



**CITY OF KETCHUM, IDAHO**  
HISTORIC PRESERVATION COMMISSION  
Tuesday, June 03, 2025, 4:30 PM  
191 5th Street West, Ketchum, Idaho 83340

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## **AGENDA**

### **PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Commission Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

Join us via Zoom (*please mute your device until called upon*)

**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/88607788330>

Webinar ID: 886 0778 8330

- Address the Council in person at City Hall.

Submit your comments in writing to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) at (*by noon the day of the meeting*)

*This agenda is subject to revisions. All revisions will be underlined.*

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**CALL TO ORDER:** By Chairman Clyde Holt

**ROLL CALL:** Pursuant to Idaho Code 74-204(4), all agenda items are action items, and a vote may be taken on these items.

**COMMUNICATIONS FROM COMMISSIONERS:**

**NEW BUSINESS:**

1. Discussion on the Historic Reconnaissance Survey Grant recommendation by the interview panel.

**ADJOURNMENT:**



## CITY OF KETCHUM

### City Hall

office: 208.726.3841

[participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)

P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340

[ketchumidaho.org](http://ketchumidaho.org)

May 28, 2025

Historic Commission Members,

The City of Ketchum has received three bids for the Historic Reconnaissance Survey Grant awarded by the State Historic Preservation Office. We are conducting interviews this Thursday and Friday. After the interviews, the panel will reach a consensus and then make a recommendation to the Historic Commission on June 3<sup>rd</sup> with whom they prefer to be awarded the contract. I have included all three RFP bids received within this agenda packet.

The interview panel consists of City Staff: Morgan Landers-Planning Director, Allison Kenedy-Senior Planner, Paige Neid-Associate Planner; HPC Members: Clyde Holt-Chair and Matthew McGraw; SHPO: Alexis Matrone-SHPO CLG Coordinator/Preservation Planner.

Looking forward to seeing you on Tuesday and moving forward with the historic survey!

Sincerely,

Allison Kennedy

Senior Planner, City of Ketchum

[akennedy@ketchumidaho.org](mailto:akennedy@ketchumidaho.org)



1950s postcard of Ketchum

## City of Ketchum RFP for a Reconnaissance-Level Survey of Post World War II Properties in Ketchum

Prepared by:

**loggia preservation**

Contact:

Cassandra Talley  
24780 Samoset Trail  
Southfield, MI 48033  
cassandra@loggiapreservation.com  
(810) 333-2572  
[www.loggiapreservation.com](http://www.loggiapreservation.com)



1950s aerial of Ketchum

# Proposal Contents

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Cover Letter	3
Executive Summary	4
About Us	5
General Experience	6
Experience with Post-World War II Architecture	12
Project Understanding & Approach	19
Timing & Fees	21



May 5, 2025

City of Ketchum  
P.O. Box 2315  
191 5th Street West  
Ketchum, ID 83340

**RE: City of Ketchum Reconnaissance-Level Survey of Post World War II Properties**

Dear City of Ketchum,

Loggia Preservation is pleased to present our response to the Request for Proposals (RFP) for the survey of Post World War II Properties in Ketchum. Loggia Preservation is a full-service historic preservation consulting firm that is 100% founded, owned, and controlled by women. Our team has over ten years of experience working in the historic preservation field and our firm was founded on the belief that preservation should preserve what is important to the local community and we strive to place residents' experiences and opinions at the center of our work. Our team has experience working throughout the U.S. and we provide comprehensive research and high-quality written work, all while providing exemplary customer service to our clients.

With our two federally qualified and highly experienced architectural historians, Katie Cook and Cassandra Talley, our team is well situated to successfully lead this project. Cassandra and Katie both meet the requirements in 36 CFR Part 61 to qualify as Architectural Historians and both have worked on a variety of projects throughout the country. We are excited to help the City of Ketchum bring this project to fruition. Our team prides itself on its ability to forge trusting relationships with local governments, state reviewing entities, and local residents and stakeholders and we welcome the opportunity to build these relationships in Idaho.

Loggia Preservation's architectural historians have extensive experience conducting historic resource surveys, writing National Register of Historic Place nominations and authoring historic district design guidelines. More details about our relevant experiences are included in this RFP response. This RFP response will be valid for one hundred and twenty days (120) or until a contract is awarded, whichever occurs first. Our team is more than happy to adjust this RFP response to better meet the goals of the City. Cassandra will serve as Project Manager of this project. Please don't hesitate to reach out to Cassandra, below, with questions or for additional information.

Sincerely,  
Loggia Preservation LLC



Cassandra Talley  
Principal & Co-Founder  
(810) 333-2572  
cassandra@loggiapreservation.com  
[www.loggiapreservation.com](http://www.loggiapreservation.com)

Loggia Preservation is a 100% women owned historic preservation consulting company with a reputation for producing the highest quality work product, a diligent work ethic, and the ability to forge strong working partnerships with all of our clients. Our historians have extensive experience working with dozens of private clients and numerous city and state governments including the Michigan's State Historic Preservation Office, the North Carolina State Historic Preservation Office, the Virginia Department of Historic Resources, the City of Fayetteville (North Carolina), the City of Roanoke (Virginia), the City of Detroit (Michigan), the City of Kalamazoo (Michigan), the Town of Abingdon (Virginia), the City of Birmingham (Michigan), and many others.

