NPS Form 10-900-b
(Jan. 1987)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of Bothell, Washington

B. Associated Historic Contexts

The Historical and Architectural Development of Bothell, Washington, 1870-1940

C. Geographical Data

The study area includes the city of Bothell planning area which includes the entire city of Bothell and the area surrounding the city that is typically considered for planning purposes. This planning area includes all land within the city of Bothell plus surrounding land which logically might annex to the city in the future (Figure 1).

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Jacob E. Thorn
Signature of certifying official

7/9/90
Date

Washington State Office of Archaeology and Historic Preservation
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

for Antoinette J. Lee
Signature of the Keeper of the National Register

8/27/90
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Context: Historical and Architectural Development of Bothell, 1870-1945

Introduction: Situated on the King County-Snohomish County border, the City of Bothell is located in the Sammamish River valley of western Washington State. The Sammamish River, once known as Squak Slough, traverses the southern part of the city as it travels between Lake Sammamish on the southeast and Lake Washington on the northwest. The oldest part of the city is nestled close to the north bank of the river, with later development spreading outward from that historic core.

Until the late 19th century, marshes lined the banks of the river at its eastern end, and dense forests enclosed the winding waterway. Since then, however, the area has been dramatically transformed, first into a district of heavy logging and lumbering, then into an agricultural district with small commercial centers, and finally, since the 1940s, into an increasingly populous suburban district within the Seattle-Bellevue metropolitan area.

This multiple property submission provides a contextual framework for evaluating and nominating to the National Register of Historic Places resources significantly associated with the growth and development of Bothell between the arrival of the first permanent Euro-American settlers in about 1870 and World War II, after which the small town agricultural character of the area underwent fundamental change. Although several significant property types have been identified during the cultural resource survey--including civic buildings, farm complexes, and commercial structures--the initial submission focuses on residential structures, a property type that accounts for most of the city's building stock and most of its significant architectural character, and is closely associated with the development of the community.

Historical Development: Native American settlement in the area generally occurred upstream of Bothell, focusing on Lake Sammamish. Camp sites have been identified in the Sammamish River valley corridor, including a camp near present-day Marymoor Park that is at least 2,500 years old. Other sites include hunting camps, vegetable and fruit processing camps, and spiritual and religious sites. The Sammamish band of the Duwamish tribe who lived in the vicinity harvested salmon, gathered fruits and vegetables from the marshes and forests, and hunted wild game. When the first Euro-Americans paddled up the river in the 1860s, several hundred Native Americans lived in the valley.

The river valley was first surveyed by Americans at the mouth of the river in 1859, but not upriver until 1870-71. Among the first Americans to consider the Bothell-Woodinville area for permanent settlement was George Rutter Wilson, a native of England. In 1870, Wilson staked a land claim near Woodinville and returned after a three month hiatus in Seattle to prove up the claim. On his return, however, he discovered that Columbus Greenleaf had canoed along the river alone, cleared brush on the spot, and erected a shelter for himself, perhaps becoming the first permanent American resident in the Bothell area. Undeterred, Wilson took up a claim next to Greenleaf's.

Shortly thereafter, William Kenney took a 160 acre homestead claim on the south bank of the river near the present site of the Wayne Golf course, and sold the land in 1872 to John Blythe. By the same time, William Bishop had acquired a claim that later became (in 1899) the Bower Addition

☐ See continuation sheet

to Bothell. And by the middle of the 1870s, George Brackett owned some of the timberland that later would be included in the city of Bothell.

Settlement increased slowly through the 1880s, limited by the difficulty of reaching the area. Access was provided by the river, whose thirty mile course (covering a linear distance of ten miles) followed a meandering route that made travel slow and arduous. It was reported that it took two days for six men to pole a load of hay from the river mouth at Lake Washington to a point near present-day Redmond.

