HISTORIC RESOURCES SURVEY & INVENTORY

Kent, Washington

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Contract # FY08-61018-005
28 August 2008

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

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EXECUTIVE SUMMARY

The physical development of the City of Kent was shaped most significantly by changing agriculture products and the methods to process and ship those products. From its initial development by homesteaders, to boom periods of hops production, dairy production, and truck farming, the City served as the primary location for farmers and producers to conduct their social activities. Subsequent development as an industrial center grew out of that agricultural heritage due in part to its location in a broad flat valley and its access to various modes of transportation. Today, mostly residential and downtown commercial historic properties tell the story of Kent's history, growth and expansion.

During the spring of 2008, comprehensive field investigation was undertaken in order to fully identify and document extant historic resources located within the Kent city limits. The project was conducted by the King County Historic Preservation Program. It was funded in part by a grant from the Washington State Department of Archaeology and Historic Preservation. All properties constructed prior to 1948 were examined for potential inclusion in a City of Kent Historic Resource Inventory (HRI). The project did not include identification of pre-historic or historic archeological resources.

Approximately 244 properties were examined, of which 210 properties were recorded on field forms. Of those properties, 82 were selected for inclusion in the HRI, including 20 properties previously identified and/or recorded in limited survey and inventory projects done in 1978, 1986, and 1991. Additional survey and inventory work will be required to identify significant post-1948 historic resources. Historic properties in Kent are associated with three of the four distinct periods of population growth and physical development:

- Euro-American Settlement (1853-1890)
- City Incorporation and Downtown Development (1890-1910)
- Agricultural Production and Processing (1910-1948)
- Industrial Development and Annexation (1948-1970)

The properties documented in this project were analyzed to develop the findings and recommendations to be 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 potential local landmark designation and listing in the National Register of Historic Places.

Copies of the complete Historic Resource Inventory will be located at the offices of the Department of Archaeology and Historic Preservation (DAHP); the King County Historic Preservation Program; the City of Kent Planning Services; and the Greater Kent Historical Museum.

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PROJECT BACKGROUND

The City of Kent is located in southwest King County in the Green River valley. Kent is distinguished by a significant concentration of historic properties located within its historic commercial and residential core near the historic alignment of the Northern Pacific Railroad. Since the 1960s, Kent has experienced significant population growth and development. Today, while the historic commercial core is partially surrounded by intact early residential plats, most of the outlying former farmlands are now zoned and developed for industrial, manufacturing and warehouse uses. Remnant agricultural activity and historic residential properties are scattered throughout the corporate city limits.

Efforts to identify historic resources in Kent began in 1977 when Jayne Wissel conducted a county-wide survey of historic resources as part of a Comprehensive Employment and Training Act (CETA) project. This survey identified approximately 40 resources, but limited information about the properties was collected. Another survey of 36 different properties was conducted about 1986 by Cynthia Brink, again with limited information collected. Properties from both of these surveys were incorporated into King County's Historic Resource Inventory. In 1991 the City of Kent Planning Department prepared the Kent Historic Sites Inventory, listing approximately 120 properties that were still in use and 100 properties that were no longer in use. As in the previous surveys, limited information was collected for these properties; usually this included only an address, occasionally a name, and a specific Kent Inventory number. On rare occasions, photographs were also taken. The criteria used to evaluate historic properties for inclusion were not clearly defined and several eligible properties were not included in the Kent Historic Sites Inventory. This inventory was not produced electronically, and has not been updated.

In 2007, the City entered into an interlocal agreement with King County to provide historic preservation services, including designation and protection services, design review according to KCC 20.62 and/or other services related to the identification and preservation of historic resources.

Survey Area

The survey area included all land area within the current City of Kent corporate limits, covering approximately 29 square miles. Initial field examination focused on properties located within specific subareas that were expected to yield the highest concentration of historic resources. All previously inventoried properties were re-examined to ascertain the current physical condition and degree of integrity. All extant historic properties that were identified in previous survey projects, but which were excluded from the inventory were re-examined to ascertain the current physical condition and degree of integrity, and to determine if they should be included in the updated HRI.

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 Map. Mr. Sundberg provided GIS mapping and

technical information. Lydia Moorehead, City of Kent Planner, gathered information and materials from previous surveys and contributed to the Survey Report. Todd Scott, King County Historic Preservation Program (KCHPP) staff acted as project manager, conducted the fieldwork, and prepared the Survey Report. Katelyn Wright, consultant for KCHPP conducted the inventory analysis, compiled the final HRI database and inventory forms and contributed to the Survey Report. Volunteer members of the Greater Kent Historical Museum conducted fieldwork and contributed to the inventory analysis. Individual property owners provided invaluable information and research assistance. Julie Koler, King County Historic Preservation Officer provided overall project supervision.

