

# **Survey Report**

## **Reconnaissance-level Survey of Historic Resources on Vashon Island's northern peninsula in King County, Washington**

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## Executive Summary

The current physical landscape of Vashon Island, Washington was altered by early Native American tribes and the arrival of Euro-American settlers. The historic built environment which remains is a result of a gradual change from shoreline-based communities dependent on maritime transportation, to agricultural activities focused around egg production and berry farms, and culminating as a bedroom community for Seattle and Tacoma. Today many areas of the island remain somewhat rural, while others have been subdivided into semi-suburban, residential developments.

During late 2013 and the spring and summer of 2014 a comprehensive survey was conducted to identify historic resources at the north end of Vashon Island. The survey was envisioned as the first phase in a comprehensive survey of the island and its neighbor, Maury Island. This project was financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Washington State Department of Archaeology and Historic Preservation (DAHP). All properties which appeared to be built prior to 1970 were included in the survey and considered for inclusion in the King County HRI. The project did not include identification of pre-historic or historic archeological resources.

During the course of this survey 336 properties were observed, for which field forms were prepared and digital photographs taken. Information on the properties was input into WISAARD, the Washington Information System for Architectural and Archaeological Records Data. All properties with a construction date prior to 1970 were inventoried, regardless of integrity, in accordance with *Washington State Standards for Cultural Resource Reporting*.

The 336 final properties included in the 2013 Vashon Island North Peninsula Survey and area properties already included in the HRI were used to develop the findings and recommendations included in this report. The HRI data is intended to be used for preservation planning purposes, public education, and as a basis for evaluating, prioritizing and nominating properties for local landmark designation.

Copies of the complete Historic Resource Inventory are located at: the Washington Department of Archaeology and Historic Preservation (DAHP) and the King County Historic Preservation Program.

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## PROJECT BACKGROUND

Vashon and Maury Islands are located at the far southwest corner of King County in Puget Sound. They are joined by a narrow isthmus, with Vashon Island much larger and located north and west of Maury. Vashon Island consists primarily of rolling meadow and dense forests with narrow creek valleys periodically along its perimeter. The northern peninsula is narrower than the rest of the island and consists of relatively high bluffs overlooking narrow beaches. Historic properties in the area consisted primarily of residential subdivisions from the mid-20<sup>th</sup> century, with an occasional older farmstead, and clusters of resort properties from the first half of the 20<sup>th</sup> century.

Efforts to identify historic resources in the area have been minimal over the years. Most properties previously identified were concentrated on other parts of the island, or at the historic resort communities. Thus most properties in the area had not been identified or documented. This project is the first to comprehensively look at the resources on the north end of Vashon Island, as well as the first to look at large numbers of mid-century modern buildings.

In 2012, King County adopted an updated comprehensive plan which provides for the protection and enhancement of rural historic resources. Specifically, Chapter 3 “Rural Area and Natural Resource Lands” and Chapter 6 “Parks, Open Space and Cultural Resources” address the policies affecting rural historic resources. Several of the more pertinent policies are:

*R-101 King County will continue to preserve and sustain its rural legacy and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with local and regional preservation and heritage programs, and other interested stakeholders.*

*R-201 Therefore, King County’s land use regulations and development standards shall protect and enhance the following components of the Rural Area: c. Historic resources, historical character and continuity, including archaeological and cultural sites important to tribes;*

*P-216 King County shall administer a historic preservation program to identify, protect and enhance historic properties throughout the region.*

*P-217 King County shall acquire and preserve historic properties for use by county and other public agencies and shall give priority to occupying historic buildings whenever feasible.*

*P-218 King County shall establish comprehensive review and protection procedures for historic properties affected by public and private projects.*

*P-219 King County may condition public and private projects in order to protect historic properties. King County agencies shall coordinate with the Historic Preservation Program to provide consistent review and mitigation for their projects and undertakings throughout the county.*

*P-220 King County shall encourage land uses and development that retain and enhance significant historic properties and sustain historic community character. County building and*

*zoning codes and other regulations and standards should provide flexibility to accommodate preservation and reuse of historic properties. Zoning actions should take into account the effects of zoning on historic properties.*

*P-221 King County shall maintain an inventory of historic properties in order to guide its historic preservation decision making.*

These policies are the basis for preparation of all survey and inventory work done in the unincorporated areas of the county.