Our team of historians are highly experienced and meet the requirements laid out in 36 CFR Part 61 to qualify as Architectural Historians. Katie and Cassandra together have surveyed over 7,000 resources over the past six years including both large scale surveys (e.g., two surveys spanning approximately 3,300 resources each) as well as smaller projects with just a few hundred resources. Our historians have been repeatedly hired by many clients including the City of Fayetteville (North Carolina), Michigan State Historic Preservation Office, the City of Kalamazoo (Michigan), and the City of Birmingham (Michigan), among others. Included here are several project pages that discuss similar projects that Loggia's historians completed within the last four years including a 533-resource survey in Fayetteville, North Carolina, a 598-resource survey in Inkster, Michigan, and a 3,300-resource survey in Kalamazoo, Michigan, among others.



Ketchum's El Nino restaurant

Loggia Preservation was founded upon the principle that preservation should be inclusive, shared, and look beyond the preservation of just buildings. We believe people should be squarely centered at the heart of all good preservation work as we seek to preserve historic buildings, cultural practices, traditions, landscapes, and memories. Loggia Preservation was founded by two women, Cassandra Talley and Katie Cook, with the goal of providing our expertise to historic preservation projects around the country. With work experience in Michigan, North Carolina, Ohio, and Virginia our team has the requisite skill and capacity to successfully complete projects across the Midwest and Southeast. Our team has ten years of combined experience completing National Register nominations, conducting historic resource surveys, creating historic district and building design guidelines, counseling clients on the utilization of historic tax credits, and advising on preservation planning issues throughout the country.

**Loggia Preservation, LLC**

24780 Samoset Trail  
Southfield MI 48033

**FEIN**

33-3087126

**Principals & Co-Founders**

Cassandra Talley  
36 CFR 61 Architectural Historian  
cassandra@loggiapreservation.com  
(810) 333-2572

Katie Cook  
36 CFR 61 Architectural Historian  
katie@loggiapreservation.com  
(586) 441-8168

[www.loggiapreservation.com](http://www.loggiapreservation.com)



Scenery around Ketchum





Warren Motel postcard

## General Experience

When it comes to conducting historic surveys, our team is highly experienced and possesses the necessary skills to ensure this project maximizes the benefit for the City. Our team will ensure this project is comprehensive, thorough, and delivered on time and on budget.

## loggia preservation

### Cassandra Talley

Project Manager &  
36 CFR 61  
Architectural Historian

Cassandra holds a Bachelor of Arts degree in Art History from the University of Michigan, a Juris Doctor degree from Michigan State University, and a Master of Science degree in Historic Preservation from Eastern Michigan university. For additional information about her education and experience, Cassandra's resume is included in this response.

Cassandra will provide day-to-day management of the project by scheduling and conducting meetings, ensuring that all deliverables are executed and delivered in a timely manner and will ensure all research and writing conforms to the standards issued in the RFP. Cassandra will also be a primary staff person for the writing, research, and fieldwork components of the project. As a quality control check, all deliverables researched/written by Cassandra will be reviewed and edited by Katie.

### Katie Cook

Team Member &  
36 CFR 61  
Architectural Historian

Katie holds an Associates of Business Administration degree from Macomb Community College, a Bachelor of Science in Geography from Eastern Michigan University, and a Master of Science in Historic Preservation from Eastern Michigan University. For additional information about her education and experience, Katie's resume is included in this response.

Katie will be a primary staff person for the writing, research, and fieldwork components of the project. As a quality control check, all deliverables researched/written by Katie will be reviewed and edited by Cassandra.



The Golden Rule and Sawtooth Club in Ketchum

# Cassandra Talley

## loggia preservation

Principal & Co-Founder

Cassandra brings enthusiasm, meticulous research skills, and a collaborative approach to problem solving to her work. Focusing on the client's needs, while still respecting the historic nature of the building, is paramount to Cassandra. As an accomplished writer, a licensed attorney, and an architectural historian Cassandra brings her wide-ranging skillset to every project. Cassandra is also an adjunct lecturer in Eastern Michigan University's graduate program in Historic Preservation.

**Wake County Historic District Design Guidelines**, Wake County NC  
**Broadell Neighborhood National Register Nomination**, Fayetteville NC  
**Section 106 Consulting**, Honor Community Health, Pontiac MI  
**Section 106 Consulting**, City of Auburn Hills MI  
**South Eton Road Historic Resource Survey**, Birmingham MI  
**Evart Downtown Historic District, National Register Nomination**, Evart MI  
**Winchell Avenue Historic Resource Survey**, Kalamazoo MI  
**Kalamazoo Neighborhoods Historic Resource Survey**, Kalamazoo MI  
**Book Tower & Building Historic Tax Credit Consulting**, Detroit MI  
**Book Tower & Building Historic District Commission Application**, Detroit MI  
**Vista Theater & Annex Historic Tax Credit Consulting**, Negaunee MI  
**Abingdon Historic District Design Guidelines**, Abingdon VA  
**Northville Historic District Design Guidelines**, Northville MI  
**Norwich Historic District National Register Nomination & Historic Resource Survey**, Roanoke VA  
**Broadell Neighborhood Historic Resource Survey**, Fayetteville NC  
**Detroit's Latinx Communities Historic Resource Survey & Multiple Property Documentation Form**, Detroit MI  
**Second Baptist Church of Detroit National Register Nomination Update**, Detroit MI  
**African American Housing in Inkster Historic Resource Survey**, Inkster MI  
**Birmingham Historic District Design Guidelines**, Birmingham MI  
**Marygrove College Campus Historic Tax Credit Consulting**, Detroit MI  
**Fowler Building Historic Tax Credit Consulting**, Detroit MI  
**Marygrove College National Register Nomination**, Detroit MI  
**Immaculata High School National Register Nomination**, Detroit MI  
**Immaculata High School Historic Tax Credit Consulting**, Detroit MI  
**1331 Holden Street Historic Tax Credit Consulting**, Detroit MI  
**Buhl Building Historic Tax Credit Consulting**, Detroit MI  
**Harmonie Club Historic Tax Credit Consulting**, Detroit MI