Despite the hardship, the river was the principal means of transporting products to and from the area--including coal from mines near Issaquah. Beginning in about 1867, small scows and rowboats were the available vessels. Some ambitious settlers in the upper valley had 50 foot rowboats capable of carrying two tons of freight; scows were up to 52 feet long (rowed with 16 foot poles, three to a side and one in the stern). For the ordinary traveller, however, a simple rowboat was the quickest method to get to and from the area.

Until the railroad arrived in the late 1880s, few persons lived alongside the river. At the end of 1876, for example, a traveller passing upstream would encounter fewer than a dozen homesteads along the entire length of the river. To these early homesteaders the first challenge was clearing the land for subsistence farming--and earning some money from the logs they felled. The logs were dragged to the river by oxen, dumped in the stream, and rafted to Lake Washington for shipment to mills. This early logging provided employment for many of the first American settlers, particularly in the spring and early summer. As horses replaced oxen, and steam engines moved the felled logs, the valley was slowly but surely cleared of its original growth.

Lying between the downriver settlers and those who had taken land upriver near today's Woodinville was an 80-acre forested tract acquired by Ballard lumberman George Brackett. Brackett, who purchased the land from the Seattle and Walla Walla Transportation Company, began logging with ox team on the present site of Bothell, which consequently became known as Brackett's Landing. In 1881, he acquired rights to log on George Wilson's property with the privilege of building roads to the timber. In the early 1880s, Brackett's camp stood in present-day downtown Bothell and his dump on the river was at the south end of today's First Avenue. With logging established, the steamboat Squak began making regular trips to Bothell, Woodinville, Derby (later Hollywood), York, Redmond, and Monohon on Lake Sammamish.

Brackett's logging camp attracted settlers to the Bothell area, some of whom stayed and farmed, taking up land on the slough. Among the arrivals in the early 1880s were Jacob Mohn, Andrew Beckstrom, and David and George Bothell. With additional steamboat service (and with the

construction of a railroad in 1887), the Sammamish River basin was gradually opening up to mills, farmers, and commercial enterprises.

In 1885, David Bothell started a shingle mill and opened a boarding house on the site of today's city. The following year, a schoolhouse--the community's first civic structure--was built on land donated by Bothell. Two years later, in 1888, Bothell platted a town at the site, selling the first lot to Gerhard Ericksen, who constructed a store.

The Seattle, Lake Shore, and Eastern Railroad arrived in Bothell in 1887-88, precipitating a small boom and attracting larger numbers of settlers, particularly those of Scandinavian and German ancestry. Soon, several mills were built. In late 1887, David Bothell sold 15 acres to the Huron Mill company which constructed a large shingle and lumber mill (managed by Oscar Carr) and erected bunkhouses and a mess hall for workers. Two years later, the Clipper Shingle Mill was built. Both mills operated through the early 1890s until fire consumed them--destroying the Clipper Mill in 1893 and the Huron Mill in 1894. Neither mill was reconstructed, perhaps because of the nationwide depression of those years. Bothell did not get another mill until 1898 when the Cooperative Shingle Mill was organized by eight townsmen each contributing $200 to the enterprise. Most of the investors also worked at the plant, and built the structure themselves.

Extensive logging in the area cleared the land for farming, and in the first decade of the 20th century the area's agricultural economy--particularly its dairy farms--increased dramatically. Bothell's few businessmen also realized that logging alone would not sustain the local economy indefinitely. From the initial surveyor's description of a store, a house, and a school, Bothell became a burgeoning village at the turn of the century. The first doctor in the community was Reuben Chase, who arrived about 1890 to combat a typhoid epidemic in the area. During the same years a number of merchants established shops and John Rodgers built the American House hotel.

The community's growth was reflected in its building stock. Most of the town's earliest buildings were constructed of logs or hewn timbers. By the late 1880s, balloon frame construction was common (sometimes incorporating hand hewn members). Not until 1908, however, was the first brick commercial structure built, when the Hannan block was erected. It reflected the prevailing commercial idiom of the day with a decorative cornice and large plate glass windows.