### **Survey Area**

The survey area includes properties primarily used for residential purposes at the north end of Vashon Island, and is bounded on the west, east and north by the shoreline of the island, and on the south by an east-west line that roughly follows the right-of-way of SW 140<sup>th</sup> Street. The area encompasses approximately 1,280 acres or 2 square miles. An effort was made to examine all previously inventoried properties to ascertain the current physical condition and degree of integrity; in most cases photos were updated. This is considered the first phase for a comprehensive survey of the entire island.

### **Personnel and Public Involvement**

This project was financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Washington State Department of Archaeology and Historic Preservation (DAHP). Charlie Sundberg, King County Preservation Planner, prepared the survey area and master maps and provided technical information. Todd Scott, King County Preservation Architect acted as project manager, conducted the fieldwork, input data into WISAARD, and prepared the survey report. David Rash, a consulting architectural historian, conducted some inventory analysis, compiled inventory forms and contributed to the Survey Report. Volunteers from the Vashon-Maury Island Heritage Association contributed to inventory analysis, and did research on various subdivisions in the survey area. Individual property owners provided invaluable information and research assistance. Julie Koler, King County Historic Preservation Officer provided overall project supervision.

Public involvement included a presentation and information gathering session to the Vashon-Maury Island Heritage Association on October 1, 2013, at the Association's museum. Approximately 25 people were in attendance. Mr. Scott presented an overview of the survey project. An additional session will be held in September to provide information on the survey results. The survey project was also announced on a Facebook page dedicated to the history and heritage of Vashon Island; it generated dozens of comments and provided the surveyor with additional information on several properties.

### **HRI Repositories**

- Washington State Department of Archaeology and Historic Preservation  
1063 S. Capitol Way, Suite 106  
Olympia, WA 98501
- King County Historic Preservation Program

Department of Natural Resources and Parks  
201 S. Jackson, Suite 700  
Seattle, WA 98104

## RESEARCH DESIGN

### Objectives

The objective of this project was to identify and evaluate those properties constructed prior to 1970 that are worthy of preservation and which may be eligible for designation as King County landmarks or listing in the National Register of Historic Places. Pre-historic and historic archeological sites were not addressed in this survey and inventory effort.

The information that was gathered for this project will be used by the King County Historic Preservation Program for historic preservation planning and economic and community development purposes. Prior survey and inventory efforts have been incomplete; thus comprehensive historic resource inventory data has not been available for analysis and preservation planning purposes.

This project adhered to the standards and procedures identified in NATIONAL REGISTER BULLETIN No. 24 - *Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places*, and *Survey and Inventory Standards* established by the DAHP.

### Survey and Inventory Methodology

- *Mobilization & Literature Review*  
Relevant literature, prior research and inventory data were reviewed to guide field examination and to prepare the historic overview. Field survey strategy and evaluation criteria were formulated. Field survey recording maps and tools were prepared.
- *Field Recording*  
Geographic Information System (GIS) generated maps and aerial photographs were used for the field examination. All properties previously included in the HRI (17) were keyed to the maps, as well as all properties identified in WISAARD. Field examination began with systematic aerial photograph review of the survey area. Further resources were discovered while investigating those identified in the aerial review. The field examination consisted of recording descriptive information on the field forms including construction materials, architectural features and finishes; assessing physical integrity and potential architectural and/or historic significance; and the collection of digital photographs for each surveyed resource. A total of 336 were examined, photographed and recorded. Those not photographed or recorded have either been demolished or otherwise removed.
- *Draft Report Production*  
The draft Vashon Island Historical Overview was prepared. Additional research was conducted using a wide range of information sources. The primary library and archival

collections consulted included: University of Washington Libraries - Special Collections, Washington State Archives- Puget Sound Regional Branch and the Vashon-Maury Island Heritage Association Collection.

- *Draft Inventory Analysis & Development*

All field survey forms and photographs were individually reviewed and all properties were prioritized, with 151 of the 336 properties being selected for inclusion in the King County HRI. Inventory properties were analyzed and grouped according to architectural form/design, association with an historic theme, and developmental era. A property record file was created for each property. A draft electronic inventory form with field data was prepared for each property, individual properties were researched and physical descriptions and statements of significance were written. The findings of this analysis were integrated into the final *Survey Report* and *Historical Overview*.

- *Final Survey Report & Inventory Form Production*

The *Survey Report* and *Master Maps* were finalized. Final electronic inventory forms were prepared including: field data, physical description, statement of significance, and a digital photograph. Inventory data was compiled in a computerized database (WISAARD) created by DAHP. Each property was assigned an inventory (or field site) number that is used to locate it in the database and identify it on the inventory form, *Master List* and *Master Maps*. Properties that appear to be eligible for King County landmark designation or National Register listing were identified.