**cassandra@loggiapreservation.com**  
(810) 333-2572

### Certifications

36 CFR 61 Architectural Historian  
State Bar of Michigan, active and in good standing, P76726

### Education

Master of Science, Historic Preservation  
Eastern Michigan University, 2021

Juris Doctor, cum laude  
Michigan State University College of Law, 2012

Bachelor of Arts in History of Art  
University of Michigan, 2006

### Work Experience

Principal & Co-Founder  
Loggia Preservation  
January 2025 - current

Adjunct Lecturer, M.S. program in Historic Preservation  
Eastern Michigan University  
September 2022 - current

Architectural Historian  
Kraemer Design Group  
September 2018 - January 2025



# Cassandra Talley

## loggia preservation

Principal & Co-Founder

**620-630 Woodward Historic Tax Credit Consulting**, Detroit MI  
**1274 Library Building Historic Tax Credit Consulting**, Detroit MI  
**1702 West Fort Street Historic Tax Credit Consulting**, Detroit MI  
**Fowler Building Historic Tax Credit Consulting**, Detroit MI  
**93 Seward Section 106 & Historic Tax Credit Consulting**, Detroit MI  
**Dr. Ossian Sweet House National Register Nomination**, Detroit MI  
**Dr. Ossian Sweet House Historic Structures Report**, Detroit MI  
**Intensive Survey of Public Housing**, Detroit MI  
**Warren Motor Car Company National Register Nomination**, Detroit MI  
**Fox Theatre National Historic Landmark Review Study**, Detroit MI  
**Edison Neighborhood Historic Resource Survey**, Kalamazoo MI  
**Frank Murphy Hall of Justice Preliminary Evaluation**, Detroit MI  
**Sojourner Truth Homes National Register Nomination**, Detroit MI  
**Cass Henry Historic District Section 106 & Historic Resource Survey**, Detroit MI  
**State Savings Bank Historic Tax Credit Consulting**, Detroit MI

## Presentations & Publications

### *Southfield*

Arcadia Publishing Company, 2025

### *Picturing Southfield*

Southfield Historical Society, 2024 Lecture Series

### **Not to be Missed: Heritage Tourism and Underrepresented Cultural Resources**

Michigan Historic Preservation Network, 2023 Conference

### **Surveying Kalamazoo, Together**

Michigan Historic Preservation Network, 2022 Conference

### **In the Wrightian Mold: Harold Turner Houses in Michigan**

Michigan Historic Preservation Network, 2022 Webinar

### **Harold Turner Designed Houses in Michigan**

Bloomfield Historical Society, 2021

### **The Vinsetta Garage: Preserving the Built Environment via Adaptive Reuse**

International Society for Landscape, Place, and Material Culture, 2019 Conference

### **Adaptive Reuse Success Stories: The Vinsetta Garage**

*The Modern*, 2019

Graduate Student Assistant  
Michigan State Housing Development  
Authority, State Historic Preservation  
Office  
June 2018 - August 2018

Associate Counsel  
Quicken Loans  
May 2016 - May 2018

## Boards, Committees & Memberships

State Bar of Michigan  
Licensed Attorney

Preservation Detroit  
Board Member

Michigan Historic Preservation Network  
Incentives Committee Member,  
Member

Society of Architectural Historians  
Member

## Volunteer & Extra-Curricular

Association for Preservation Technology  
International—Eastern Great Lakes  
Chapter  
Social Committee Volunteer  
Paper Track Coordinator for 2022  
Conference in Detroit, MI

Michigan Historic Preservation Network  
Easement Monitoring

# Katie Cook

## loggia preservation

Principal & Co-Founder

Old buildings, especially the houses of everyday people, have always fascinated Katie. While working in accounting, she decided to study geography at Eastern Michigan University with the goal of attending the school's graduate program in historic preservation. In the graduate program, she worked as the digital heritage and preservation planning graduate assistant. She loves using geographic information systems (GIS) in her historic preservation work and brings her attention to detail and research abilities to each project.