The town's growth was also reflected in its commercial and civic organizations. The Norwegian Lutheran Church constructed a simple vernacular Gothic building in 1888 and by 1890, the Bothell Methodist Episcopal church erected a building. Both were characterized by arched openings and bell towers; neither stands today. In 1893, the short-lived St. John's Swedish Lutheran church built its structure. The first high school, a Colonial Revival Style structure, was built in 1907, the first bank opened in 1908, and by 1910 a volunteer fire department had been organized after several

blazes threatened the town. Unfortunately, the capacity of the company was outstripped by the devastating fire of the following year when most of the town's commercial district on Main Street was destroyed.

In 1912, the brick paved Pacific Highway from Seattle had reached Bothell, and would soon extend to Everett, providing an important transportation route for automobiles. The roadway became increasingly important to Bothell's future, particularly after 1917 when the completion of the Lake Washington ship canal resulted in a lower lake level and prevented steamboats from reaching Bothell's landing. The roadway also placed Bothell on the route of travellers destined north for Canada or east for the Stevens and Snoqualmie mountain passes.

In the early 20th century, as logging declined in importance, the area's agricultural economy grew rapidly. Granges were organized, and Bothell increasingly functioned as a service center for the surrounding farmlands. Numerous stores and a movie theater appeared along the downtown streets. The population of the area in 1909 was 600 people. By the 1920s, dairy farms in the area dominated the local economy, and included such large scale regional operations as the Magnolia Diary Farm, Hanson Dairy Farm, and Monte Villa Farms.

Bothell remained a small town trade center through the Depression and war years, and population growth was steady but not dramatic. But after the war, the agricultural character of the town declined as suburbanization from nearby Seattle slowly engulfed both town and valley. By the 1970s and 1980s, high technology parks and shopping centers replaced much of the open farmland of earlier decades; today the agricultural landscape of the region is only partially intact. Population jumped dramatically and now Bothell is principally a suburban bedroom community with about 10,000 residents.

Town Morphology and Architectural Character: When Bothell was platted, it was laid out on a rectangular grid plan with a main street running parallel to and north of the Sammamish River. Southeast of the main plat was a small group of houses that stretched out along the road to Woodinville, forming an early neighborhood known as Stringtown. Nearby, a cemetery just outside the city limits provided a green park-like space at the edge of town. The earliest structures in town were log and plank cabins, but the first frame structures were built by the 1880s and included both vernacular "gable-front-and-wing" houses and false front stores, as well as more elaborate Victorian structures ornamented with decorative millwork.

Most of the city's early residential structures were L or T shape in plan, one-and-one-half or two stories high, and built of frame construction with drop siding. The Mohn house and Bothell School, both built in the 1880s, featured hewn log plates and log floor joist joined by mortise and tenon, supporting a balloon frame of 2 x 4 studs. More common were pioneer structures built of dimension

lumber, like the Chase house in Stringtown. By the late 1880s, typical Victorian houses and churches had been built in the city, including the Eastlake style Carr house, home of the Huron mill manager, and the Queen Anne cottage of S.J. Bower.

By the first decades of the 20th century, as the area became a farming center, Craftsman style bungalows were built in both town and countryside. With increasing suburbanization after 1925, period revival houses--notably English cottages, Colonial Revival houses, and a few Mediterranean style structures--were built. Commercial architecture meanwhile became more substantial in the early 20th century. Although most buildings were wood frame with false fronts, a few new brick blocks lined Main Street as early as 1908, characterized by decorative cornices with large plate glass display windows. In civic architecture, design ranged from vernacular classicism, as seen in the Colonial Revival style high school (1907) to modest examples of modernism, as reflected in the City Hall (1931).

F. Associated Property Types

I. Name of Property Type Residential Structures

II. Description

The first structures built by early American pioneers to the Bothell area were crude log cabins, built from timbers felled nearby and used as temporary shelters until more substantial homes could be erected. The Beckstrom cabin is the last surviving example of the type in Bothell, and clearly reflects the Norwegian heritage of its builder who, like others in the area, employed square hewn logs joined at the corners with half-dovetail notches. Even as milled lumber became available, log craftsmanship was not completely forgotten. The Jacob Mohn house of the 1880s, for example, features timber floor joists and squared timber plates with lap joints at the corners. The rest of the structure, however, is constructed of dimension lumber with shiplap siding and two-over-two wood sash procured from a mill.