The following products were prepared in the course of the project:

- 336 Washington State DAHP Inventory Forms with digital photographs, entered into WISAARD;
- *Survey Report* that includes an Historical Overview, Survey Findings and Recommendations and a *Master List*.
- A *Master Map* noting locations of all properties; and
- Individual property record files that include relevant published and unpublished reference materials and research notes (for County only).



## **HISTORICAL OVERVIEW**

**(taken from *Vashon-Maury Island* by Bruce Haulman and Jean Cammon Findlay)**

Vashon Island, located between Seattle and Tacoma in the central basin of Puget Sound, is approximately 37 square miles in area. It was home to Native Americans for as many as 9,000 years, and was settled by Euro-Americans in the mid-19<sup>th</sup> century, primarily to extract natural resources for the growing cities to its north and south. After a period of development as a recreational and resort destination, the island is now primarily a bedroom community to the major metropolitan area to its east.

### **Early Human Habitation**

About 16,000 years ago the ice sheets of the Puget Lobe of the Vashon Glacier lay 3,000 feet thick over the land. As this glacier moved, it defined the form and topography of the island. The most recent glaciation, 16,000 years ago, gouged and scoured the northwest, creating the largely north-south lowland that is the Puget basin. The Olympic and Cascade mountain ranges defined Puget sound by funneling the advancing Puget Lobe of the Vashon Glacier between them and depositing the Vashon-Maury Island known today. A layer of relatively impermeable clay sits under a layer of sand from the glacial melt runoff, and massive accumulations of gravelly debris called Vashon Till sits on top – a combination susceptible to landslides. For the past 4,000 years, Vashon-Maury Island's warm, moist maritime climate has been relatively stable, producing the red cedar and hemlock forests that blanketed the region 150 years ago. Prior to European settlement, the Coast Salish S'Homamish people occupied the island for at least 3,000 to 6,000 years. This group, one of the precursor bands of the current Puyallup tribe, flourished for thousands of years with five permanent villages and numerous gathering sites on the island. They used the marine resources and modified ecosystems by the annual burning of meadows to encourage foods such as native blackberries and bracken ferns. The precontact Native population of the island is estimated at about 650. The five major village were located at Burton, Shawnee, Quartermaster, Manzanita, and Tahlequah, in protected locations close to the abundant food resources and centered on Quartermaster Harbor, or at the south end of the islands. There do not appear to have been any permanent villages on the north half of Vashon Island, and only one temporary gathering place, at Peter Point. Their homes were multifamily shed-roofed longhouses. Their diet was heavily dependent on fish, shellfish, and marine mammals, supplemented by root and nuts. Transportation was by canoe. At the end of the 18<sup>th</sup> century their culture was at its peak. It had established a balance with the resources available, and for millennia they were a successful and thriving people.

First contact with Europeans came in 1792, when George Vancouver explored Admiralty Inlet and named Vashon's Island for Captain James Vashon (1742-1827), who previously commanded him. Vashon never saw the island named for him. In 1841 Charles Wilkes and the US Exploring Expedition sailed into Puget Sound and renamed part of Vashon's Island as Maury Island, after Lt. William Maury, the expedition's astronomer. Wilkes also provided the names for several other locations on the island: Points Beals, Heyer, Robinson, Piner, Neill, Dalco and Sandford were named for his quartermasters, as was Quartermaster Harbor; Colvos Passage was named for Midshipman Colvocoresses.

### **Euro-American Settlement (1865-1890)**

The Euro-Americans who settled Vashon Island quickly replaced the S'Homamish, and within 25 years they established the pattern for community, society, transportation, business and discrimination that has influenced the island ever since. These years were transformative for both the Pacific Northwest and the island. When railroads arrived, settlers flooded in, Washington became a state, extractive resource-based economies thrived, and the major cities of Seattle and Tacoma grew exponentially. Vashon, lying between these two metropolitan centers and tied to them by the water link of Puget Sound steamers (the mosquito fleet), experienced a similarly dramatic growth. Access to saltwater and the protected shores of Quartermaster Harbor focused most of the first settlements into the southern two-thirds of the island and made Tacoma the primary mainland city.