**Wake County Historic District Design Guidelines**, Wake County NC  
**Broadell Neighborhood National Register Nomination**, Fayetteville NC  
**Section 106 Consulting**, Honor Community Health, Pontiac MI  
**Section 106 Consulting**, City of Auburn Hills MI  
**South Eton Road Historic Resource Survey**, Birmingham MI  
**Evart Downtown Historic District, National Register Nomination**, Evart MI  
**Winchell Avenue Historic Resource Survey**, Kalamazoo MI  
**Kalamazoo Neighborhoods Historic Resource Survey**, Kalamazoo MI  
**Harvard Square Building Historic Tax Credit Consulting**, Detroit MI  
**Vista Theater & Annex Historic Tax Credit Consulting**, Negaunee MI  
**Abingdon Historic District Design Guidelines**, Abingdon VA  
**Northville Historic District Design Guidelines**, Northville MI  
**Norwich Historic District National Register Nomination & Historic Resource Survey**, Roanoke VA  
**Broadell Neighborhood Historic Resource Survey**, Fayetteville NC  
**Detroit's Latinx Communities Historic Resource Survey & Multiple Property Documentation Form**, Detroit MI  
**Second Baptist Church of Detroit National Register Nomination Update**, Detroit MI  
**African American Housing in Inkster Historic Resource Survey**, Inkster MI  
**Birmingham Historic District Design Guidelines**, Birmingham MI  
**1550 Woodward Historic Report**, Detroit MI  
**Hidden Housing: Alley Dwellings in Detroit**, Ypsilanti MI

### Presentations & Publications

**Adaptive Reuse: Historic Preservation Basics**  
Student Michigan Association of Planning Conference, 2025 Conference

**Using the Survey of African American Housing in Inkster to Spur Future Heritage Tourism**  
Michigan Historic Preservation Network, 2023 Conference



**katie@loggiapreservation.com**

(586) 441-8168

### Certifications

36 CFR 61 Architectural Historian

### Education

Master of Science, Historic Preservation  
Eastern Michigan University, 2023

Bachelor of Science, Geography  
Minor, Historic Preservation  
Eastern Michigan University, 2019

Associate of Business Administration,  
Accounting  
Macomb Community College, 2017

### Work Experience

Principal & Co-Founder  
Loggia Preservation  
January 2025 - current

HGIS Team Lead  
Eastern Michigan University  
August 2024 - current

Architectural Historian  
Kraemer Design Group  
August 2022 - January 2025

# Katie Cook

## loggia preservation

Principal & Co-Founder

### Nathan Johnson: Building Detroit

Michigan Historic Preservation Network, 2023 Webinar

### Alleys and Places: Remnants of a Cultural Landscape in Detroit

*Post & Lintel*, Fall 2022

### Access to the Attic Space: Acadian Cottages in the Cajun Heartland

*Post & Lintel*, 2021

### "GIS-based Classroom Management System to Support COVID-19 Social Distance Planning"

Lockhande, Trupti, Xining Yang, Yichun Xie, Katie Cook, Jianyuan Liang, Shannon LaBelle, and Cassidy Meyers

*Computational Urban Science* 2, no. 11 (2022). <https://doi.org/10.1007/s43762-022-00040-3>

