETROnline 2023; Pierce County 2023).

**Evaluation**

The former tavern at 7403 Pacific Highway E was constructed in 1975 on a visible parcel alongside Pacific Highway E. It was known as Planet Hot Rod Café in 1998 (Tacoma Public Library 2023). It has been associated with the Puyallup Tribe of Indians since at least 2015 (Pierce County Assessor 2023).

While the building is associated with commercial growth in the region, it does not appear, based on a review of historic maps and local histories, to have any specific or important association with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A) (Beckner and Weaver 2021). Background research did not reveal any association of the resources with the lives of significant persons (Criterion B). The building's original use is obscured by alterations made to its storefronts and no longer possesses the distinctive characteristics of a particular type, period, or method of construction. It does not represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., is part of a district) (Criterion C). Finally, the building was built of common construction methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity, Historical Research Associates, Inc., recommends 7403 Pacific Highway E not eligible for listing in the National Register of Historic Places under any criteria. Based on its association with the Puyallup Tribe of Indians, HRA recommends that consultation may be required to accurately assess the property's eligibility.

**Physical description:**

According to the Pierce County Assessor, the bar and restaurant at 7403 Pacific Highway E was constructed in 1975. A detached building was added to the north between 1985 and 1995, according to aerial photographs, and is a drive-thru smoke shop (Pierce County 2023; Pierce County Assessor 2023). Due to its young age, it was not recorded. The original 1975 commercial building faces north and is generally rectangular in plan. It sits on a poured-concrete foundation, and its facade features multiple treatments. On the east end, it is clad in recently applied plywood sheets surrounding an aluminum central entry with paired glazed doors. On the west end, it is clad in lapped wood boards. The building is topped by a hipped, asphalt shingle roof and signs for "Baby Zacks Smoke Shop" on the east end and a Western false front with projecting shed roof on the west end. Between the two storefronts is a recessed secondary entry door set back from the facade. The western end of the facade includes a shed roof over a projection with sliding window, and a second false front over a garage bay on the northwest corner. The building's east elevation faces Pacific Highway E with a row of 11 square windows. The west elevation is clad in shingle siding and includes a sealed opening. An eave of corrugated metal projects over the west elevation. The building's south elevation is minimally visible behind privacy fencing but includes no visible fenestration.





## Historic Property Report

Historic Name: Wrinklewall Bar & Grill

Property ID: 731941

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### Bibliography:

Beckner, Chrisanne, and Lindsey Weaver

2021 Tacoma Dome Link Extension: Historic Context and National Register of Historic Places Criterion A Eligibility Requirements. Prepared for Sound Transit, Seattle, Washington.

National Park Service (NPS)

1997 How to Apply the National Register Criteria for Evaluation. Electronic document, [https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_2.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm), accessed October 6, 2023.

NETROnline

2023 Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com>, accessed January 27, 2023.

Pierce County

2023 Pierce County Public GIS. Aerial photographs, 1945–2019. Electronic document, <https://matterhornwab.co.pierce.wa.us/publicgis/>, accessed January 27, 2023.

Pierce County Assessor

2023 Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://pals.piercecountywa.gov/palsonline/#/AboutMyProperty>, accessed January 27, 2023.

Tacoma Public Library

2023 Tacoma-Pierce County Building Index: 2620 E G St. Electronic document, <https://cdm17061.contentdm.oclc.org/digital/collection/p17061coll1/id/152915/rec/5>, accessed January 18, 2023.

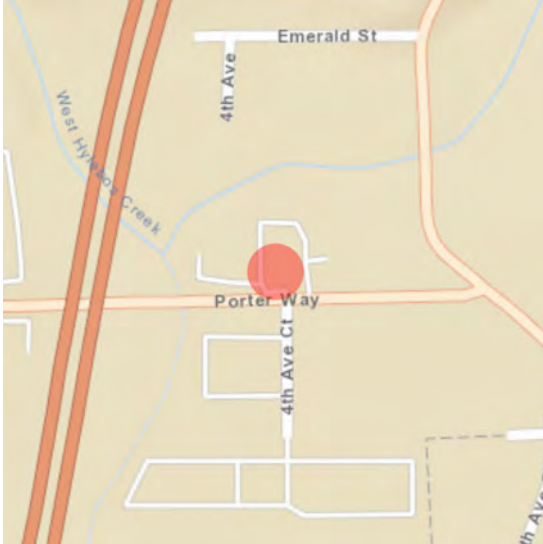


# Historic Property Report

Resource Name: Commercial Building

Property ID: 153534

## Location



**Address:** 406 PORTER WAY, MILTON, WA  
**Tax No/Parcel No:** 5990200241  
**Plat/Block/Lot:** Section 05 Township 20 Range 04 Quarter 24 MILTON  
**Geographic Areas:** Pierce County, POVERTY BAY Quadrangle, Pierce County, T20R04E05, POVERTY BAY Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1955	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Commercial Building

Property ID: 153534

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00083, , Assessors Data Project: Pierce County 6	7/6/2011	Not Determined	
2018-02-01251, FTA, Tacoma Dome Link Extension	6/29/2020	Survey/Inventory	

## Photos



406 Porter Way, view northeast



406 Porter Way, view northwest



# Historic Property Report

Resource Name: Commercial Building

Property ID: 153534

## Inventory Details - 7/6/2011

**Common name:**

**Date recorded:** 7/6/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 5990200241

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial
Structural System	Wood - Platform Frame

## Surveyor Opinion

**Physical description:** The building at 406 Porter Way, Milton, is located in Pierce County. According to the county assessor, the structure was built in 1955 and has a commercial professional use. Also according to the county assessor, the structure was remodeled in 1990. The 2-story, platform frame building has a roof clad in an unknown material. The walls of the commercial form are clad principally in an unknown material.



# Historic Property Report

Resource Name: Commercial Building

Property ID: 153534

## Inventory Details - 6/29/2020

**Common name:**

**Date recorded:** 6/29/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - T 1-11
Cladding	Stucco
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion



## Historic Property Report

Resource Name: Commercial Building

Property ID: 153534

### Significance narrative:

#### Integrity

From its period of construction (1955), the commercial building at 406 Porter Way retains integrity of location, although alterations, including window replacement, altered fenestration, and partial recladding, have diminished its integrity of design, materials, workmanship, feeling, and association. Additionally, when constructed, this building was the only building on the north side of Porter Way. New construction on adjacent parcels, now associated with 406 Porter Way, have diminished the building's integrity of setting.

#### Evaluation

The commercial building at 406 Porter Way was constructed in 1955 and is currently occupied by Cannon Companies. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a commercial building, featuring few historic-period characteristics apart from its massing and sharp roofline (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc recommends that the commercial building at 406 Porter Way is not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the Pierce County Assessor, the commercial building at 406 Porter Way was constructed in 1955 (Pierce County Assessor 2020). The rectangular, two-story building faces south towards Porter Way. The building sits on a poured-concrete foundation, is clad in T1-11 and stucco, and is topped by a side-gabled roof clad in asphalt shingles. The main entrance faces south under the wide eave and the door has been replaced. Windows are vinyl-clad in altered fenestration. There are secondary entrances on the east and west elevations accessible by exterior staircases. The north elevation is not visible from the right-of-way.