Beginning in 1852, logging was the first significant business on the island. Although it was an important first industry, its peak was not reached for another 20 years, and the last logging of old-growth forests ended in the late 1940s. Easily accessible clay deposits along the shorelines made clay mining and brick-making another significant early industry. At one time, there were as many as 10 to 12 brickyards. The growth of Seattle and Tacoma, a series of fires in Tacoma during the 1880s and the great Seattle fire of 1889 all provided a market for bricks and drove the development of this industry.

Agriculture was another significant early economic activity; by the early 1890s, more than half of the island's employed residents worked in agriculture. This dominance continued well into the agricultural depression of the 1920s, when the population began to decline. Early settlers fished as a chief subsistence activity, using, as did the S'Homamish before them, salmon, bottom fish, and shellfish as important parts of their diets. Fishing reached its peak in the first decades of the 20<sup>th</sup> century.

A tourist economy began early and the most important development during this era was the emergence of the Chautauqua movement, which held the first Puget Sound Chautauqua Assembly meeting at Dilworth Point in 1885. In 1888, Chautauqua returned to Vashon, choosing the area that would become Ellisport for its assembly grounds. Platform tents were used before permanent structures could be built. The movement was a summertime presentation of lectures, discussions, and cultural activities in a resort atmosphere. Advertisements promised that "families may escape the noxious vapors and the immoral influences of a crowded city and combine health, instruction, and pleasure."

The typical early dwellings were built with available timber and covered in shakes. More elaborate and substantial clapboard houses quickly followed. Stores were more substantial from the beginning. In 1884, the first store on Vashon was built near the corner of Southwest 188<sup>th</sup> Street and 96<sup>th</sup> Place SW by Loren Anway and John McLean, who moved the business to Center where the building still stands. George Fuller built the second store at Ellisport and moved it to Center in 1885. With these two stores, the first school, and a church, Center was the largest inland community on the island. In 1890, Frank Gorsuch opened the first store at what would become the town of Vashon, which quickly eclipsed Center as the inland commercial hub.

The first regular ferry service started in 1883 when the Swan, a 32 foot steam launch, began a twice-weekly schedule to Tacoma from Burton. In 1890, Frank Bibbins began the first daily service with the 42 foot Sophia. The Quartermaster harbor brickyards and mill gave considerable business to the little steamer.

The first permanent Euro-American settler on the island was Matthew Bridges. He came in 1865, filed a land claim at Cove, and lived on the island until his death in 1926 at age 98. He was a logger, and moved frequently. The first farmers on the island were Salmon and Eliza Sherman. They moved to the island in 1877, continued to farm until Salmon's death in 1914.

The first school, taught by Julia A. Judd, was built at Center in 1881. In 1882 separate districts opened in schools at Quartermaster and Vashon. The first schools were rough cabins, but by 1887 the Vashon School was board and batten with painted window frames and a cedar shingle roof. By 1892 there were also schools at Burton, Columbia, Mileta, Portage, Southern Heights and Vermontville. The first church built on the island was the log Methodist church at Vashon town in 1885. John T. Blackburn was appointed Vashon's first postmaster in 1885 and notary public in 1887. He became the first elected official to represent Vashon Island in the 1889 Washington State Legislature.

By 1890, the pattern for social development of the island was well established, with churches, organizations, and schools all in place. The separate and distinct settlements on the island were water based and would define the identity of islanders during the next half-century. Burton, Ellisport, Lisabeula, Cove, and Dockton prospered with stores, post offices, docks, and residences. The fundamental economic structure of the island's four primary industries dominated into the early 20<sup>th</sup> century. In addition, the industrial development at the shipyards and drydock at Dockton, the emerging summer tourist economy (focused originally around Chautauqua assemblies at Ellisport), and the growing retail centers completed the economic picture. Discrimination has always been an unfortunate subtheme in Vashon's history, and by 1893, a pattern of discrimination was already in place. The internment of the S'Homamish in 1855 and the disappearance of the Chinese in 1888 represent the beginnings of discriminatory practices, the echoes of which can still be heard. The S'Homamish did not completely disappear. Passage of the Dawes Act in 1887 continued to push them onto reservations, particularly the one at Tacoma. Though their old culture was shattered, customs died hard, and reservation S'Homamish continued to visit the island to hunt and fish at their accustomed sites. Some eventually lost or sold their allotments and moved back to their island home.