HRI Repositories

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

- King County Historic Preservation Program
  Office of Business Relations and Economic Development
  701 5th Avenue, Suite 2000
  Seattle, WA 98104

- City of Kent
  Planning Services
  400 W Gowe Street
  Kent, WA 98032

- Greater Kent Historical Museum
  855 E Smith Street
  Kent, WA 98032

RESEARCH DESIGN

Objectives

The objective of this project was to (a) examine or re-examine all extant historic properties constructed prior to 1948 within the Kent city limits; and, (b) identify and evaluate those properties that are worthy of preservation and which may be eligible for listing in the National Register of Historic Places or designation as local landmarks. Pre-historic and historic archeological sites were not addressed in this survey and inventory effort. Historic properties constructed prior to 1968 may be eligible for local landmark designation. However, due to the potential number, complexity and expense required to identify and evaluate post-1948 properties, that year was established as the cut-off date.

The information that was gathered for this project will be used by the City of Kent and 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. The objectives of this project also meet *Washington's State Historic Preservation Plan* Objective V.A: Support and enhance survey and inventory efforts.

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 DAHP.

Survey and Inventory Methodology

- *Mobilization & Literature Review*
  Relevant literature, prior research and inventory data were reviewed to guide field examination and to update and expand 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 were used for the field examination. All properties previously included in the HRI and identified in previous surveys were keyed to the maps. City maps were reviewed with Kent Planning staff as well as members of the Greater Kent Historical Museum to determine if there were additional areas that might include previously undocumented historic resources.

  Subsequent fieldwork included the reexamination of previously examined historic resources. The field examination consisted of recording descriptive information on the field forms including construction materials, and architectural features and finishes; assessing physical integrity and potential architectural and/or historic significance; and the collection of digital photography for each surveyed resource. In order to assess physical integrity properties were examined based on degree of alteration under five specific categories: building form, footprint/plan, fenestration, ornamental details and trim, and exterior cladding. Buildings that exhibited a combination of moderate or extensive alteration in two or more of the categories were not considered for inclusion in the HRI, particularly if those alterations impacted highly visible elevations. Two hundred forty-four (244) historic properties were examined, and 210 properties were photographed and recorded on field forms.

- *Draft Report Production*
  The draft Kent Historical Overview (based in part on History Link and the 1991 City of Kent Historic Sites Inventory) 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, the Seattle Public Library, the Washington State Archives- Puget Sound Regional Branch, and the Greater Kent Historical Museum Collection.

- *Draft Inventory Analysis & Development*
  All field survey forms and photographs were individually reviewed and 82 properties were prioritized for inclusion in the 2008 HRI. Inventory properties were analyzed and grouped according to architectural form/design, association with an historic theme, and developmental era. They were further reviewed and prioritized within subcategories according to specific areas of potential historic and/or architectural significance. A property record file was created for each property included in the HRI. A draft electronic inventory form with field data was prepared for each property, individual properties were researched, and physical descriptions were written. The historic overview was finalized and the draft *Survey Report* was prepared.

- *Final Survey Report & Inventory Form Production*
  The *Survey Report* and *Master Map* were finalized. Final electronic and hard copy inventory forms were prepared including: field data, physical description, statement of significance, and a digital photograph. HRI data were compiled in a computerized database (formatted in a Microsoft Access database) created by DAHP, which can be sorted by multiple categories including construction date, parcel number, owner, building type, etc. Each property was assigned an inventory (or field site) number that is used to locate it in the database and identify it on the HRI form, *HRI Master List* and *Master Map*. Properties that appear to be eligible for local landmark designation or National Register listing were identified.

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

- 82 new Washington State DAHP Inventory Forms with digital photographs;
- Access Database;
- *Survey Report* that includes an historic overview and *HRI Master List*;
- A *Master Map* noting locations of all HRI properties; and
- Individual property record files that include relevant published and unpublished reference materials and research notes (for County only).

HISTORICAL OVERVIEW

The city of Kent, located 15 miles southeast of Seattle, was home to some of the earliest white settlers in King County, and was the first city in King County to incorporate outside of Seattle. Originally an agricultural community, it has since developed into an industrial center.

Early Human Habitation and the Osceola Mudflow

Thousands of years ago, the land now occupied by the City of Kent was oceanfront property. Elliott Bay extended far down the Duwamish Valley, at a depth of hundreds of feet. In approximately 3600 B.C.E., the top 2,000 feet of Mount Rainer slid off, sending 0.7 cubic miles of mud and rock throughout the White River Valley. This mudflow stopped near Auburn in a massive pile of debris. The Osceola Mudflow changed the course of the White River, sending it north. Over the centuries, the river sluiced through the mud bump, filling

the valley with alluvium. By the time the first white settlers arrived in the mid-1800s, the valley was filled with rich, arable land -- perfect for farming.