## Historic Property Report

Resource Name: Commercial Building

Property ID: 153534

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

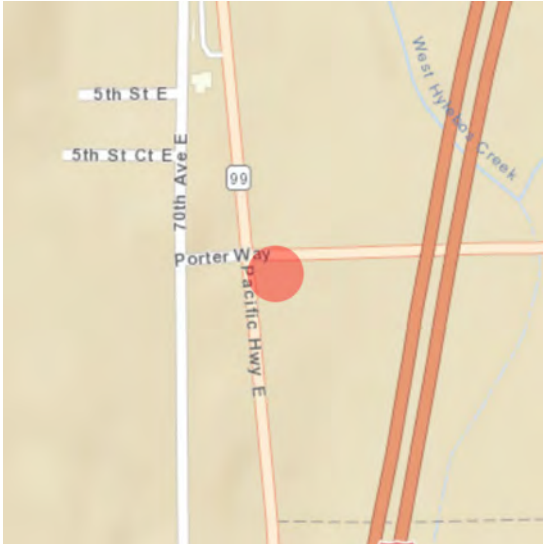
King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

## Location



**Address:** 7320 Pacific Hwy E, Milton, Washington, 98354  
**Tax No/Parcel No:** 420052046  
**Geographic Areas:** Pierce County, POVERTY BAY Quadrangle, T20R04E05

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1935	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Domestic	Domestic - Single Family House
Commerce/Trade	Commerce/Trade - Business
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Milton Tavern

Property ID: 721379

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/4/2020	Survey/Inventory	

## Photos



7320 Pacific Highway E



7320\_PACIFIC\_HWY\_E\_MILTON (1).jpg



7320\_PACIFIC\_HWY\_E\_MILTON (2).jpg



7320 Pacific Highway E



# Historic Property Report

Resource Name: Milton Tavern

Property ID: 721379

## Inventory Details - 3/4/2020

**Common name:** Milton Lodge  
**Date recorded:** 3/4/2020  
**Field Recorder:** Lauren Waldroop  
**Field Site number:**  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Irregular
Foundation	Concrete - Poured
Cladding	Wood - Clapboard
Cladding	Stucco
Cladding	Wood - Shingle
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Structural System	Wood - Platform Frame
Form Type	Commercial

### Styles:

Period	Style Details
Modern Movement	Roadside
Modern Movement	Minimal Traditional

## Surveyor Opinion



# Historic Property Report

Resource Name: Milton Tavern

Property ID: 721379

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**Significance narrative:**

**Integrity**

From its period of construction (1935), the commercial building at 7320 Pacific Highway E retains integrity of location and setting, although substantial alterations, including recladding, window replacement, altered fenestration, and additions, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The Milton Lodge at 7320 Pacific Highway E was constructed in 1935 and appears in undated historic photos as the Milton Tavern. The building was likely designed, sited, and then converted to various commercial uses because of its visibility and proximity to the popular Pacific Highway transportation corridor. The building is associated with the development of the Pacific Highway and with the nation's growing car culture and is significant for its association with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A).

Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). Based on its massing, it appears that the building may have been constructed as a residence or as a mixed used building before being converted to commercial use. Integrity loss and the replacement of historic fabric has obscured its original architectural style, and the building is not significant for its architectural character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to integrity loss, Historical Research Associates recommends that the Milton Lodge at 7320 Pacific Highway E is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the bar and restaurant at 7320 Pacific Highway E, known as the Milton Lodge Bar and Grill, was constructed in 1935 (Pierce County Assessor 2020). The two-story, rectangular building was originally constructed as a single-family residence but has been converted into a bar and restaurant. The Milton Lodge opened in 2018, but for 30 years before that it was known as the Milton Tavern (Kidd 2018). The building currently faces south, though the main entrance was likely originally west facing. The building sits on a poured-concrete foundation and is clad primarily in wood clapboard and stucco with wood shingles on the dormers. It is topped with a cross-gabled asphalt roof. There are vinyl-framed windows in altered fenestration. The current entrance is noted by a gabled entry porch at the southwest corner. A second-story entrance was added on the south side with exterior stairs. There are two additions at the southeast corner, and the basement has been converted with vehicular access at the northeast corner.



## Historic Property Report

Resource Name: Milton Tavern

Property ID: 721379

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

Kidd, Sue. 2018 "Here's what the new bar in Milton will be like. It's opening where the Milton Tavern was." The New Tribune. July 30, 2018. Electronic document, <https://www.thenewtribune.com/entertainment/restaurants/tnt-diner/article215767510.html>, accessed February 26, 2020.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.



# Historic Property Report

Resource Name: Commercial Building

Property ID: 722331

## Location



**Address:** 405 Porter Way, Milton, Washington, 98354  
**Tax No/Parcel No:** 5990200400  
**Geographic Areas:** POVERTY BAY Quadrangle, Pierce County, T20R04E05

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1971	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Warehouse
Commerce/Trade	Commerce/Trade - Warehouse

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Commercial Building

Property ID: 722331

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	6/22/2020	Survey/Inventory	

## Photos



405B Porter Way, view southwest



405B Porter Way main entrance, view southwest



405B Porter Way, view northwest



# Historic Property Report

Resource Name: Commercial Building

Property ID: 722331

## Inventory Details - 6/22/2020

**Common name:**

**Date recorded:** 6/22/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable - Side
Roof Material	Metal
Cladding	Metal - Corrugated
Cladding	Stone
Structural System	Metal - Steel
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion



## Historic Property Report

Resource Name: Commercial Building

Property ID: 722331

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**Significance narrative:****Integrity**

From its period of construction (1971), the commercial building at 405B Porter Way retains integrity of location and setting, although alterations, including window replacement, altered fenestration, recladding, and an addition, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The commercial building at 405B Porter Way was constructed in 1971. It is unclear who originally constructed the building, but it is currently occupied by Tacoma Hydraulics, Inc. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building was constructed as a utilitarian commercial warehouse and is not likely to be eligible for listing in the National Register of Historic Places (NRHP) for its architectural or engineering character (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc recommends that the commercial building at 405B Porter Way is not eligible for listing in the NRHP under any criteria.

**Physical description:**

According to the Pierce County Assessor, the commercial building at 405B Porter Way was constructed in 1971 and has a ca. 1985 western addition (Pierce County Assessor 2020). The rectangular, two-story building faces east towards 4th Avenue. The building sits on a poured-concrete foundation, is clad in corrugated metal with stone veneer at the entrance, and is topped by a shallow side-gabled metal roof. The main entrance faces east and is noted by a stone veneer and canvas awning with metal supports. A secondary entrance is on the north elevation and accessible by a set of exterior stairs. To the right of this secondary entrance is a garage bay under a canvas awning. The south elevation features a garage bay entrance under a metal awning. The west elevation is not visible from the right-of-way.



## Historic Property Report

Resource Name: Commercial Building

Property ID: 722331

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### Bibliography:

Givens, Linda. 2017. Federal Way 320th Library, King County Library System. HistoryLink.org essay 20376. Electronic document: <https://www.historylink.org/File/20376>, accessed May 28, 2020.

Historical Society of Federal Way. 2015. Historical Society of Federal Way Timeline. Prepared for 4Culture and the City of Federal Way. Electronic document, <http://www.federalwayhistory.org/federal-way-timeline.php>, accessed October 10, 2019.

King County Tax Assessor  
2020 eReal Property Database. Electronic document, <https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed January 31, 2020.

Meador, Karen. 2014. Military Road: A Lasting Legacy. Pamphlet in the Civil War History in Washington Territory series. Published by 4 Culture King County and United Daughters of the Confederacy.

NETROnline. 2020. Historic Aerials, Federal Way, King County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Stein, Alan. 2003. Federal Way—Thumbnail History. HistoryLink.org essay 4215. Electronic document: <https://www.historylink.org/File/4215>, accessed May 28, 2020.