Social organizations helped create the interdependent social structure that has characterized the island since early settlement. In 1888 the Independent Order of Grand Templars built a large meeting hall, and a Women's Christian Temperance Union chapter was established. In 1890, with sixteen Civil War Union veterans as charter members, H.G. Sickles Post No. 57, Grand Army of the Republic, was founded. That same year a women's branch called the H.G. Sickles Corps No. 37, Women's Relief Corps, and a Sons of Veterans, General Wadsworth Camp No. 29 were also organized. Together these three organizations helped define the island as an enclave for Union Civil War veterans.

### **Island Boom Period (1890-1920)**

Between 1890, when the pattern for future development of the island was initiated, and 1920, when it was fixed, Vashon Island moved from a scattering of logging operations, homestead farms, and emerging villages to an island of numerous well-established, self-identified, water-based communities beading the shoreline. By 1920 the settlement era was over. The island experienced tremendous population growth, increasing from 514 residents in 1889 to 2,337 in 1920. Vashon College was founded in 1892 at Burton, prospering until a disastrous fire in 1910 led to its closure. Industrial development peaked and slowly declined as the drydock at Dockton flourished and then moved to Seattle, leaving only the shipyards that continued to build and repair vessels into the 1920s. The island was well on its way to becoming a predominantly agricultural and residential hinterland for the urban centers of Seattle and Tacoma. Island boosterism imagined a canal at Portage and an electric streetcar. The island was viewed by many as a refuge from urban Seattle and Tacoma. Private cabins, like Idle Hour at Spring Beach, and destination resorts such as Luana Beach (1918) and Swastika Lodge (1920) north of Glen Acres became popular. But the most important tourist development was the town of Chautauqua Beach, platted in 1888, the first platted town on the island. Roads were named for American authors, native trees and inspirational concepts. Eventually the community had two miles of shoreline, a dock, hotel, dozens of cottages, a 1200 seat amphitheater, and a three story pavilion at the water's edge.

Island festivals began promoting the island as did residential developments. New subdivisions were platted at Magnolia Beach (1902), Spring Beach (1903), Harbor Heights (1906), Vashon Heights (1909), and Glen Acres (1910), and the new technologies of electricity, automobiles, and telephones came to the island. With the proliferation of automobiles, roads began to connect communities. Vashon State Bank was formed, and tourism continued to be a significant summer influence on the island, with the opening of numerous resorts and camps.

Local communities, with their individual school districts, dominated island life. Reliance on the steamboats of the mosquito fleet, which characterized the island since the first settlement, began a tectonic shift toward paved highways and automobile ferries at both ends of the island. This also involved a move toward ferries operated by governments and away from entrepreneurial owner-operators. Finally a series of state and national efforts began to slow and ultimately end Japanese immigration, and a state law was passed in 1920 to limit Japanese land ownership. This was part of a larger change in American culture in which the nation of immigrants began to close its doors to the peoples who had populated it.

Separate, self-identified, water-based communities such as Glen Acres, established their individuality by developing stores, post office, resorts, churches, and clubs. But Vashon town slowly emerged as the dominant economic center when roads improved and automobiles became more popular. Each community created an ethnic identity that was reinforced by chain migration, in which relatives, neighbors, and friends followed the first immigrants. Historian Richard White observed that settlers were "far more concerned with re-creation than with creation. The goal of the transformation...was ultimately the restoration of the familiar world they had left behind." Scandinavians populated Colvos and Cove, Dalmatian-coast Austrians (modern Croatians) settled Dockton, and migrants from New England formed Vermontville. Visits between communities were rare until roads became better developed. Until the 1920s, it was easier to get from Cove to

Ellisport by catching a steamer to Tacoma and then another steamer to Ellisport than it was to try and make the journey across the island.

The decade between 1906 and 1916 marked the peak of logging on Vashon, when more than one-third of the island was intensively logged. Mining for gravel and clay also peaked by the beginning of the 20<sup>th</sup> century. With the end of the building boom in Tacoma and Seattle following the depression of 1893, the brick factories on the island quickly disappeared, and the remaining mines primarily extracted gravel for local use. Remains of these mines can be seen in various locations on the island.

Quartermaster Harbor was an industrial center with brickyards, lumber mills, several shipyards, and a drydock. Located at Dockton and finished in 1892, the drydock was the largest wets of the Mississippi. Dockton quickly developed as a result of the drydock business, with a three story hotel, homes for company managers and known locally as Piano Row, and a store. An active fishing fleet was also located in Dockton. However, in 1908 the drydock was sold and moved to Seattle, starting the decline of the Maury Island community.