HGIS Intern

Eastern Michigan University

August 2021 - May 2022

Graduate Student Assistant

Eastern Michigan University

August 2020 - April 2022

Accounts Receivable & Payable

Wall Colmonoy Corporation

May 2014 - August 2022

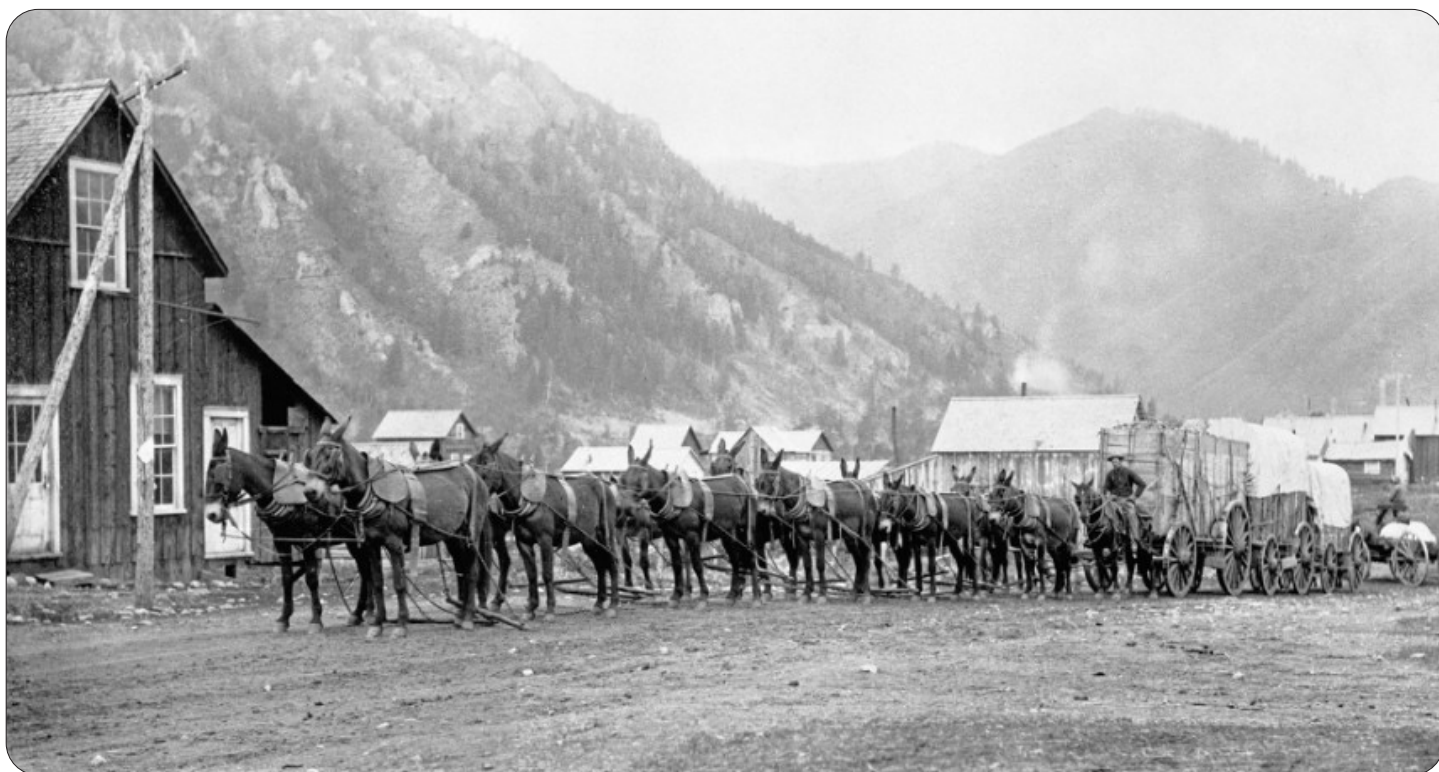
## Boards, Committees & Memberships

### Preservation Detroit

Treasurer, Board Member

### Michigan Historic Preservation Network

Member



The Ketchum Fast Freight Line



## Experience with Post-World War II Architecture



Our team has extensive experience researching and documenting architecture from the period after World War II. This experience includes a survey of a mid-century subdivision in Fayetteville, North Carolina; a National Register nomination of a significant mid-century addition on Michigan's first Black church (the Second Baptist Church of Detroit); an intensive survey of a mid-century subdivision in Inkster, Michigan; and a survey of a mid-century subdivision in Birmingham, Michigan among other projects. We believe this era of architecture is an important piece of the history of Ketchum and we are thrilled to present this proposal to ensure it is recognized and preserved. We include project pages in this response which discuss some of our projects in more detail—professional references for each project are also provided on these project pages. A few relevant projects are also summarized below:

- A highly intact subdivision called Seabrook-Broadell was comprised of Modern and Contemporary style homes built for middle class Black residents of Fayetteville, North Carolina. Our team conducted a historic resource survey of 533 resources in this subdivision and more information can be found here: <https://www.loggiapreservation.com/our-work/broadell-neighborhood>
- Inkster is a commuter suburb outside of Detroit that grew exponentially in the 1940s-1960s. One small subdivision, the Watsonia Subdivision, was developed in the 1950s with help from the Inkster Housing Commission. The subdivision is filled with Modern and Contemporary style homes. More information can be found here: <https://www.loggiapreservation.com/our-work/african-american-housing-in-inkster>
- The Second Baptist Church of Detroit is the state's oldest Black congregation, and, in 1968, Black architect Nathan Johnson designed a spectacular Brutalist addition onto the original early nineteenth century façade. Our team wrote an update to the National Register of Historic Places nomination to include information about the Nathan Johnson designed addition. More information can be found here: <https://www.loggiapreservation.com/our-work/second-baptist-church-of-detroit>
- Along Eton Road in Birmingham, Michigan, many small Minimal Traditional and Colonial Revival style ranches and bungalows, built in the 1950s and 1960s proliferate. This bedroom community thrived in the post-war era and our team conducted a survey of these resources in 2024. More information can be found here: <https://www.loggiapreservation.com/our-work/south-eton-road>



Christiania Motor Lodge

## Historic Resource Surveys

Kalamazoo Neighborhoods, Kalamazoo MI  
South Eton Road, Birmingham MI  
Winchell Avenue, Kalamazoo MI  
Detroit's Latinx Communities, Detroit MI  
Norwich & Virginia Heights, Roanoke VA  
Broadell Neighborhood, Fayetteville NC  
African American Housing in Inkster, Inkster MI  
Edison Neighborhood, Kalamazoo MI  
Public Housing, Detroit MI

## Historic Tax Credit Consulting

Vista Theater & Annex, Negaunee MI  
Book Tower & Building, Detroit MI  
Madame Cadillac & Florent Gillet, Detroit MI  
Harvard Square Building, Detroit MI  
Fowler Building, Detroit MI  
Buhl Building, Detroit MI

## National Register Nominations

Evart Downtown Historic District, Evart MI  
Burroughs World Headquarters, Detroit MI  
Norwich Historic District, Roanoke VA  
Second Baptist Church of Detroit, Detroit MI  
Marygrove College, Detroit MI

Immaculata High School, Detroit MI  
Dr. Ossian Sweet House, Detroit MI  
Sojourner Truth Homes, Detroit MI  
Warren Motor Car Company, Detroit MI

## Design Guidelines

Northville Historic District, Northville MI  
Birmingham Historic Districts, Birmingham MI