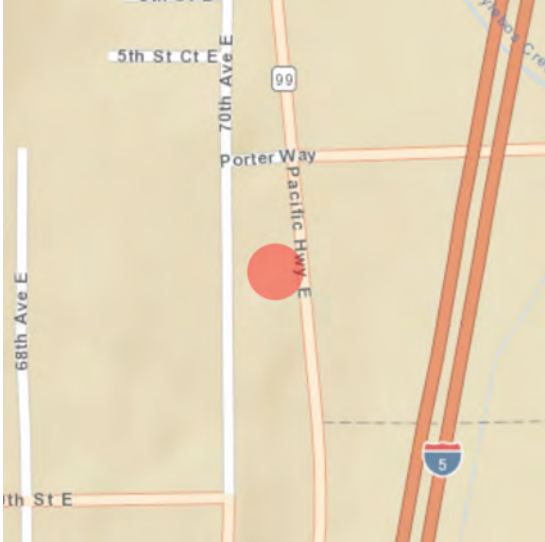


# Historic Property Report

Resource Name: Residence

Property ID: 721387

## Location



**Address:** 7303 Pacific Hwy E, Milton, Washington, 98354  
**Tax No/Parcel No:** 420052009  
**Geographic Areas:** POVERTY BAY Quadrangle, Pierce County, T20R04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1945	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721387

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/5/2020	Survey/Inventory	

## Photos



7303 Pacific Highway E, view southwest



7303 Pacific Highway E, view east



# Historic Property Report

Resource Name: Residence

Property ID: 721387

## Inventory Details - 3/5/2020

**Common name:**

**Date recorded:** 3/5/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Cladding	Vinyl Siding
Cladding	Wood - Vertical Boards
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Plan	Rectangle
Form Type	Single Dwelling
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 721387

### Significance narrative:

#### Integrity

From its period of construction (circa 1945), the residence at 7303 Pacific Highway E retains integrity of location and setting, although alterations including recladding, window replacement, additions, and altered fenestration have diminished its integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

The residence at 7303 Pacific Highway E was constructed in circa 1945. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Preliminary research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a common post-World War II residence, vernacular in character and altered from its original plan (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 7303 Pacific Highway E is not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the Pierce County Assessor, the single-story residence atop a daylight basement at 7303 Pacific Highway E was constructed in 1936 (Pierce County Assessor 2020). However, this appears to be in error, as a review of historic aerial photographs shows that the building was constructed between 1940 and 1964 (NETROnline 2020). Based on its massing, pediment over the entry, and minimal eaves, the house was likely constructed circa 1945 and greatly altered. The rectangular residence faces north, though it originally faced west toward 70th Avenue E. The building is mostly obscured from the ROW by heavy vegetation. The building is clad in vertical boards on the east side, and what appears to be vinyl siding elsewhere. It is topped with a side-gabled asphalt roof and features vinyl-framed windows in altered fenestration. The original porch sits under a crossing gable on the west side, but it has been enclosed. The current main entrance is on the north side under a small gabled projection.



## Historic Property Report

Resource Name: Residence

Property ID: 721387

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

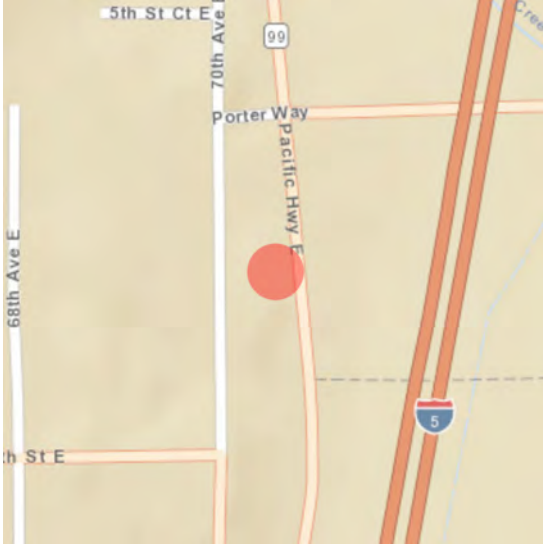
Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 805 70th Ave E, Milton, Washington, 98354

**Geographic Areas:** Pierce County, T20R04E05, PUYALLUP Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1940	<input checked="" type="checkbox"/>
Addition	2005	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721069

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/3/2020	Survey/Inventory	



## Photos



805 70th Avenue E, view east.jpg



805 70th Avenue E, view northeast.jpg



# Historic Property Report

Resource Name: Residence

Property ID: 721069

## Inventory Details - 2/3/2020

**Common name:**

**Date recorded:** 2/3/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Vinyl Siding
Foundation	Concrete - Poured
Form Type	Single Dwelling
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721069

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**Significance narrative:**

**Integrity**

From its period of construction (1940), the residence at 805 70th Avenue E retains integrity of location, although its setting has been altered by screening from Pacific Highway, and an addition and alterations including siding and window replacement, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The building at 805 70th Avenue E was constructed in 1940. Although its facade is not visible from the public ROW, the building appears to be an altered example of a Minimal Traditional residence. The building may have been sited in proximity to the Pacific Highway, a popular transportation route in the 1920s, during a period of development in the region. It no longer retains a view of the highway and is not known, based on a review of historic maps and local histories, to have any other associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of an altered Minimal Traditional residence, a common type (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 805 70th Avenue E is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the single-family residence at 805 70th Avenue E was constructed in 1940. The building is rectangular and side-gabled, with an addition dating from 2005 on the south end (Pierce County Assessor 2020). While the building was constructed to face east toward the Pacific Highway, it has been entirely screened from the highway by mature foliage and is addressed off 70th Avenue E to the west. The building's foundation is not clearly visible, but the building is clad in vinyl siding with a combination of aluminum- and vinyl-framed windows on the visible rear elevation. A small covered deck has been added to the west elevation, and the addition includes vinyl-framed French doors facing west. Outbuildings include a shed-style carport and storage shed.



## Historic Property Report

Resource Name: Residence

Property ID: 721069

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

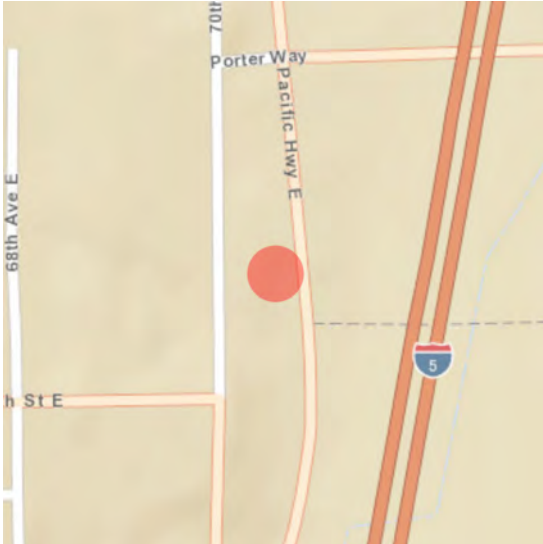
Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 817 70th Ave E, Milton, Washington, 98354  
**Tax No/Parcel No:** 420053042  
**Geographic Areas:** PUYALLUP Quadrangle, T20R04E05, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1940	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721389

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/5/2020	Survey/Inventory	

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## Photos



817 70th Avenue E, view east



817 70th Avenue E, view southeast





# Historic Property Report

Resource Name: Residence

Property ID: 721389

## Inventory Details - 3/5/2020

**Common name:**

**Date recorded:** 3/5/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Cladding	Vinyl Siding
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Cross Gable
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 721389

### Significance narrative:

#### Integrity

From its period of construction (1900), the residence and garage at 817 70th Avenue E retain integrity of location and setting, although additions and alterations, including recladding, window replacement, altered fenestration, and an enclosed front porch, have diminished the integrity of design, materials, workmanship, feeling, and association.