Burton emerged as the first important commercial center when, in 1892, the Petersen Brothers opened the first exclusive meat market and the Miles hatch building opened with a general store. Ultimately Vashon town became the dominant commercial center. The demand for island agricultural products increased dramatically as Tacoma and Seattle grew. By the mid-1890s, greenhouses supplied vegetables to the mainland markets. By 1900, agriculture led the recovering economy, with strawberries becoming a primary crop. In 1910, 165,000 crates were shipped. Puget Sound salmon fishing reached its peak in 1914. For herring fishermen, the runs in the sound and in Quartermaster harbor provided an accessible resource that was quickly overfished, ultimately pushing fishermen farther north to follow the salmon runs into southeast Alaska. Local canning plants opened, then closed as the island fishery peaked, then collapsed.

Ferry service became very competitive between 1890 and 1920 when the introduction of car ferries began the long, slow death of the mosquito fleet. Islanders sought an auto ferry connection to the mainland, and in 1915 voted to have King County locate the route at Portage, with a connection to Des Moines on the mainland. The county launched the 115 foot diesel ferry Vashon Island in 1916. It made six trips each day. In 1919 King County opened a ferry from Vashon Heights to Seattle, and in 1920, Pierce County initiated the ferry from Tahlequah to Point Defiance. The Portage route closed in 1921.

Most of the schools built between 1890 and 1920 2343 small one to three room buildings for grades one through eight. Many schools were superbly constructed, often in a Victorian style. High schools opened in Burton in 1908 and Vashon town in 1912. The latter was a three story brick building, the first brick school on the island. Post offices were eventually located in sixteen different island communities, though many began closing with the implementation of rural free delivery in 1905. Only one post office remains open today.

The arrival of the first automobile on the island in 1907 spurred road construction and encouraged touring. In the 1880s, King County built the first roads from Burton to Center and two east-west roads. The network expanded with a water-level road across Portage in 1897, which finally

connected to Dockton in 1924. The road along Tramp Harbor was constructed in 1916 to accommodate the Portage-Des Moines ferry. A road was built from Burton to Shawnee-Magnolia in 1913-1914 and was extended south to Tahlequah in 1932.

### **Transformative Development (1920 – 1945)**

The dual depressions of the 1920s and 30s forced the island to become a different community. The agricultural depression of the 1920s caused many to leave, and the population was cut nearly in half between 1920 and 1930, to just under 1,500. With the Great Depression that followed, however, the population regrew, reaching 2,701 by 1940. This was primarily the result of the flood of migrants who moved to the coasts as the Dust Bowl crippled the center of the nation. The Island's schools and post offices began consolidating, and soon only three commercial centers remained – at Vashon, Center and Burton. The 27 docks that served the Island's waterfront communities dwindled to two. All four primary economic engines for the Island – logging, farming, mining, and fishing – collapsed. The last large commercial boat was built at Dockton in 1929.

Major roads connecting residents to ferry docks were paved. The highway from the north end of the island to Center was paved with concrete in 1920. The road to Dockton opened in 1925. By the end of World War II, the present road network was largely in place, although many roads would not be paved until the 1950s and 60s. As cars flooded the island during the 1920s, so did auto related businesses. At one time there were three automobile dealerships. More than half a dozen gas stations and additional gas pumps at every community store made it easier for car owners to move around the island. Easier travel began to break down the isolation of the many water-based communities that had been dependent on the mosquito fleet as their major form of transportation. World War II saved the island, but also initiated the island's second internment when its ethnic Japanese residents were sent away to camps.

Although the national agricultural depression of the 1920s severely impacted the Island's economy, some sectors prospered. Local farmers turned to eggs, and by 1923 there were 150,000 laying hens on Vashon. Peter Erickson developed the Olympic blackberry and began marketing it to high end stores such as Frederick and Nelson. The island's first winery was established near Dockton. Near Ellisport, the Beall greenhouses began converting from vegetables to flowers, particularly orchids, roses, and a few other cut flowers. At one time it was the largest employer on the island, until it began to close operations in the 1960s.

During the Great Depression the Public Works Administration and Works Progress Administration had an impact on the Island's built environment, with workers constructing a road barn, road service buildings and a jail at Center in 1935. In 1936 a new gymnasium was built for Columbia School as well as sidewalks at Vashon and Dockton. Also in 1936, Vashon-Maury Park was created at Dockton, and WPA workers constructed its seawall and bathhouse. The island continued as a destination for those with means during the 1920s and 30s. Numerous beach resorts and summer retreats continued to operate around the island. The island's central location in Puget Sound made it ideal for the location of radio towers that could broadcast to both Seattle and Tacoma. The first tower was built by KVI at Ellisport in 1936. KIRO built a facility on Maury Island in 1940, and by 1948 there were more than 50 radio employees on the island.