Native Americans had been fishing, hunting, and gathering berries in the valley and surrounding plateaus for years. Many Indians welcomed the pioneers, for the newcomers broadened their trading potential. But as more settlers arrived in the valley, the Indians' access to the river and surrounding land diminished.

Euro-American Settlement (1853-1890)

One of the first settlers to make a land claim in the area of present-day Kent was Samuel Russell, a Pennsylvania native, and his family. They came up the river in canoes and built a log cabin in 1853. David A. Neely of Tennessee arrived in the valley with his family in 1854. He and his wife, Irene, took out a 320 acre land claim and built a log cabin alongside the river on their land. By 1855, treaties had been signed with Indian tribes throughout Puget Sound determining land rights, but the White River Indians were more reluctant to be moved than the Snoqualmie and Snohomish tribes to the north.

Starting in the fall of 1855, some of the local Indians decided to fight back. On October 27, 1855, an Indian ambush killed nine people, including women and children. A few children escaped and were helped towards Seattle by local natives who were sympathetic toward them. This began what became known as the Seattle Indian Wars. Many pioneer families, including the Neelys and the Russells, left the valley for Seattle during the fighting. Troops were brought into the area, and within a few months the Indians had retreated and the war was over. A new treaty was written which provided the establishment of a reservation at the site of Fort Muckleshoot (near present-day Auburn). The White River tribes previously called the Skopamish, the Smalhkamish and the Stkamish became known collectively as the "Muckleshoots".

After the ruckus, settlers were slow in returning to the valley. Thomas Alvord purchased the Moses Kirkland land claim in 1859 between the west side of the river and Lake Fenwick and established a successful ranch and trading business. Land along the river, throughout the valley and on the hills became settled. In 1862, James Jeremiah Crow eloped to the valley with his bride Emma, where they later raised 13 children. David Neely became Kent's first Postmaster in 1860. A small room for the post office was annexed to his home on the river. Beginning in 1867 John Langston ran a store and post office for seventeen years.

Farmers raised crops of potatoes, onions, and other vegetables. Animal stock was brought in to pasture on untilled land. By the late 1870s, much of the valley had been cleared, and a new cash crop was cultivated -- hops, a bitter plant in the hemp family used to flavor beer. The first hop roots were brought to the Kent area by Capt. James Crow and Richard Jeffs who obtained them in 1878 from Ezra Meeker of Puyallup. The hops craze took the valley by storm. Cheap to produce, hops commanded a high price on the market due to blight in Europe. Hop farms and hop kilns blossomed throughout the valley, making many farmers wealthy men. Hops were the first major crop (first planted in 1878), leading to the rapid growth of Kent in its early years. Almost a million pounds of hops were harvested in 1888.

For 10 years hops were king, until aphids destroyed most of the crop in 1891. Nevertheless, hops were the catalyst that transformed transportation routes in the valley.

City Incorporation and Downtown Development (1890-1910)

As soon as the first hop crop was picked in the early 1880s, farmers needed a way to get it to market. River travel was the most reliable transportation to and from Seattle. Flat-bottomed steamboats became popular, many of them mooring at Alvord's Landing. Soon roads were built, and bridges spanned the river. In 1883, work began on a rail line through the valley that connected up with the Northern Pacific, then owned by Henry Villard. But Villard had business troubles, and resigned before the line was completed. Pro-Tacoma, anti-Seattle interests acquired the Northern Pacific, and the branch line soon became known as the Orphan Road, due to its neglect. It wasn't until 1887, when the Northern Pacific moved its terminus from Tacoma to Seattle that the Orphan Road became a reliable means of transportation in the valley.

The railroad also gave Kent its name. Most folks had been calling the small community Titusville, after an early settler. Henry Yesler of Seattle platted a town he called Yesler in 1884. Nearby land around the "Titusville House" hotel was commonly called Titusville. In 1885, a general construction engineer for the Northern Pacific was quoted as saying, "We'll call this station Kent, after Kent County, England where they raise nothing but hops." In July 1888, John Alexander and Ida Guiberson filed the first plat. Other community members made additions over the next two years, and in 1890 citizens expressed a wish to incorporate. On May 28, 1890, the town of Kent became the first city in King County outside of Seattle to do so. The first mayor of the new town was Aaron T. Van De Vanter, a farmer and dairyman.

As the town grew, wooden homes were built along with various businesses. Many commercial buildings were one or two stories high and had "false fronts". Streets were unpaved and wooden sidewalks were raised above street. The "Titusville House" hotel, a store, saloon and church were the first buildings on downtown lots. Lumber companies were begun in many locations throughout the valley. Huge fir, hemlock and cedar trees covered the hills surrounding Kent. The Kent Lumber Company started a sawmill on the east hill near Mill Creek in 1881 and Peter Saar established one in 1884. Around 1900 a post office was established in a storefront on First Avenue. Kent City Hall was located on the corner of Second and Gowe streets in a wooden building with the fire department on the first floor and the city council chambers upstairs. One of the first doctors to practice in Kent was Dr. Owen Taylor in 1895. He established a small hospital with the added attraction of a pet bear who roamed the front lawn.