#### Evaluation

According to the Pierce County Assessor, the residence at 817 70th Avenue E was constructed in 1900, although this appears to be in error as the building does not resemble, in plan or massing, a residence of that era. A review of historic-period aerials does show a residence in this location as early as 1940, suggesting that the building may have been either enlarged or rebuilt on the site of an early-twentieth century residence (NETROnline 2020). The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of an altered vernacular building with few distinctive characteristics from the historic period (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and garage at 817 70th Avenue E is not eligible for listing in the National Register of Historic Places under any criteria.

### Physical description:

According to the Pierce County Assessor, the residence at 817 70th Avenue E was constructed in 1900 (Pierce County Assessor 2020). The one-story, rectangular residence faces west toward 70th Avenue E with a deep setback. The building is mostly obscured from the ROW. The building sits on a foundation of unknown material, is clad in vinyl siding, and is topped by a cross-gabled asphalt roof. Visible windows are vinyl framed in altered fenestration. The original porch sits under a crossing gable on the west side, but it has been enclosed. The main entrance has been moved to the northwest corner of this enclosed portion and sits under a small gabled projection. There is a large, detached garage of concrete block west of the main house that is clad in vinyl siding and topped with an asymmetrical, gabled, asphalt roof.



## Historic Property Report

Resource Name: Residence

Property ID: 721389

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

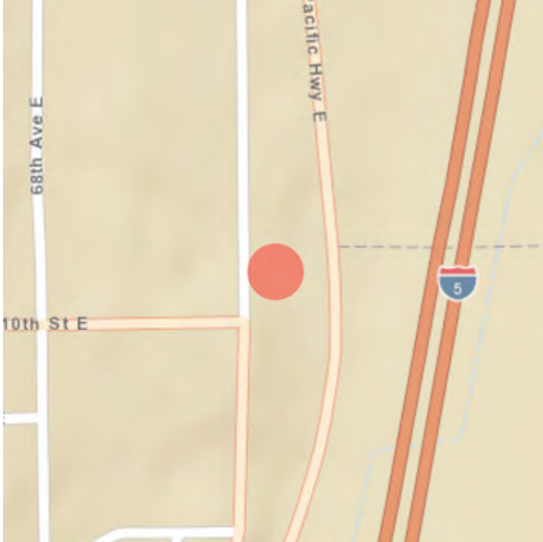
Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 911 70th Ave E, Milton, Washington, 98354  
**Tax No/Parcel No:** 420053078  
**Geographic Areas:** PUYALLUP Quadrangle, T20R04E05, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1936	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721391

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/5/2020	Survey/Inventory	

## Photos



911 70th Avenue E, 1900 building



911 70th Avenue E, both buildings



911 70th Avenue E, both buildings



911 70th Avenue E, 1936 building



# Historic Property Report

Resource Name: Residence

Property ID: 721391

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## Inventory Details - 3/5/2020

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**Common name:**

**Date recorded:** 3/5/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood - T 1-11
Cladding	Vinyl Siding
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Side Gable
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion

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# Historic Property Report

Resource Name: Residence

Property ID: 721391

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**Significance narrative:**

**Integrity**

From its period of construction (ca. 1936), the primary residence at 911 70th Avenue E retains integrity of location and setting, although alterations, including recladding, window replacement, altered fenestration, and new construction on the parcel have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residences at 911 70th Avenue E was likely constructed ca. 1936, based on its form and minimal eaves. The building and its associated garage, converted to additional living space, do not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the buildings held a strong association with the lives of significant persons (Criterion B). The buildings are examples of altered vernacular buildings with few distinctive characteristics from the historic period, apart from their massing (Criterion C). They do not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the buildings were constructed of common methods and well-known materials and are unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D). Due to a lack of significance and integrity, Historical Research Associates recommends that the residences at 911 70th Avenue E are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the parcel at 911 70th Avenue E contains two buildings, a residence constructed in 1900 and another constructed in 1936 (Pierce County Assessor 2020). This appears to be in error as the primary building on the parcel appears to date to 1936 and the additional building appears to be an altered garage expanded during the mid-twentieth century. Today, the two buildings serve as separate rental dwellings on the same parcel. The primary residence is a single-story, rectangular building on the east side of the parcel that faces south. It sits on poured-concrete foundation, is clad in T1-11 with vinyl under the gables, and is topped by a side-gabled asphalt roof. The converted garage sits on the west side of the parcel facing west. According to the Pierce County Assessor, the building is one-story tall atop a basement. It is built into a hillside. This building sits on a concrete-block foundation, is clad in T1-11, and is topped by a flat, built-up roof. Both buildings have vinyl-framed windows in altered fenestration. A detached storage shed is located to the south.



## Historic Property Report

Resource Name: Residence

Property ID: 721391

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

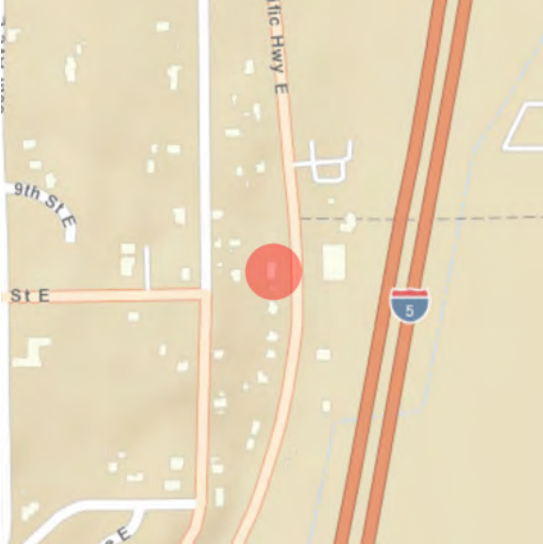


# Historic Property Report

Historic Name: Residence

Property ID: 721081

## Location



**Address:** 913 70th Ave E, Milton, Washington, 98354

**Geographic Areas:** Pierce County, T20R04E05, PUYALLUP Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input checked="" type="checkbox"/>
Remodel	2000	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Residence

Property ID: 721081

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Survey/Inventory	

## Photos



913 70th Avenue E, view northwest.jpg



imageView.jpg



913 70th Avenue E, view northwest



# Historic Property Report

Historic Name: Residence

Property ID: 721081

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## Inventory Details - 2/4/2020

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**Common name:**

**Date recorded:** 2/4/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

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**Characteristics:**

Category	Item
Roof Material	Metal - Corrugated
Plan	Rectangle
Roof Type	Gable
Form Type	Single Dwelling
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

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## Surveyor Opinion

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**Property appears to meet criteria for the National Register of Historic Places:** No



# Historic Property Report

Historic Name: Residence

Property ID: 721081

**Significance narrative:** The residence at 913 70th Avenue E was not visible from the public right-of-way, and surveyors have not yet been granted access. DAHP has, until recently, requested that inaccessible resources be presumed National Register-eligible for the sake of project reviews under state and federal regulations, except in limited instances when desktop review is sufficient to reach a conclusion. What follows is a preliminary recommendation based on available data acquired through a desktop review. Survey results, conclusions, and recommendations can be updated if and when surveyors are granted access to the subject parcel.