III. Significance

Closely reflecting both the changing economic and social base of the community, and its evolving architectural character, the residential structures of Bothell are both historically and architecturally significant for their associations with the community's development. Residential structures chart changes in available technology, materials, and popular styles. Moreover, they are often the properties most closely associated with important residents. The residential structures of Bothell have formed and continue to form the bulk of the city's building stock, its most characteristic architectural expression, and its strongest ties to the city's heritage.

The development of the city's housing stock can be divided into four broad chronological periods in which both the form of the houses and their historical associations evoke important phases in the city's development. The first period of pioneer dwellings (1870-1890) is characterized by log cabins and pioneer farmsteads built in the characteristic side gable or gable-front-and-wing form. These early structures are associated with the area's first settlers, who built houses from timbers felled on

IV. Registration Requirements

Residential structures in Bothell are eligible for listing in the National Register of Historic Places when (1) they are significant examples of important architectural forms, styles, or periods and/or significantly associated with important historical persons or events in Bothell history, and (2) when they retain good integrity. "Integrity" for residential structures implies basic retention of original form, plan, massing, roof shape, exterior fabric, windows and fenestration patterns, porches and exterior ornament, and basic interior character. For properties that are significant for an association with important people or events, some loss of historic fabric is acceptable if the dominant and characteristic features of the house are clearly reflected. A higher degree of integrity is required for properties that are significant illustrations of an architectural type or period.

[X] See continuation sheet

[ ] See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This multiple property submission is based on a comprehensive inventory of historic resources in the city of Bothell and the surrounding planning area. The inventory consists of buildings, structures, sites, and objects that possess historic and/or architectural significance. All inventoried properties were evaluated to determine potential for inclusion in the National Register of Historic Places. The project, which began in January 1988, and was completed July 31, 1988, consisted of three major phases:

* Phase One--Historical data/map collection and windshield survey to identify potentially significant resources;
* Phase Two--Comprehensive field survey, historical resource research, and inventory form preparation; and
* Phase Three--Survey evaluation, project report preparation, and preparation of nomination forms.

☐ See continuation sheet

H. Major Bibliographical References

Bagley, Clarence. History of King County. Seattle: S.J. Clarke Publishing Co., 1928.

Bothell (Washington), City of. Historic Resources Inventory. Bothell, WA: City of Bothell, Department of Community Development, 1988.

Polk Directories for Bothell, 1889-90, 1981-82, 1901-02, 1903-04, 1905-06, 1907-08, 1909-10, 1911-12, 1913-14, 1915-16, 1917-18, 1919-20, 1925-26, and 1931-32.

Sanborn Map Company, Bothell/King County Wash., 1912.

Sanborn Map Company, Bothell/King County Wash., 1926.

Stickney, Amy Eunice, and Lucile McDonald. Squak Slough. Seattle: Evergreen Printing Co., 1977.

☐ See continuation sheet

Primary location of additional documentation:

☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository: _____

I. Form Prepared By

name/title Robert D. Garwood & Michael T. Knapp; edited by L. Garfield

organization City of Bothell date July 11, 1989

street & number 18305 101st Avenue Northeast telephone (206) 486-8152

city or town Bothell state Washington zip code 98011

By the 1880s, the vernacular frame houses of the area reflected the "side gable" or "gable-front-and-wing" forms, built on a T or L plan like the Reuben Chase house. These one-and-one-half or two-story balloon frame structures were sided with clapboards or drop siding, and featured simple window and door surrounds and front porches with turned posts. By 1890, larger and more decorative examples of late Victorian architecture were being built, reflecting the variety of form and texture that characterized the period. The most notable examples in Bothell range from the two-and-one-half story Carr house, which features panelled wall surfaces, decorative stick work, and structural ornament, to the modest Queen Anne cottage of the S.J. Bower, with its decorative shingles, Eastlake porch posts, and complex roof forms. Historical sources indicate that Queen Anne or Eastlake style houses were once common in the city, although only four are known to survive.