## Historic Structure Reports

St. John the Baptist Episcopal Church, Otter Lake MI  
Dr. Ossian Sweet House, Detroit MI

## Section 106

Cass Henry Historic District, Detroit MI  
93 Seward, Detroit MI

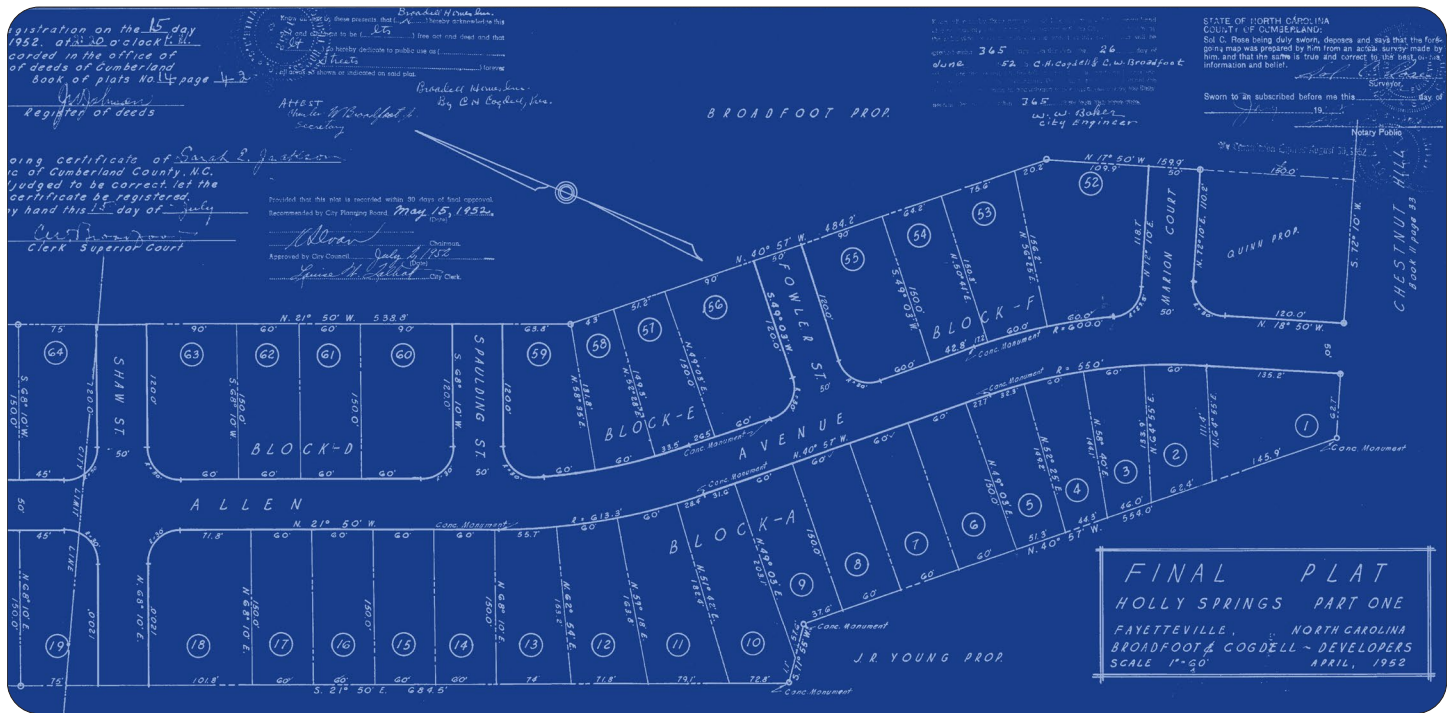
## Multiple Property Documentation Forms

Detroit's Latinx Communities, Detroit MI

## Additional Experience

Harvard Square Building Historic District  
Commission Application, Detroit MI  
Book Building & Tower Historic District  
Commission Application, Detroit MI  
Frank Murphy Hall of Justice Preliminary  
Evaluation, Detroit MI





# BROADELL NEIGHBORHOOD

## HISTORIC RESOURCE SURVEY

Fayetteville, North Carolina  
completed 2024\*

The Broadell neighborhood was established in the 1952 when the first section of the Holly Springs subdivision was platted by the Broadell Homes company. The neighborhood is significant as it was the earliest neighborhood to develop that specifically catered to Fayetteville's burgeoning Black middle class. Houses were sourced from stock plans presented by Broadell Homes, but prospective home buyers had the ability to customize design elements of their brand new homes. At the literal and figurative center of Broadell is E. E. Smith High School, Fayetteville's only historically Black high school, where generations of Broadell's residents have attended school.

In addition to surveying 533 properties and conducting research at local and regional archives, oral histories were integral to understanding Broadell's history and the important role the community has played in resident's lives. With the assistance of Cynthia Leeks, the president of the Seabrook-Broadell Neighborhood Community Watch, Katie and Cassandra conducted a series of oral histories with longtime residents of the neighborhood,

gaining invaluable insight into the lived experiences of Broadell's residents. The survey project documented Broadell's history and local significance, and serves as a springboard for future preservation activities in the neighborhood.