## Integrity

Limited access and visibility made integrity assessment difficult. From its period of construction (1948), the residence at 913 70th Avenue E appears to retain integrity of location and setting, although changes in materials, visible from aerial photos, and the addition of privacy fencing that screens the resource from view may have diminished its integrity of design, materials, workmanship, feeling, and association.

## Evaluation

The residence at 913 70th Avenue E was constructed in 1948, the same year as neighboring residences facing Pacific Highway E, although this example is addressed off 70th Avenue E to the west. While the building may have been sited in proximity to the Pacific Highway, it has been entirely screened from public view and does not maintain any relationship with the highway. It is not known, based on a review of historic maps and local histories, to have any other associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building appears, from limited visibility, to be an example of a modest, recently renovated, mid-century residence with diminished integrity (Criterion C). The building is not known to embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, based on its period of construction, the building was likely constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

The residence at 913 70th Avenue E cannot be adequately assessed due to limited access and visibility. In coordination with the project team and state regulators, HRA recommends the resource not eligible for listing in the NRHP under any criteria until on-site research can be conducted.

**Physical description:** According to the Pierce County Assessor, the primary building at 913 70th Avenue E was constructed in 1948 and remodeled in 2000 (Pierce County Assessor 2020). The building is not visible from the public ROW due to privacy fencing. Aerial photographs reveal the building is small and rectangular in plan, with a corrugated-metal roof with shallow gable. It appears to have a porch with shed roof facing west.





## Historic Property Report

Historic Name: Residence

Property ID: 721081

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

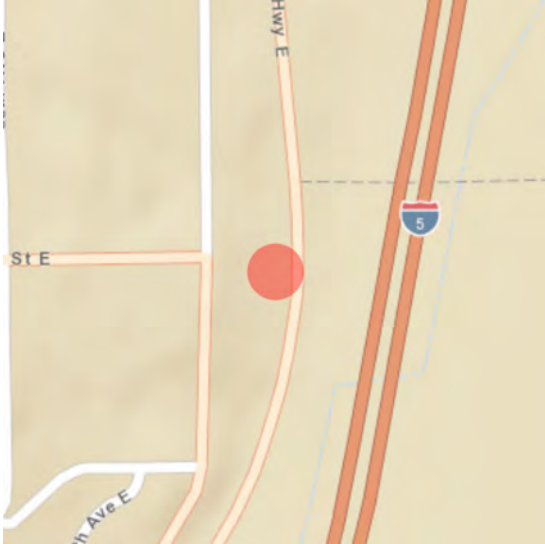
Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 7127 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** PUYALLUP Quadrangle, T2OR04E05, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1926	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721066

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/3/2020	Survey/Inventory	

## Photos



7127 Pacific Highway E, view west.jpg



7127 Pacific Highway E, view west



# Historic Property Report

Resource Name: Residence

Property ID: 721066

## Inventory Details - 2/3/2020

**Common name:**

**Date recorded:** 2/3/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Fiber Cement Board
Roof Type	Gable - Side
Form Type	Single Dwelling
Roof Material	Asphalt/Composition - Shingle
Plan	Rectangle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman
Mid-Late 19th and Early 20th Century Revivals	Colonial Revival

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721066

## Significance narrative:

### Integrity

From its period of construction (1926), the residence at 7127 Pacific Highway E retains integrity of location and setting, although alterations and additions including siding replacement have diminished its integrity of design, materials, workmanship, feeling, and association.

### Evaluation

The bungalow at 7127 Pacific Highway E was constructed in 1926. The building may have been sited in proximity to the Pacific Highway, a popular transportation route in the 1920s, during a period of development in the region. It is not known, based on a review of historic maps and local histories, to hold any specific associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of an altered bungalow with some characteristics associated with both the Colonial Revival and Craftsman styles (Criterion C). The building does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 7127 Pacific Highway E is not eligible for listing in the National Register of Historic Places under any criteria.

## Physical description:

According to the Pierce County Assessor, the single-family Craftsman/Colonial Revival residence at 7127 Pacific Highway E was constructed in 1926 (Pierce County Assessor 2020). The side-gabled bungalow faces east toward Pacific Highway E. It sits on a poured-concrete foundation, is clad in fiber-cement boards, and is topped by an asphalt-shingle roof. The building is raised atop a daylight basement or former garage clad in T1-11 with a pedestrian door. Retaining walls of poured concrete and manufactured stone define an uncovered parking area. Stairs north of the house lead to a projecting front porch with wood railing along the facade. Below the porch, lattice screens much of the daylight basement. The building has the projecting central entry and bilateral symmetry typical of Colonial Revival residences, evident in the central entry door, flanked by two wood-framed picture windows with aluminum storm windows with shutters. The entry shelters under a projecting awning supported by square posts and topped by a clipped gable. The awning includes large brackets. The building's north elevation includes an addition, set back from the primary mass, with a secondary entry door and small covered porch. A concrete stair with fencing provides pedestrian access from the sidewalk to the building's north end.



## Historic Property Report

Resource Name: Residence

Property ID: 721066

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.



## Location



**Address:** 7121 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** T20R04E05, Pierce County, PUYALLUP Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1928	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721067

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/3/2020	Survey/Inventory	

## Photos



7121 Pacific Highway E, view west.jpg



7121 Pacific Highway E, view west.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 721067

## Inventory Details - 2/3/2020

**Common name:**

**Date recorded:** 2/3/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Vertical Boards
Plan	Rectangle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721067

## Significance narrative:

### Integrity

From its period of construction (1928), the residence at 7121 Pacific Highway E retains integrity of location and setting, although alterations and additions including siding replacement and alterations to the front porch have diminished its integrity of design, materials, workmanship, feeling, and association.

### Evaluation

The bungalow at 7121 Pacific Highway E was constructed in 1928 but has been altered. The building may have been sited in proximity to the Pacific Highway, a popular transportation route in the 1920s, during a period of development in the region. Based on a review of historic maps and local histories, it is not known to hold any specific associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of an altered bungalow with some characteristics associated with both the Colonial Revival and Craftsman styles (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 7121 Pacific Highway E is not eligible for listing in the National Register of Historic Places under any criteria.

## Physical description:

According to the Pierce County Assessor, the single-family Craftsman/Colonial Revival residence at 7121 Pacific Highway E was constructed in 1928 (Pierce County Assessor 2020). The side-gabled bungalow faces east toward Pacific Highway E. It sits on a poured-concrete foundation, is clad in T1-11 or vertical boards, and is topped by an asphalt-shingled roof. The building is raised atop a daylight basement or former garage with a pedestrian door. This level is almost entirely screened by an added privacy wall of T1-11 that also encloses the porch on the main level. Retaining walls of poured concrete and stone define an uncovered parking area. Stairs north of the house lead to the projecting front porch along the facade. The building has the projecting central entry and bilateral symmetry typical of Colonial Revival residences, evident in the central entry door, flanked by two three-part, wood-framed windows. The entry shelters under a projecting awning supported by square posts and topped by a clipped gable. The awning includes large brackets. The building's north elevation includes a projection, set back from the primary mass, with a secondary entry door and small porch under a projecting awning. A concrete stair with fencing provides pedestrian access from the sidewalk to the building's north end.