The population growth of Bothell after 1900, its role as a farm service center, and its position along the Pacific Highway led to a small building boom in the early 20th century, and increasingly these new houses were built in the Craftsman and bungalow modes. Craftsman-influenced buildings were first constructed in the Seattle area by 1905; by 1912, Seattle's Jud Yoho was publishing Bungalow Magazine which featured plans for residences and ads for local firms selling plans and even prefabricated houses. On a national level, the Sears catalog began promoting pre-cut frame houses in 1908, joining a large number of firms in the business. Not surprisingly, the Bothell housing boom reflected the popularity and availability of bungalows.

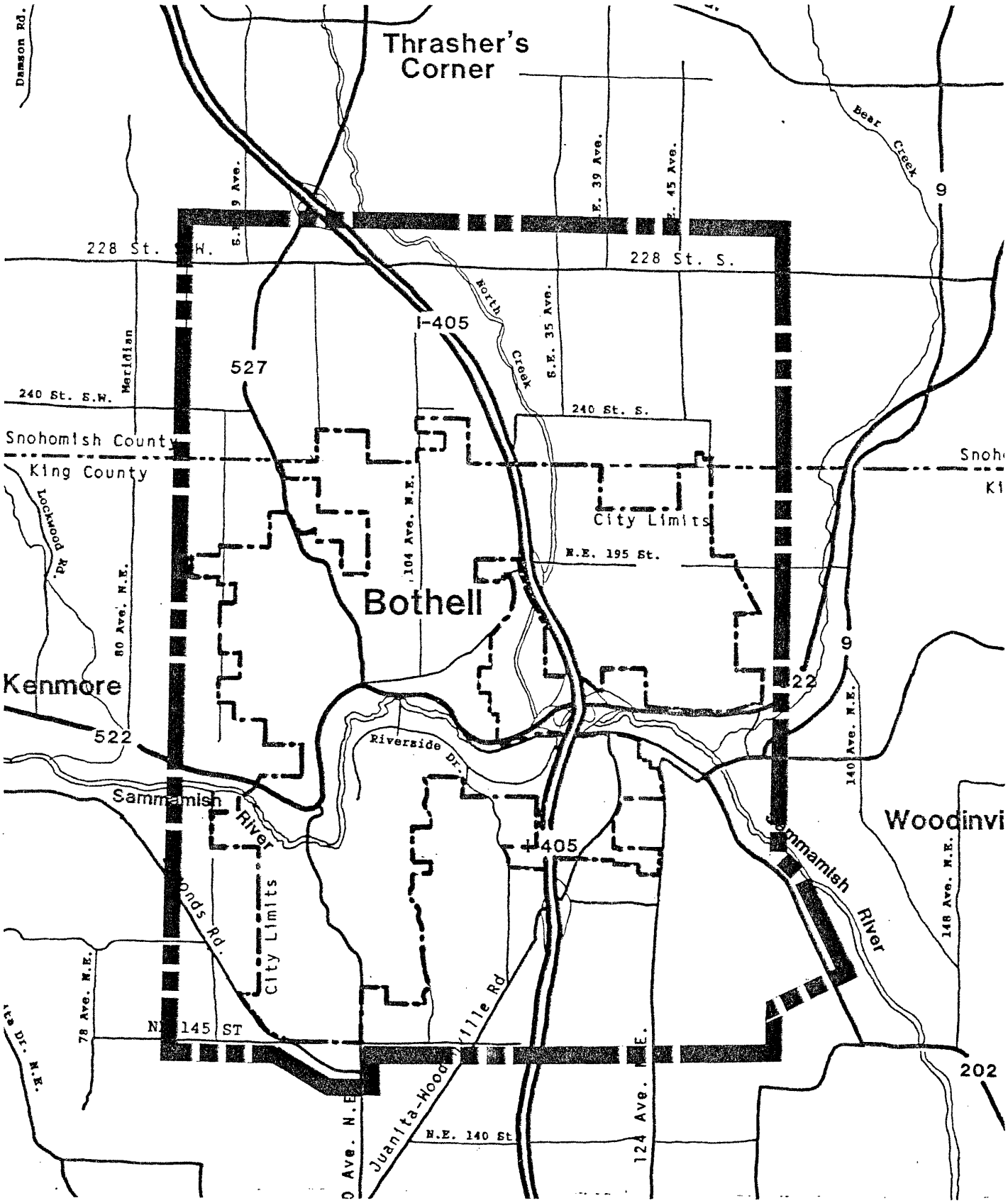
Because of its associations both with suburban living and an agrarian past, Craftsman style housing seemed appropriate in Bothell, a community located in an intermediate zone between the large Seattle-Everett urban area and the rich agricultural hinterlands. Well into the 1920s, most new houses in Bothell reflected the style. Generally, these houses were wood framed with low pitched gable roofs and broad front porches, sheathed with shingles or clapboards. Some Craftsman houses in the city, however, were built with a brick or stucco veneer. Almost without exception, such houses featured exposed rafter tails and bracketed eaves, and many featured leaded glass windows and river rock or brick porch posts and chimneys. Today, many of these bungalows are in nearly perfect condition, and include such fine examples as the Kirk house and the Sather house, a so-called airplane bungalow.