Running water was piped into town for the first time in 1888 from a spring on the Crow farm. Electric lights were installed in 1890 with current from the Jones Electric Plant. Not long after pioneers settled in the White/Green River area, School District No. 3 was set up in the lower valley (1869). The first school was located in a log cabin near Langston's store on the river bank about a mile west of Kent. In 1890 the Valley School was built on the site of the present day Kent Elementary School. In 1902, interurban rail service came to town. Many new, two story brick buildings were built around 1906 along First Avenue and Railroad

Avenue and down Meeker Street. These buildings typically had apartments or office space upstairs and shop spaces on the street level. The streets in this business district were paved in 1910 and concrete sidewalks were put in. Telephone service was established in 1901. By 1922 Kent was ready to expand city services and built a new city hall at Second and Gowe. A square brick building was constructed to house the city offices, the fire department and the new city library.

Agricultural Development and Processing (1910 – 1948)

Kent was riding high, but the ruination of the hop industry in 1891 changed all that. Then, in 1893, a nationwide economic collapse made things even worse. Rich farmers became paupers practically overnight. Nevertheless, the town rode out its woes. Kent's first big success in the post-hops era was Elbridge A. Stuart's Pacific Coast Condensed Milk Company. After producing their first cases of condensed milk on September 6, 1899, the company later went on to success under the name Carnation Milk Company.

In 1906 there was a particularly bad flood that caused a huge logjam in the White River south of Auburn. Earthen mudslides combined with the logjam to block the course of the water. The White River ordinarily flowed north through the town of Auburn and then was joined by the Green River. The logjam forced the White River to flow south into the Stuck River. The water no longer flowed north into the Green River, contributing to the large volume of water that would flood the Kent and Auburn area. A large retaining wall was built in subsequent years to keep the White River flowing south and away from the Green River. During this period, Kent farmers also played an important role in Seattle history. Upon bringing their produce into the city, the farmers had troubles with wholesale dealers who defrauded them and kept prices high. Because of this, Pike Place Market opened on August 17, 1907, so that growers could sell their fruits and vegetables directly to consumers.

The first wave of immigrants to the valley area was before 1900 and consisted mainly of European people. Canadians homesteaded north of Kent, naming their town Orillia. On the hills east of the valley Finns and Norwegians set up farms. English and Italian immigrants also moved into the valley before 1900. One of the more prominent migrant populations was the Japanese. The 1900 Federal Census showed 13 Japanese families living in this area. This immigration increased rapidly until 1907 when the US Government slowed the number of Japanese allowed to immigrate into the country. Some of the Japanese worked for established farmers, some cleared land and others began their own farms. Many of the Japanese farmers had dairy farms until the price of milk declined after WW I. After that time vegetable and berry farming became profitable with markets in Seattle and shipment to Eastern markets. The Anti-Alien Land Law in 1923 prohibited these immigrants from owning land. They were also not eligible for citizenship. However, families with a child born in America would put land in the child's name in order to own land. In 1930 there were about 200 Japanese families farming in the White River valley. In 1942 all Japanese people in the White River Valley were ordered evacuated and were detained at the War Relocation Camp in Tule Lake, California. They lost businesses, farms and personal belongings. After the war only about thirty families returned to the valley.

During the first part of the twentieth century, Kent grew just as many farming communities did. In the 1920s, Kent became known as the "Lettuce Capital of the World." Egg and dairy farming also became popular, and businesses like Smith Brothers Dairy and the Ponssen Brothers' Kent Poultry Farm came into being. The condensary moved out of Kent in 1916 to the town of Tolt (now Carnation). With the closing of the condensary and a price drop after WWI, the dairy industry slowed down. Farmers sold their milk to dairies such as the Red Rock Creamery which supplied milk and cheeses to Seattle. By 1920, first-generation Japanese, the Issei, supplied half the fresh milk consumed in Seattle, and more than 70 percent of the fruit and vegetables for western Washington from their farms in the Kent Valley. When the Great Depression struck, Kent suffered, but took things in stride. In 1934, the town held a lettuce festival, which drew more than 25,000 people to the community. Lettuce-related floats paraded through town, a lettuce queen was chosen, and 5,000 people got to eat the "world's largest salad."