## Historic Property Report

Resource Name: Residence

Property ID: 721067

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

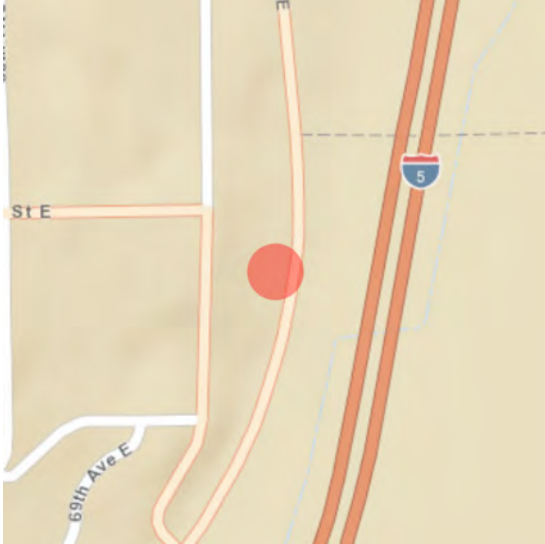


# Historic Property Report

Resource Name: Residence

Property ID: 721077

## Location



**Address:** 7119 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** Pierce County, PUYALLUP Quadrangle, T20R04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1944	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721077

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/4/2020	Survey/Inventory	

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## Photos



7119 Pacific Highway E, view west.jpg



7119 Pacific Highway E, view northwest.jpg



# Historic Property Report

Resource Name: Residence

Property ID: 721077

## Inventory Details - 2/4/2020

**Common name:**

**Date recorded:** 2/4/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Block
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Plan	Rectangle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721077

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**Significance narrative:****Integrity**

From its period of construction (1944), the residence at 7119 Pacific Highway E retains integrity of location and setting, although alterations to its basement level and some window replacement have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 7119 Pacific Highway E was constructed in 1944 and was likely sited for its proximity to the Pacific Highway, a popular transportation route, during a period of development in the region. Based on a review of historic maps and local histories, it is not known to hold any specific associations with events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A).

Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest bungalow, vernacular in type, featuring few characteristics from its period of construction apart from its massing (Criterion C). The building does not embody the distinctive characteristics of its type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 7119 Pacific Highway E is not eligible for listing in the NRHP under any criteria.

**Physical description:**

According to the Pierce County Assessor, the single-family residence at 7119 Pacific Highway E was constructed in 1944 (Pierce County Assessor 2020). The building is an L-shaped Minimal Traditional residence facing east toward Pacific Highway E. It sits on a concrete-block foundation, is clad in lapped wood boards, and is topped by a side-gabled roof with front-facing gabled projection. The building sits atop a daylight basement that may have been a garage at one point, although it now features vinyl-framed French doors. The basement is visible below a deck projecting off the main floor and is partially obscured by lattice. Walls and stairs of concrete define a flat parking area and provide access up the hill to the building's entry. A bamboo gate blocks the entry, but it appears that the stair approaches the house and deck from the north and that the deck with wood and lattice railing wraps the projecting gabled mass. The primary entry door is not visible, but the facade includes vinyl-framed sliding windows and a large picture window with applied grid on the gabled projection.



## Historic Property Report

Resource Name: Residence

Property ID: 721077

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.



# Historic Property Report

Historic Name: Residence

Property ID: 721779

## Location



**Address:** 1015 70th Ave E, Milton, Washington, 98354

**Geographic Areas:** Pierce County, PUYALLUP Quadrangle, T20R04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1938	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Historic Name: Residence

Property ID: 721779

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, , Tacoma Dome Link Extension		Determined Eligible	Maureen Elenga, 6/13/2024



## Photos



1015 70th Ave E, view northeast



1015 70th Ave E, view northeast



1015 70th Ave E, view east



1015 70th Ave E, view southeast



# Historic Property Report

Historic Name: Residence

Property ID: 721779

## Inventory Details - 4/20/2020

**Common name:**

**Date recorded:** 4/20/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination** Intact example of Minimal Traditional style

## Detail Information

**Characteristics:**

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Wood
Roof Type	Gable - Side
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Bungalow
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Early 20th Century Revivals (1900-1940)	Cape Cod

## Surveyor Opinion



# Historic Property Report

Historic Name: Residence

Property ID: 721779

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**Significance narrative:**

**Integrity**

From its period of construction (1938), the residence at 1015 70th Avenue E retains integrity of location, design, materials, workmanship, feeling, and association. However, the addition of an incompatible garage that blocks half the building's facade from view has diminished its integrity of setting.

**Evaluation**

The residence at 1015 70th Avenue E was constructed in 1938. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest single-family residence with few character-defining features apart from its Cape Cod plan. It does not possess the symmetrical window pattern typical of the Cape Cod type. While the building is a recognizable example of the Cape Cod revival, it lacks the distinctive characteristics of a particular type, period, or method of construction (Criterion C). It does not or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and diminished integrity of setting, Historical Research Associates recommends that the residence at 1015 70th Avenue E is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the residence at 1015 70th Avenue E was built in 1938 (Pierce County Assessor 2020). The building fronts west and has a detached garage directly west of the main building. The one-story, rectangular residence sits on a poured-concrete foundation with a daylight basement, is clad in horizontal wood siding, and topped by a side-gabled asphalt roof. The central entrance is elevated on the west facade and topped by a projecting gabled awning with internal arch, supported by simple turned posts. The windows on primary and secondary elevations are wood-framed, multi-light windows either double-hung or fixed. The detached one-story, rectangular garage sits between the residence and the roadway on a poured-concrete foundation, is clad in horizontal wood siding, and is topped by a front-gabled asphalt roof.



## Historic Property Report

Historic Name: Residence

Property ID: 721779

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbick, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

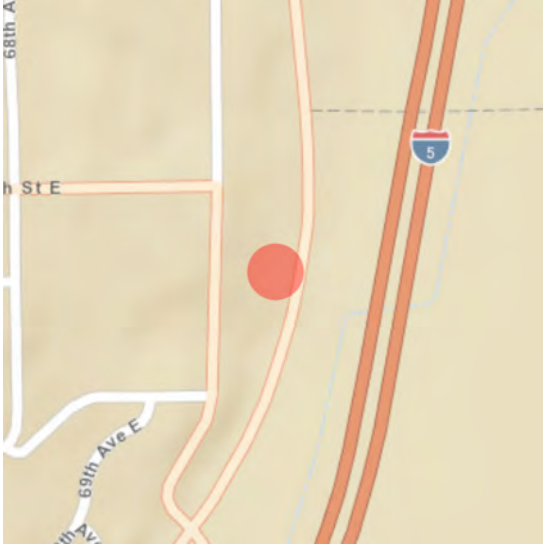
Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

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Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 7115 Pacific Hwy E, Milton, Washington, 98354  
**Geographic Areas:** PUYALLUP Quadrangle, T20R04E05, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input checked="" type="checkbox"/>
Addition	1966	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721078

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/4/2020	Survey/Inventory	

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## Photos



7115 Pacific Highway E, view west.JPG



7115 Pacific Highway W, view west.JPG





# Historic Property Report

Resource Name: Residence

Property ID: 721078

## Inventory Details - 2/4/2020

**Common name:**

**Date recorded:** 2/4/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	L-Shape
Cladding	Wood - Clapboard
Roof Type	Gable - Cross
Form Type	Single Dwelling - Cross Gable
Roof Material	Asphalt/Composition - Shingle
Foundation	Concrete - Poured
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721078

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**Significance narrative:****Integrity**

From its period of construction (1948), the residence at 7115 Pacific Highway E appears to retain integrity of location, setting, design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 7115 Pacific Highway E was constructed in 1948 and may have been sited in proximity to the Pacific Highway, a popular transportation route in the 1940s, during a period of development in the region. It is not known to hold any specific associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of a modest bungalow with some elements of the Craftsman style, visible in the deep eaves, brackets, and projecting gables, all elements more typically applied to Craftsman-style buildings from earlier periods of the twentieth century (Criterion C). In spite of these modest architectural details, the building does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance, Historical Research Associates, Inc. recommends that the residence at 7115 Pacific Highway E is not eligible for listing in the NRHP under any criteria.