### References

Beth King  
Architectural Survey Coordinator  
North Carolina State Historic Preservation Office  
elizabeth.king@dnr.nc.gov  
(828) 250-3108

Christopher Cauley  
Director of Economic and Community Development  
City of Fayetteville  
christophercauley@fayettevillenc.gov  
(910) 433-1590

\*work completed while employed at Kraemer Design Group



# AFRICAN AMERICAN HOUSING IN INKSTER

## HISTORIC RESOURCE SURVEY

Inkster, Michigan  
completed 2023\*

Inkster, Michigan boasts a rich African American history as the southwest quadrant of the city became a haven for African American Detroiters as one of the few places that African Americans could buy a house during the early and middle decades of the twentieth century. The Detroit Urban League, the Ford Motor Company, the federal government, the Inkster Housing Commission, and some of Detroit's brightest Black architects, like Nathan Johnson, and builders, like Edward M. Burke and John Bingham, all contributed in some manner to the development of Inkster's African American community.

Cassandra and Katie helped document and share this history. The project involved a reconnaissance and intensive survey of the Ford-Inkster Project homes, the Carver Homes, LeMoyne Gardens, and the Watsonia Subdivision. Resources were predominantly residential, but commercial, religious, and civic resources were scattered throughout the survey area. Local libraries, historic newspapers, and property information were key resources that helped illustrate Inkster's African American history.

### Reference

Katie Kolokithas  
Survey Coordinator  
Michigan State Historic Preservation Office  
kolokithask@michigan.gov  
(517) 285-9248

\*work completed while employed by Kraemer Design Group







# SECOND BAPTIST CHURCH OF DETROIT

## NATIONAL REGISTER NOMINATION

Detroit, Michigan  
completed 2023\*

The Second Baptist Church of Detroit was formed in March 1836 by thirteen Black Detroiters, some of whom were formerly enslaved. As the first African American church in the state of Michigan, the church and its members played a pivotal role in the formation of other churches throughout Detroit and the state. Moreover, the church was an important station on the Underground Railroad in the nineteenth century and was an important location of civil rights activity in Detroit in the twentieth century. In 1968, the church undertook a significant expansion, constructing an adjacent educational building designed by premier local Black architect, Nathan Johnson.

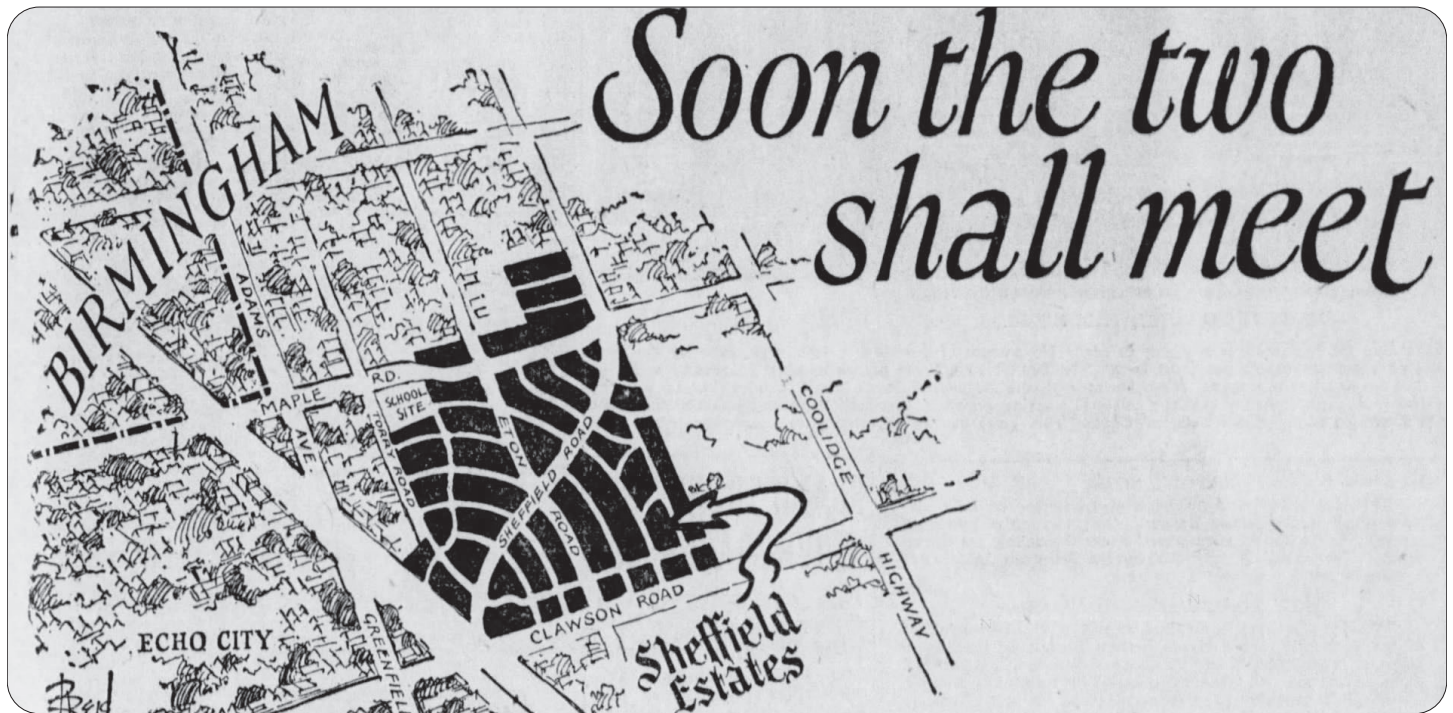
Cassandra and Katie co-wrote an update to the 1976 nomination which provided little information about the church's involvement in twentieth century civil rights activities and did not include Johnson's Brutalist style addition. The church's archives, local newspapers, and oral histories with longtime members of the congregation were instrumental in crafting the nomination, and ensuring the church's significant history is documented.