World War II changed the community. Japanese Americans, who had already witnessed growing discrimination in the 1930s, were forced to relocate due to Executive Order 9066, which ordered all Issei and Nissei (second-generation Japanese Americans) to internment camps. Between May 8 and May 11, 1942, entire families, some of whom had lived in the valley for more than 30 years, were placed on trains out of town. Since the Nissei were born on American soil, those with property were allowed to sell it or turn it over to the government for holding. After evacuation, the government redistributed 1,600 acres of farmland to other farmers. Farming remained a top priority during the war, but with the removal of Japanese Americans and the loss of young men into battle, labor shortages arose. With women helping out in the defense industry, schoolchildren were enlisted to help out on the farms. After the war was over, very few Japanese Americans returned to the valley, in part due to continued racial prejudice expressed against them by white residents, following Pearl Harbor. Meanwhile, changes in water management on the Green River brought changes to the landscape, but not in a way that farmers were expecting.

Industrial Development and Annexation (1948 - 1970)

Damming the Green River high up in the mountains had been a goal for valley residents since the 1920s. Studies had been made before the war, but it wasn't until 1950 that the U.S. Army Corps of Engineers helped to convince Congress to adopt a plan to create a storage dam at Eagle Gorge. Initially, valley farmers couldn't have been happier, having had to deal with annual flooding for years. Construction of Howard A. Hanson dam was completed in 1962, and has prevented a major flood ever since. But instead of opening up land for farming, developers and industrial giants swooped in and began to transform the valley. Adding to the changes was the creation of the Valley Freeway, which was given the green light in 1957. Interstate-5 on the western rim of the valley was completed in 1966. The City of Kent, seeing the changes on the horizon, began annexing as much land as possible in order to expand its tax base. The physical size of Kent grew from one square mile in 1953 to 12.7 square miles in 1960.

The first major industry to move to Kent was the Boeing Aerospace Center, constructed in 1965. The Apollo Moon Buggie was built here in 1970, where lettuce had grown only a few years earlier. It was during this period that many of the residential developments were

constructed outside the central core of Kent. These neighborhoods primarily housed workers at Boeing and other industries that followed. Many of these industries were warehouses or manufacturing plants, but by the 1980s, high-tech firms began to predominate. In existence for more than 110 years, the city of Kent has seen many changes, from hop farming all the way to moon buggies.

SURVEY RESULTS & FINDINGS

82 new HRI forms were created and added to the DAHP Access Database.

19 historic properties have been identified that appear to be eligible for City of Kent Landmark Designation per Kent Municipal Code Chapter 14.12. Those properties are identified on the *HRI Master List – Appendix C*.

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

4 potential City of Kent Landmark or National Register historic districts were identified. These are the Scenic Hill residential district, Clark residential district, South Kent residential district, and a downtown commercial district.

The project identified 1 historic property associated with the period of Euro-American Settlement (1853-1890).

The project identified 30 historic properties associated with the period of City Incorporation and Downtown Development (1890-1910). The years 1909 and 1910 had the highest concentration of historic properties identified in this survey.

The project identified 51 historic properties associated with the period of Agricultural Production and Processing (1910-1948).

The survey did not focus on the identification of historic properties associated with the period of Industrial Development and Annexation (1948 – 1970) or subsequent properties.

Development Trends

Since 1970, Kent has experienced extraordinary population growth and significant residential, commercial and industrial development. Today, the historic commercial core remains somewhat intact, several historic buildings remain in active use but additional economic investment and revitalization efforts are needed. Intact early residential plats and close-in historic residential properties remain, however the majority of surrounding former farmlands are now zoned and developed for light industrial and warehousing uses. Remnant agricultural resources and historic residential properties are scattered throughout the corporate city limits. Land values, zoning changes and on-going pressure for new residential

and commercial development threaten historically significant properties. Many historic resources identified in earlier surveys are no longer extant due to these developments.

A number of historic houses are well-preserved and remain in residential use or have been successfully adapted to commercial uses by private property owners. The City has designated two city-owned properties as Kent Landmarks. These are the Bereiter House (HRI #149) and the Mill Canyon Earthworks. Several other historic resources have been included within public park facilities.

Study Unit Themes Represented in HRI
Properties included in the 2008 Historic Resources Inventory represent the following Study Unit Themes.

Agriculture	7
Architecture	68
Arts	
Commerce	
Community Planning & Development	
Conservation	
Education	2
Ethnic Heritage	
Health	
Industry	
Military	
Politics/Government/Law	1
Religion	3
Social Movements/Organizations	
Transportation	1

RECOMMENDATIONS

- Conduct survey and inventory of historic properties constructed between 1948 and 1970 (i.e. mid-century Modern architecture, Boeing Corporation, school buildings, etc.)
- Conduct further research to determine boundaries for potential landmark districts.