### **Postwar Growth (1945-80)**

The postwar years saw an assimilation of the various communities on the island into a larger Vashon community. The population grew steadily from 2700 in 1940 to 7400 in 1980. A cross-sound bridge was considered in the 1950s and 60s, but it never materialized. During the Cold War, the US Army developed a Nike missile base at Sunrise Ridge. And Vashon became a haven for the hippie counterculture of the late 1960s and early 70s. More and more, Vashon became home to a new class of professionals and commuters.

Vashon schools saw unprecedented growth and support during the postwar years. Enrollments reached their highest levels and school levies passed in the late 1940s and 50s resulted in several new elementary schools, a middle school and high school.

After WWII, agriculture declined although a few specialized crops like berries, greenhouse flowers and orchard fruits continued for a while. By the late 1970s, the only remnants were a few self-pick berry farms. Some egg production continued, but the largest hatchery on the island was destroyed by fire in 1946. The last one closed in 1985. The last of the old-growth trees were cut in Cedarhurst in the late 1940s, and logging was limited to clearing home sites and harvesting some second-growth forests. And while most of the gravel and clay mines were closed earlier in the 20<sup>th</sup> century, with the exception of the Glacier mine on Maury Island. However, new industry did develop, most significantly the company K2. Started in 1946 as Kirschner Manufacturing Company, it produced reinforced plastic products. Their most famous product was a fiberglass ski that began production on the island in 1964. Business peaked in 1999, but by 2006, the company had moved off island.

### **Threats to Historic Resources**

The primary immediate threats to historic resources in the survey area are unsympathetic additions or alterations to residential structures. A large number of properties are located very close to sea level, along several beaches and seawalls. With the anticipated sea level rise in Puget Sound over the next few decades, these properties will become increasingly susceptible to beach erosion and flooding.

### **SURVEY RESULTS & FINDINGS**

319 new entries were created and added to the DAHP Access Database; 17 existing entries were updated.

30 historic properties have been identified that may be eligible for King County Landmark Designation per King County Code 20.62. One property is already a designated King County Landmark. These properties are identified on the *HRI Master List – Appendix C*.

3 historic properties were identified that appear to be eligible for listing in the National Register of Historic Places. These properties are identified on the *HRI Master List – Appendix C*.

Properties included in the 2013 survey are representative of seven Study Unit Themes. The large majority of historic buildings in the North Peninsula area of Vashon Island which remain intact are single family residential properties. Below is a table of subtypes:

<b>Resource subtype</b>	<b>Number surveyed</b>	<b>% of resources surveyed</b>
Residential	324	96
Commercial	3	1
Social - Clubhouse	1	<1
Government	2	<1
Recreation - Outdoor	4	1
Agriculture	1	<1
Industry - Communication	1	<1
Transportation - Water	1	<1

One-third of all historic buildings in the survey area were constructed in the 1960s. However, the decades of the 1920s, 40s and 50s were also well represented. Below is a table of construction dates (where known):

<b>Decade</b>	<b>Number surveyed</b>	<b>% of resources surveyed</b>
Pre-1900	0	0
1900-1909	4	1
1910-1919	30	9
1920-1929	64	19
1930-1939	36	11
1940-1949	48	14
1950-1959	43	13
1960-1969	111	33
<b>TOTAL</b>	<b>336</b>	<b>100</b>

## **RECOMMENDATIONS FOR FUTURE WORK**

Provide information for evaluating and designating individual resources as county landmarks to Vashon-Maury Island Heritage Association and property owners whose properties have been identified as potentially eligible for landmark designation. This information should include tools for property owners/business owners to help guide the landmark nomination/designation and design review process.

Provide information about the process and schedule for nominating historic properties that appear to meet criteria for listing in the National Register of Historic Places.