**Physical description:**

According to the Pierce County Assessor, the single-family residence at 7115 Pacific Highway E was constructed in 1948 (Pierce County Assessor 2020). The building features an L-shaped, single-story plan above a daylight basement, although the basement level is obscured by fencing and mature foliage. The building sits on a poured-concrete or concrete-block foundation, is clad in clapboards, and is topped by a cross-gabled, asphalt roof. The building's facade includes a projecting gable with an additional gabled projection over the entry and stoop. Wood railing and posts support the gabled awning over the entry. To the north of the entry is a three-part window that appears to be wood framed with aluminum storm windows. One-over-one windows appear on the northern wing as well. Knee braces and brackets appear under the eaves. A secondary building is located to the rear. It dates to 1966, according to the Assessor, and appears to be a simple, side-gabled outbuilding, possibly a detached garage.



## Historic Property Report

Resource Name: Residence

Property ID: 721078

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.



# Historic Property Report

Resource Name: Residence

Property ID: 721394

## Location



**Address:** 1103 70th Ave E, Milton, Washington, 98354  
**Tax No/Parcel No:** 420053034  
**Geographic Areas:** Pierce County, T20R04E05, PUYALLUP Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1940	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721394

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/5/2020	Survey/Inventory	

## Photos



1103 70th Avenue E, view northeast



1103 70th Avenue E, view southeast



# Historic Property Report

Resource Name: Residence

Property ID: 721394

## Inventory Details - 3/5/2020

**Common name:**

**Date recorded:** 3/5/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Rectangle
Foundation	Concrete - Poured
Cladding	Vinyl Siding
Roof Type	Gable - Cross
Roof Type	Shed
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Side Gable
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion





# Historic Property Report

Resource Name: Residence

Property ID: 721394

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**Significance narrative:****Integrity**

From its period of construction (1940), the residence and detached garage at 1103 70th Avenue E retain integrity of location and setting, although alterations including recladding, window replacement, altered fenestration, and an addition, have diminished the primary building's integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1103 70th Avenue E was constructed in 1940. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of an altered Minimal Traditional residence with few distinctive characteristics from the historic period apart from its massing and minimal eaves (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence and detached garage at 1103 70th Avenue E are not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the residence at 1103 70th Avenue E was constructed in 1940 (Pierce County Assessor 2020). The one-story, rectangular residence atop a daylight basement faces west toward 70th Avenue E and features a small entry porch under a projecting gable on the facade. The building sits on a poured-concrete foundation, is clad in vinyl siding, and is topped by a cross-gabled asphalt roof with a flat roofed projecting addition to the rear. The windows are vinyl framed in altered fenestration. There is a detached garage just north of the house that sits on a poured-concrete foundation, is clad in vinyl siding, and is topped by a flat built-up roof. A small detached, wooden garage with a shed roof is located south of the house.



## Historic Property Report

Resource Name: Residence

Property ID: 721394

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 7109 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** T20R04E05, PUYALLUP Quadrangle, Pierce County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1958	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721084

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## Thematics:

### Local Registers and Districts

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Name	Date Listed	Notes
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### Project History

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Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/4/2020	Survey/Inventory	

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## Photos



7109 Pacific Highway E, view north.JPG



7109 Pacific Highway E, view northwest.jpg



# Historic Property Report

Resource Name: Residence

Property ID: 721084

## Inventory Details - 2/4/2020

**Common name:**

**Date recorded:** 2/4/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Foundation	Concrete - Block
Form Type	Single Dwelling
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Plan	Rectangle
Structural System	Wood - Platform Frame

**Styles:**

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721084

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**Significance narrative:**

**Integrity**

From its period of construction (1958), the residence at 7109 Pacific Highway E retains integrity of location and setting, although alterations and additions including window replacement and added brackets have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 7109 Pacific Highway E was constructed in 1958 and is part of a series of homes sited along Pacific Highway to the east. While the building was constructed in close proximity to the popular highway route, it does not appear, based on a review of historic maps and local histories, to hold any specific associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest raised Ranch house with some elements of the Minimal Traditional evident in its massing, and some incompatible features, including added brackets under the eaves that borrow from earlier architectural styles and obscure the building's original character (Criterion C). It is not known to embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 7109 Pacific Highway E is not eligible for listing in the NRHP under any criteria.

**Physical description:**

According to the Pierce County Assessor, the building at 7109 Pacific Highway E was constructed in 1958 (Pierce County Assessor 2020). The residence faces east toward Pacific Highway E. The building is a single story atop a daylight basement. It sits on a concrete-block foundation, is clad in clapboards, and is topped by a cross-gabled, asphalt-shingled roof. The building's facade includes a raised stair to an off-center entry, flanked north and south by three-part and vinyl-framed sliding windows. The stoop, with decorative concrete block, shelters under a projecting gable clad in shingles with applied brackets in the minimal eave. A secondary projection is located above the subterranean, single-bay garage, accessible from Pacific Highway E. The garage is fronted by a parking pad, flanked by concrete and concrete block retaining walls.





## Historic Property Report

Resource Name: Residence

Property ID: 721084

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

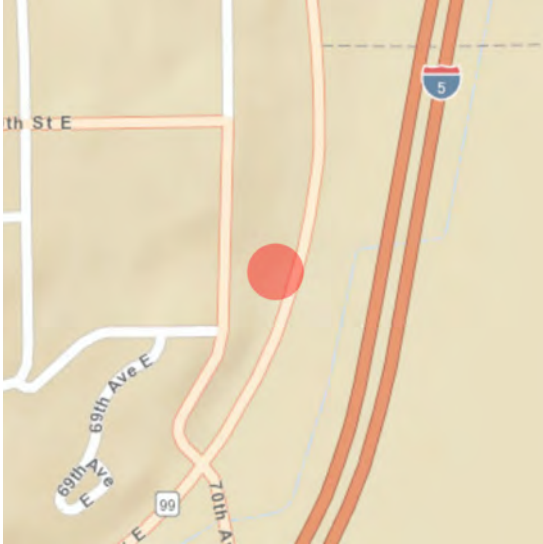
Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

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Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.

## Location



**Address:** 7111 Pacific Hwy E, Milton, Washington, 98354

**Geographic Areas:** T20R04E05, PUYALLUP Quadrangle, Pierce County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1948	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721080

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/4/2020	Survey/Inventory	

## Photos



7111 Pacific Highway E, view west.jpg



7111 Pacific Highway E, view west, view west.JPG



# Historic Property Report

Resource Name: Residence

Property ID: 721080

## Inventory Details - 2/4/2020

**Common name:**

**Date recorded:** 2/4/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Asbestos - Shingles
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Form Type	Single Dwelling - Side Gable
Plan	Rectangle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Minimal Traditional

## Surveyor Opinion



# Historic Property Report

Resource Name: Residence

Property ID: 721080

## Significance narrative:

### Integrity

From its period of construction (1948), the residence at 7111 Pacific Highway E retains integrity of location and setting, although alterations and additions including incompatible window and siding replacement have diminished its integrity of design, materials, workmanship, feeling, and association.