- Upon completion of a comprehensive citywide HRI, the City should develop an Historic Preservation Plan that includes:
    - Process and schedule for evaluating and designating individual resources as city landmarks
    - Process and schedule for evaluating and designating residential neighborhoods as city landmark districts

- Process and schedule for development of public information plan and tools for property owners/business owners, to help guide the landmark nomination/designation process and design review process
- Process and schedule for nominating historic properties that appear to meet criteria for listing in the National Register of Historic Places
- Process and schedule for integration of all HRI properties into the City planning program 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 and for economic development purposes
- Identification of legal tools and incentive programs to encourage historic preservation such as tax incentives, special permit processing and façade improvement programs.

- The preservation of properties associated with the City's agricultural history located outside the historic commercial core should be given highest priority.

- The preservation of historic residential districts should be given high priority.

- Develop a plan that addresses the identification, evaluation and treatment of potential archaeological resources. There is a high potential for additional pre-historic and historic archaeological resources along the Green River and its various tributaries within the city.

Research Questions

- Conduct research related to development of the lunar "buggy" created by Boeing Aerospace in Kent in the late 1960s. This has been reported, and this site could be of national significance.

- Conduct additional fieldwork and research related to other historic town sites located within annexed areas. Document the boundaries of these communities that are no longer extant before additional physical evidence of their existence is lost to further development.

APPENDICES

A. Bibliography

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B. Maps
See attached file.

C. HRI Master List

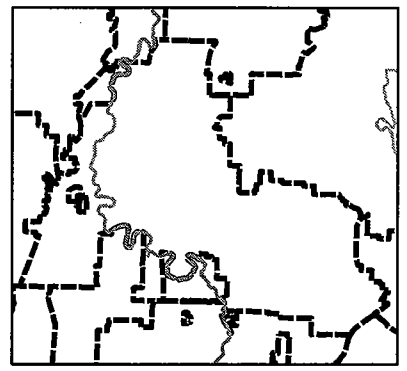
Kent Inventory Update 2008					
Basic Data:			*Descriptive Data:*	*Historic Data:*	
HRI Number	*Address Number*	*Street*	*Primary Building/Structure*	*Date Constructed:*	*NR or Kent Landmark Eligibility*
2789	1313	238th S	House	1924	
2790	20655	Frager Road S	House	1922	
2791	22000	84th Ave S	House		KL
2794	26410	68th Ave S	House	1930	KL
2795	12203	Kent-Kangley Road SE	House	1900	
2796	412	Clark Street N	House	1908	
2797	425	Clark Street N	House	1930	
2799	436	Jason Ave	House	1941	
2800	617	Temperance St E	House	1909	
2801	413	Prospect	House	1904	
2802	347	Hazel Ave N	House	1910	
2803	833	Smith St E	House	1909	KL
2804	746	Hazel Ave N	House	1910	
2805	419	1st Ave S	Triplex	1902	
2806	410	2nd Ave S	Office	1904	
2807	420	2nd Ave S	House	1905	
2808	304/310	3rd Ave S	Church	1923	NR/KL
2809	22821	104th Ave SE	House	1926	
2810	23443	116th Ave SE	Farmstead	1904	KL
2811	23619	116th Ave SE	Farmstead	1924	
2812	23637	116th Ave SE	Farmstead	1922	KL
2813	25261	124th Ave SE	House & Barn	1938	KL
2814	25633	124th Ave SE	House	1910	KL