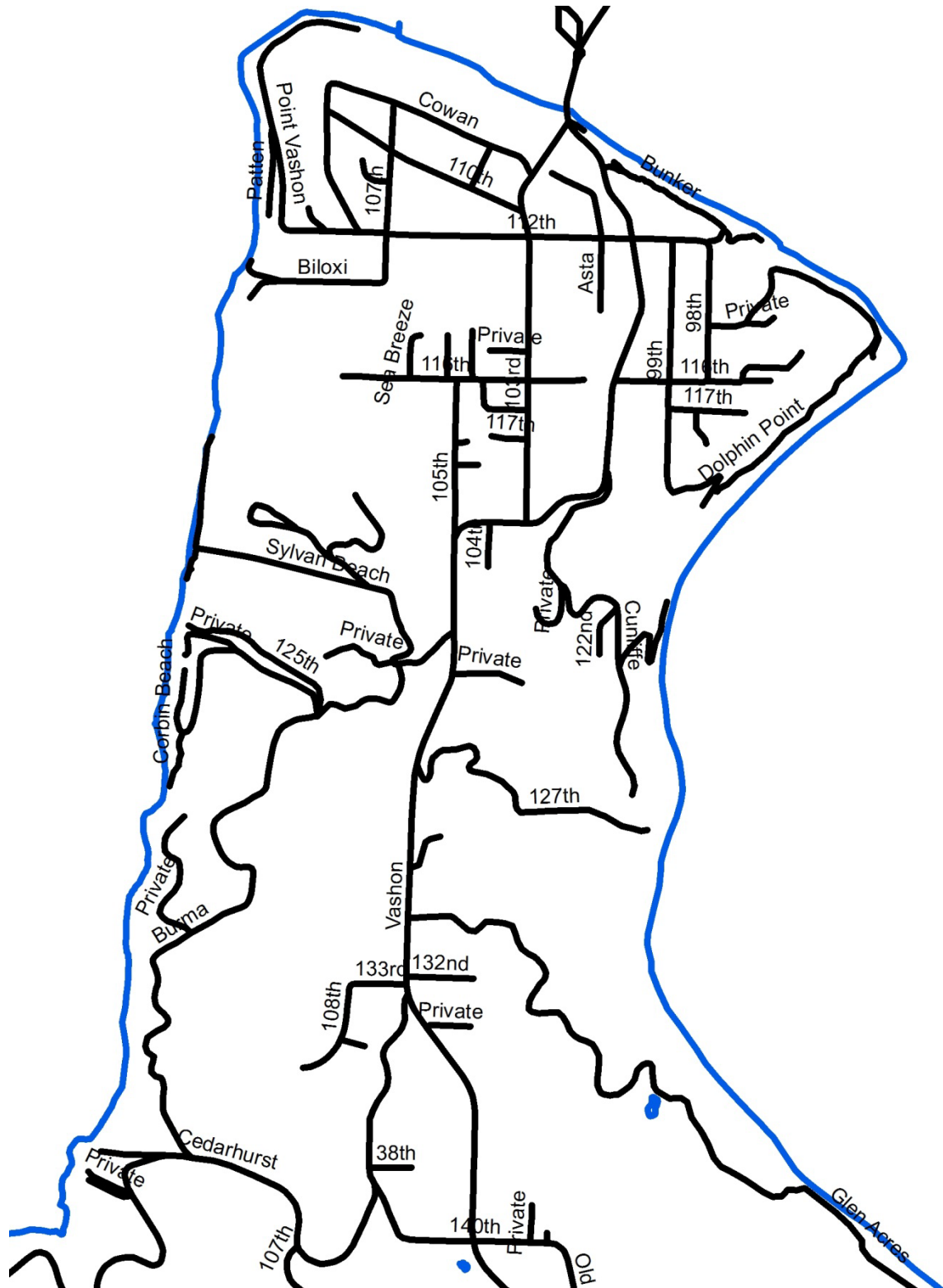


Add those properties with the greatest architectural integrity into the King County HRI database to ensure that the preservation, rehabilitation and adaptive re-use of historic resources is considered as part of the on-going planning, permitting and Section 106 review process.

Prepare a Multiple Property Documentation (MPD) Form for “Beachfront Cottages of Vashon Island” to use for the designation of eligible properties.

Encourage DAHP to prepare a statewide context statement for mid-century modern residential structures. This would serve as a base document for the potential designation of several of these residences in the survey area.

## APPENDIX A: SURVEY AREA MAP



## APPENDIX B: BIBLIOGRAPHY

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**Maps:**

Anderson Map of King County 1907.  
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Metsker's King County Atlas. 1926 and 1936.

**Informants:**

Ronald Billings, August 1, 2014  
Kathryn Hennessey, August 5, 2014

## **APPENDIX C: HRI MASTER LIST**

## **APPENDIX D: MASTER MAPS**