By the late 1920s, period revival architecture dominated new house construction in Bothell. These structures were openly nostalgic, reflecting a variety of historic idioms loosely evoking the English Cottage or Tudor styles (usually characterized by steeply pitched gables and half-timbering); Colonial Revival houses (with gambrel or gable roofs, clapboard siding, and classical millwork); and a few Mediterranean or Spanish Colonial Revival houses (usually characterized by stucco surfaces, shaped parapets, and tile roofs). Among the city's examples of period revival architecture from the period, about 20 examples of the English Revival have been identified, of which the Morrison house is the most distinguished. There are fewer examples of the other styles.

their own property or from sawn lumber available from the area's first mills. Often the houses combined both hand hewn timbers and mill sawn dimension lumber, reflecting the transition between the early subsistence years and the beginnings of a timber dominated economic base. Surviving examples include houses associated with some of the earliest and most important figures in the founding of the community, including Jacob Mohn, Reuben Chase, and Andrew Beckstrom.

The second phase is the late Victorian period (1885-1900) characterized by more elaborate and varied house forms, built of balloon frame construction, ornamented with a variety of millwork, and reflecting a complexity of form and elevation. The houses reflect the arrival of the railroad in 1887 and the establishment of the area's first large lumber mills. Some surviving examples are associated with prominent businessmen, like mill manager Oscar Carr, and civic developers like S.J. Bower.

Between 1905 and 1925, new houses in Bothell increasingly reflected the post-Victorian and Craftsman suburban styles. As the city became a service center for surrounding dairy farms, and as accessibility to Seattle and Everett was facilitated through improved highways, Bothell residential architecture acquired a suburban flavor best evoked by several American Foursquare houses and the large number of Craftsman style bungalows. These bungalows, characterized by low gabled roofs with broad eaves, exposed rafter tails, and "natural" materials, form the largest type of housing in the city. Many of these cottages are well preserved, reflecting the rustic, suburban ambiance evoked by the style. The final phase of historic housing in the city is the later suburban style (1925-1945), during which time the so-called period revivals--principally English Revival, Mediterranean or Spanish Colonial Revival, and Colonial Revival styles--were frequently reflected in new housing, underscoring the city's increasing suburbanization during a period when the character of the town was slowly evolving from rural center into bedroom suburb.



BOTHELL PLANNING AREA

Figure 1