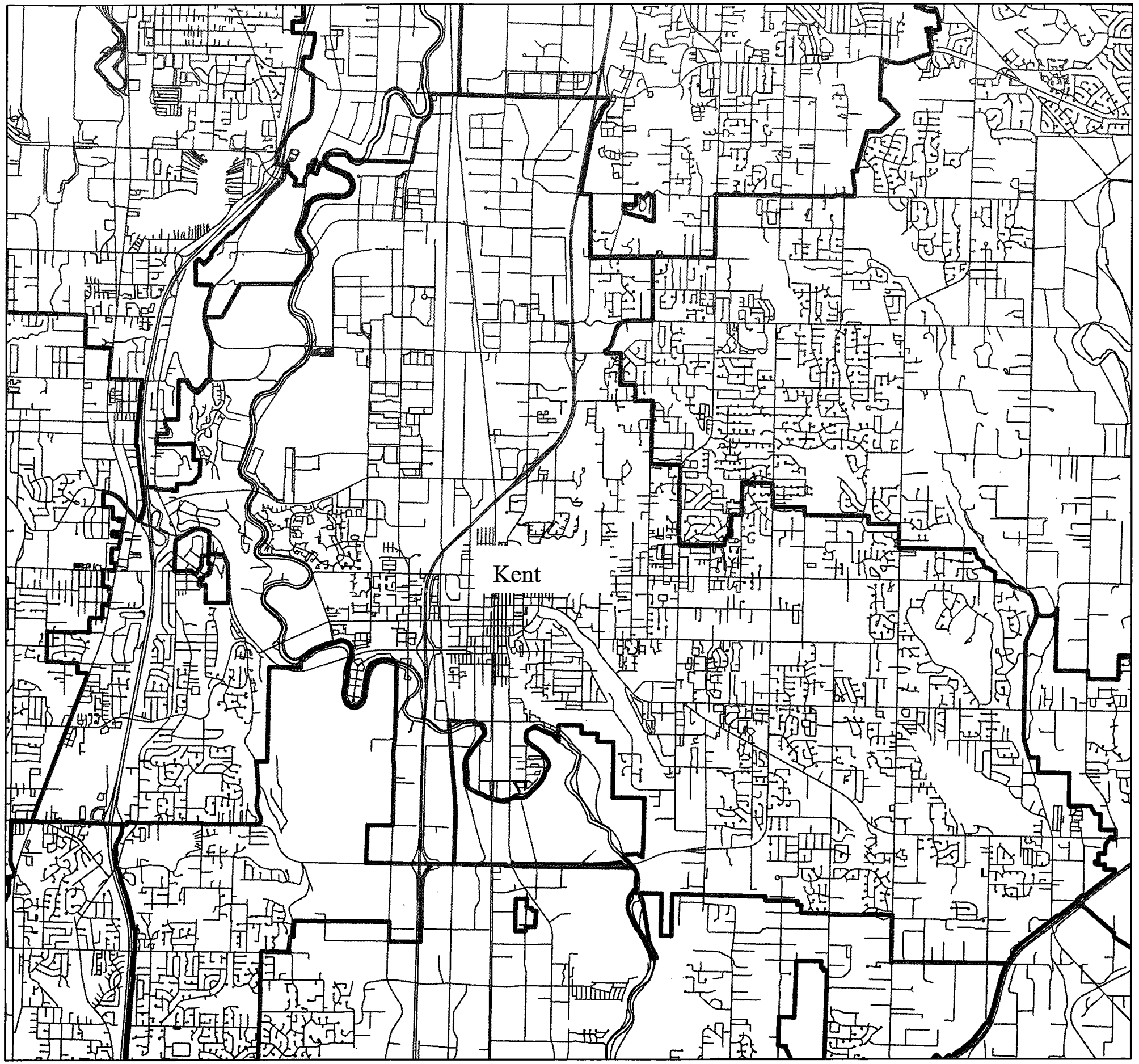
2815	14014	256th SE	Farmstead	1911	KL
2816	25621	140th Ave SE	School	1938	NR/KL
2818	10608	244th SE	House	1922	
2820	732	5th Ave N	House	1908	
2821	743	4th Ave N	House	1902	
2822	719	4th Ave N	Fourplex	1908	KL
2823	304	Scenic Way	House	1913	
2824	310	Scenic Way	House	1910	
2825	406	Scenic Way	House	1907	
2826	425	Scenic Way	House	1910	
2827	435	Scenic Way	House	1927	
2828	315	Meeker W	Commercial	1927	
2829	340	1st Ave S	House	1905	
2830	411	1st Ave S	House	1919	
2831	403	1st Ave S	House	1910	
2833	321	1st Ave S	House	1910	
2834	220	Railroad Ave S	Commercial	1932	KL
2835	206	Railroad Ave S	Commercial	1939	KL
2836	108	Railroad Ave S	Commercial	1915	
2837	201	Meeker E	Commercial	1929	KL
2838	115	Madison Ave	House	1909	
2839	116	Madison Ave	House	1909	
2842	422	Willis	House	1890	
2843	524	Willis	House	1939	
2844	624	Willis	House	1896	
2845	531	6th Ave S	House	1910	
2846	724	5th Ave S	House	1909	
2848	736	3rd Ave S	House	1931	
2849	609	2nd Ave S	House	1909	
2850	529	2nd Ave S	House	1909	
2851	521	2nd Ave S	House	1929	
2852	518	2nd Ave S	House	1914	
2853	234	Willis	House	1906	
2854	230	Willis	House	1910	
2855	407	2nd Ave S	House	1912	
2856	421	2nd Ave S	House	1919	
2857	308	Willis	House	1910	
2858	422	3rd Ave S	House	1931	
2859	510	3rd Ave S	House	1942	
2860	516	3rd Ave S	House	1940	
2862	527	3rd Ave S	House	1936	
2863	630	3rd Ave S	House	1907	
2864	644	3rd Ave S	House	1907	

2865	317	4th Ave S	School	1938	NR/KL
2866	858	1st Ave N	House	1909	
2867	803	James E	House	1907	
2868	623	Smith St E	House	1903	
2869	226	Kensington S	House	1916	KL
2870	1016	Chicago E	House	1908	
2871	1132	Chicago E	House	1905	
2872	218	State N	Church	1919	NR/KL
2873	816	Central N	House	1924	
2874	233A	Railroad Ave S	Industrial	1917	NR/KL
2875	322	Railroad Ave S	House	1908	
2876	302	Saar W	Rectory	1910	
2877	333	5th Ave S	House	1922	
2878	626	Titus W	House	1903	
2879	216	Gowe W	Post Office	1939	NR/KL