### Evaluation

The residence at 7111 Pacific Highway E was constructed in 1948 as a modest example of a Minimal Traditional home with elements of the Colonial Revival style visible at the entry, topped by a vaulted portico with eave returns. The building was likely sited in proximity to the Pacific Highway, a popular transportation route, although there is no drive connecting the residence to the highway. The parcel is accessed from the rear. The building does not appear, based on a review of historic maps and local histories, to hold any associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of a modest Minimal Traditional or Colonial Revival-inspired residence but retains few features from its period of construction as it has been re-clad, its windows have been replaced, and it may have been enlarged or enclosed on the north end where the facade's symmetry is broken by a large picture window, suggesting a history of alteration (Criterion C). The building does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates, Inc. recommends that the residence at 7111 Pacific Highway E is not eligible for listing in the NRHP under any criteria.

## Physical description:

According to the Pierce County Assessor, the single-family residence at 7111 Pacific Highway E was constructed in 1948 (Pierce County Assessor 2020). The rectangular, side-gabled building faces east toward Pacific Highway E. It sits on a poured-concrete foundation, is clad in synthetic shingles, and is topped by an asphalt roof. The building's facade includes an off-center entry door with a concrete stair and stoop under an arched awning supported by simple round posts and wood railing. The building's entry is flanked north and south by paired vinyl-framed windows. To the north is a large picture window. The building's asymmetrical plan, its varied window types, and its lack of garage suggest that the building's north end may have been converted to living space or added on. The building's side elevations also include paired and singular, one-over-one, vinyl-framed windows. A detached shed is located to the building's rear.



## Historic Property Report

Resource Name: Residence

Property ID: 721080

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.





# Historic Property Report

Resource Name: Residence

Property ID: 721395

## Location



**Address:** 1119 70th Ave E, Milton, Washington, 98354  
**Tax No/Parcel No:** 420053053  
**Geographic Areas:** Pierce County, T20R04E05, PUYALLUP Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1930	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721395

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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	3/5/2020	Survey/Inventory	

## Photos



1119 70th Avenue E, view east



1119 70th Avenue E, view southeast



# Historic Property Report

Resource Name: Residence

Property ID: 721395

## Inventory Details - 3/5/2020

**Common name:**

**Date recorded:** 3/5/2020

**Field Recorder:** Lauren Waldroop

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Plan	Irregular
Foundation	Concrete - Poured
Cladding	Fiber Cement Board
Cladding	Wood - T 1-11
Cladding	Vinyl Siding
Roof Type	Gable - Gable-on-Hip
Roof Material	Asphalt/Composition
Form Type	Single Dwelling - Side Gable
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 721395

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**Significance narrative:****Integrity**

From its period of construction (1930), the residence at 1119 70th Avenue E retains integrity of location and setting, although alterations, including recladding, window replacement, altered fenestration, and additions, have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1119 70th Avenue E was constructed in 1930. The building does not appear, based on a review of historic maps and local histories, to hold any historic-period associations with important events or trends that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is an example of an altered vernacular building with few distinctive characteristics from the historic period. Its original plan has been extensively altered by large additions (Criterion C). It does not embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of significance and integrity, Historical Research Associates recommends that the residence at 1119 70th Avenue E is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the two-story, irregularly shaped residence at 1119 70th Avenue E was constructed in 1930 and sits atop a basement (Pierce County Assessor 2020). The residence faces west toward 70th Avenue E. It sits on a poured-concrete foundation, is clad in fiber cement board, T1-11, and vinyl siding, and is topped by a gable-on-hip asphalt roof. The facade features an entry porch under a projecting, hipped porch roof that extends across two southeast corner additions, as well as a carport and added garage at the northwest corner. The windows are metal framed in altered fenestration. The southern part of the porch has been enclosed.



## Historic Property Report

Resource Name: Residence

Property ID: 721395

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Fife, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.



# Historic Property Report

Resource Name: Residence

Property ID: 721086

## Location



**Address:** 1123 70th Ave E, Milton, Washington, 98354

**Geographic Areas:** Pierce County, PUYALLUP Quadrangle, T20R04E05

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1960	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: Residence

Property ID: 721086

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-02-01251, FTA, Tacoma Dome Link Extension	2/4/2020	Survey/Inventory	

## Photos



1123 70th Ave. E, view northeast



1123 70th Ave. E, view east



# Historic Property Report

Resource Name: Residence

Property ID: 721086

## Inventory Details - 2/4/2020

**Common name:**

**Date recorded:** 2/4/2020

**Field Recorder:** Chrisanne Beckner

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Block
Form Type	Single Dwelling - Ranch
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Vertical Boards
Cladding	Brick
Plan	Rectangle
Structural System	Wood - Platform Frame

### Styles:

Period	Style Details
Modern Movement	Modern

## Surveyor Opinion



## Historic Property Report

Resource Name: Residence

Property ID: 721086

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**Significance narrative:****Integrity**

From its period of construction (1960), the residence at 1123 70th Avenue E retains integrity of location and setting, although alterations including window replacement have diminished its integrity of design, materials, workmanship, feeling, and association.

**Evaluation**

The residence at 1123 70th Avenue E was constructed in 1960. It does not appear, based on a review of historic maps and local histories, to hold any specific associations with events that made a significant contribution to the broad patterns of local, state, or national history (Criterion A). Background research did not suggest that the building held a strong association with the lives of significant persons (Criterion B). The building is a modest example of a Ranch house, featuring the horizontal emphasis and mix of material on the facade typical of the era, although extensive window replacement and alterations at the entry have obscured its historic-period character (Criterion C). It is not known to embody the distinctive characteristics of a particular type, period, or method of construction; or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (i.e., contribute to an existing or potential historic district). Finally, the building was constructed of common methods and well-known materials and is unlikely to answer important research questions or yield information about human history that can only be answered by the actual physical material, design, construction methods, or interrelation of these resources (Criterion D).

Due to a lack of evident significance and integrity, Historical Research Associates, Inc. recommends that the residence at 1123 70th Avenue E is not eligible for listing in the National Register of Historic Places under any criteria.

**Physical description:**

According to the Pierce County Assessor, the single-family residence at 1123 70th Avenue E was constructed in 1960 (Pierce County Assessor 2020). The Ranch house faces west toward 70th Avenue E. The building sits on a concrete-block foundation, is clad in a combination of roman brick veneer and vertical boards, and is topped by a shallow hipped roof. The building's wide facade includes a stepped back, single-bay garage on the south end. The primary mass features a central recessed entry door with a stoop, flanked north and south by vinyl-framed sliding windows. A brick planter box is located north of the entry. Secondary elevations are minimally visible, but the rear of the building faces toward Pacific Highway. The elevation includes vinyl-framed windows and a sliding door to a wood balcony off the second floor.



## Historic Property Report

Resource Name: Residence

Property ID: 721086

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### Bibliography:

Bluhm, Tiffany. 2016. Fife's Poodle Dog, Serving Up Classics Since 1933. South Sound Magazine, June/July edition.

Caldbeck, John. 2013. Puyallup Avenue Bridge. HistoryLink.org essay 10423. Electronic document, <https://www.historylink.org/File/10423>, accessed October 10, 2019.

Kaelin, Susan. 2011. Fife: Images of America. Arcadia Publishing.

NETROnline. 2020. Historic Aerials, Tacoma, Pierce County Washington. Electronic document, <https://www.historicaerials.com/>, accessed May 28, 2020.

Pierce County Assessor. 2020. Assessor-Treasurer Electronic Property Information Profile. Electronic document, <https://epip.co.pierce.wa.us/CFApps/atr/ePIP/search.cfm>, accessed May 28, 2020.

Writers' Program of the Works Project Administration in the State of Washington (WPA). 1941. Washington, A Guide to the Evergreen State. Binford & Mort, Inc., Portland, Oregon. Sponsored by the State Historical Society, Tacoma.