Historic Resource Survey Update City of Kent

Survey Area





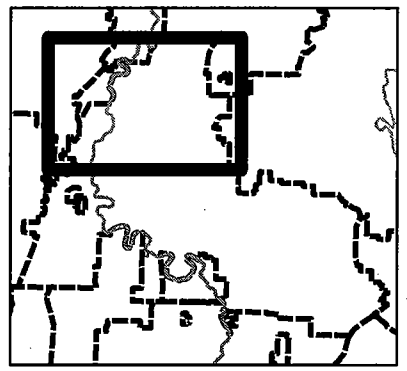
Legend

- bigwater_con_line
- King County Transportation Network (TNET)
- city_kc_line

N

0 2,100 4,200 8,400 12,600 16,800 Feet

Historic Resource Survey Update
City of Kent
North Area



Legend

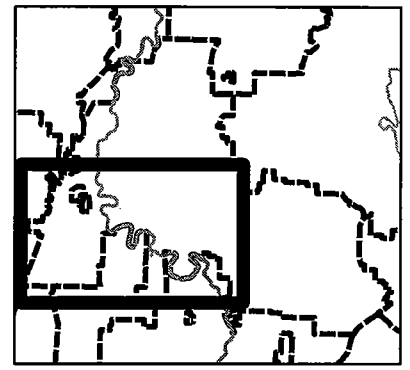
- bigwater_con_line
- King County Transportation Network (TNET)
- city_kc_line
- HRI #

0 1,050 2,100 4,200 6,300 8,400 Feet

N

Historic Resource Survey Update City of Kent

South Area



Legend

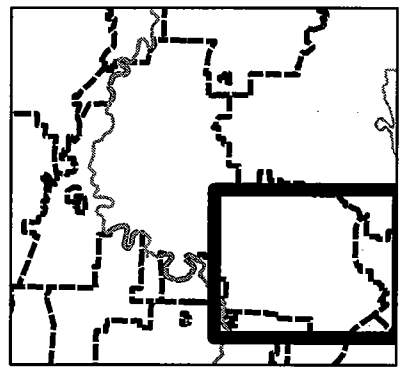
- bigwater_con_line
- King County Transportation Network (TNET)
- city_kc_line
- HRI #

0 1,250 2,500 5,000 7,500 10,000 Feet

N

Historic Resource Survey Update City of Kent

East Area



Legend

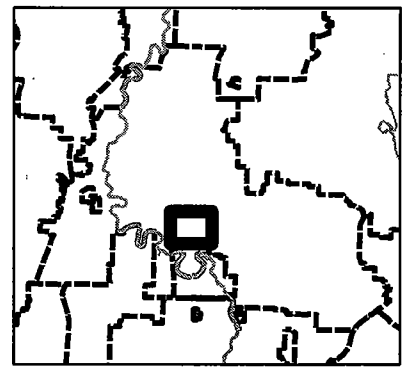
- bigwater_con_line
- King County Transportation Network (TNET)
- city_kc_line
- HRI #

N

0 1,150 2,300 4,600 6,900 9,200 Feet

Historic Resource Survey Update City of Kent

Central Area Detail



Legend

- bigwater_con_line
- King County Transportation Network (TNET)
- city_kc_line
- HRI #

0 240 480 960 1,440 1,920 Feet

N

King County
Office of Business Relations and Economic Development
Historic Preservation Program
701 Fifth Avenue, Suite 2000 [MS: BOA-EX-2000]
Seattle, WA 98104
206.205.0700 (v) 206.205.0719 (f)
www.kingcounty.gov/exec/bred/hpp/

Letter of Introduction

June 2008

RE: City of Kent Survey of Historic Properties

Dear Property Owner or Tenant:

King County is working with the City of Kent and the Greater Kent Historical Museum to update its Historic Resources Inventory. The bearer of this letter is helping to conduct the survey.

The purpose of the project is to update our records for historic properties located within the city limits of Kent. We are particularly interested in identifying buildings constructed prior to 1948. At the completion of the project the information will be made available to property owners and community organizations to guide future planning and preservation efforts.

Any information you have about the history of your property or others in the area would be helpful in this effort. Please contact Todd Scott, Project Manager for the survey, at (206) 296-8636 or (800) 325-6165 (and ask for the previous telephone number) if you think you may be of assistance. Todd may also be reached at todd.scott@kingcounty.gov.

If you have any questions regarding this project, please contact me at (206) 296-8689 or julie.koler@kingcounty.gov. The toll free number above will also work. Thank you, we look forward to working with you!

Sincerely,

Julie M. Koler
King County Historic Preservation Officer