### Reference

Melanie Markowicz  
Executive Director  
Midtown Detroit, Inc.  
[melanie@midtowntdetroitinc.com](mailto:melanie@midtowntdetroitinc.com)  
(313) 420-6000

\*work completed while employed by Kraemer Design Group





# SOUTH ETON ROAD

## HISTORIC RESOURCE SURVEY

Birmingham, Michigan  
completed 2025\*

Katie and Cassandra completed a historic resource survey of South Eton Road between 14 and 15 Mile Roads in the fall of 2024. Katie and Cassandra previously worked with the City of Birmingham completing their city-wide historic district design guidelines. Suburbanization literally drove development of the area in the early-twentieth century as Woodward Avenue was widened to accommodate the explosion of automobile traffic coming into and out of Detroit. Housing construction did not take off until the post-war era when several Detroit-area builders speculatively constructed modest Minimal Traditional and Colonial Revival style houses from stock plans and constructed them in alternating patterns to avoid a monotonous streetscape.

Katie and Cassandra conducted extensive research using sources like historic maps, newspaper articles, and City permit information to develop robust historic contexts within which to understand the survey area's significance. A geographic information system (GIS) was developed to illustrate the patterns of housing construction along the road and create maps of the survey findings.

### Reference

Brooks Cowan  
City Planner  
City of Birmingham  
bcowan@bhamgov.org  
(248) 530-1846

\*work completed while employed by Kraemer Design Group







Downtown Ketchum c.1950s

## Project Understanding & Approach

We see this project as a crucial step in preserving the recent history of Ketchum by studying and documenting properties in the City that date to the post-war period. This is an emerging area of study for architectural historians but, often, gets overlooked in comparison to older properties. We understand the need to preserve a community's architectural and cultural heritage, and we know how to provide guidance to achieve these goals. We welcome the opportunity to work closely with the City of Ketchum to complete this survey.

We understand that the City is looking for a consultant who can conduct an architectural survey of one or more neighborhoods in Ketchum focusing on properties built in the post-World War II era. The City is using a time period 1950 through 1980 to extend the lifespan of the survey and these will be guideposts our team will use when working on this project. We understand further that several neighborhoods in Ketchum have been identified as potential survey areas including Warm Springs, Trail Creek, Bigwood, West Ketchum, and Community Core. Based on the size of the budget, we estimate our team can survey a maximum of 75 properties along with writing an extensive survey report, creating maps, and completing inventory forms for each property. That being said, we will work with City staff, the Historic Preservation Commission (HPC), and the SHPO to develop a defined project area to be surveyed. Our plan of work is as follows:

### **PROJECT MANAGEMENT/ADMINISTRATION**

Our team will meet with City staff and the SHPO to discuss deliverables, survey areas, schedules, and other pertinent details. Our team will continue to check in periodically for internal meetings as needed and we will produce the monthly required progress reports as well.

### **PUBLIC MEETINGS/COMMUNITY ENGAGEMENT**

Our team will assist the City with their public engagement and community engagement efforts by verifying outreach content, assisting with production of content, and any other support services needed by the City. To keep costs down, our team does not anticipate attending the public engagement meetings although this can be discussed during the kickoff meeting as well.

### **FIELDWORK**

Our team will travel to Ketchum to perform fieldwork and to conduct historic research in Boise, in Ketchum, and in Blaine County. During the survey fieldwork our team will take photographs, record building materials, styles, condition, and significant site features. Our team will do the GIS mapping for each property once we return to our home office.

### **SURVEY REPORT**

Our team will prepare a reconnaissance survey report in accordance with SHPO template and our team will rely on all published guidance and best practices issued by the SHPO and the National Park Service. The report will document the historic context(s), maps, photographs, evaluations and recommendations for National Register eligibility. Our team has built in time for review of the draft of the report to ensure the City and the SHPO have an opportunity to review and comment upon it. The report will be submitted in electronic format and all supplemental documentation will also be provided.

### **ICRIS SURVEY ENTRIES**

Our team will complete ICRIS forms (entries into the database) for a maximum of 75 resources.

### **ASSUMPTIONS/CITY RESPONSIBILITIES**

Loggia assumes the City will assist this project in a few different ways. Our team assumes the City will meet with our team for an initial kickoff call to discuss the survey bounds/focus areas as well as the schedule, potential archival sources, meeting cadence and logistics, etc. We further assume the City will meet with us on an as needed basis to continue monitoring the project, discuss goals, reviewing deliverables, and providing advice, as needed, to our team. This support will ensure our team is set up for success on this project. Finally, we assume that the City will schedule and conduct public engagement meetings related to the project. Loggia will support the City by verifying and assisting in the production of engagement content.





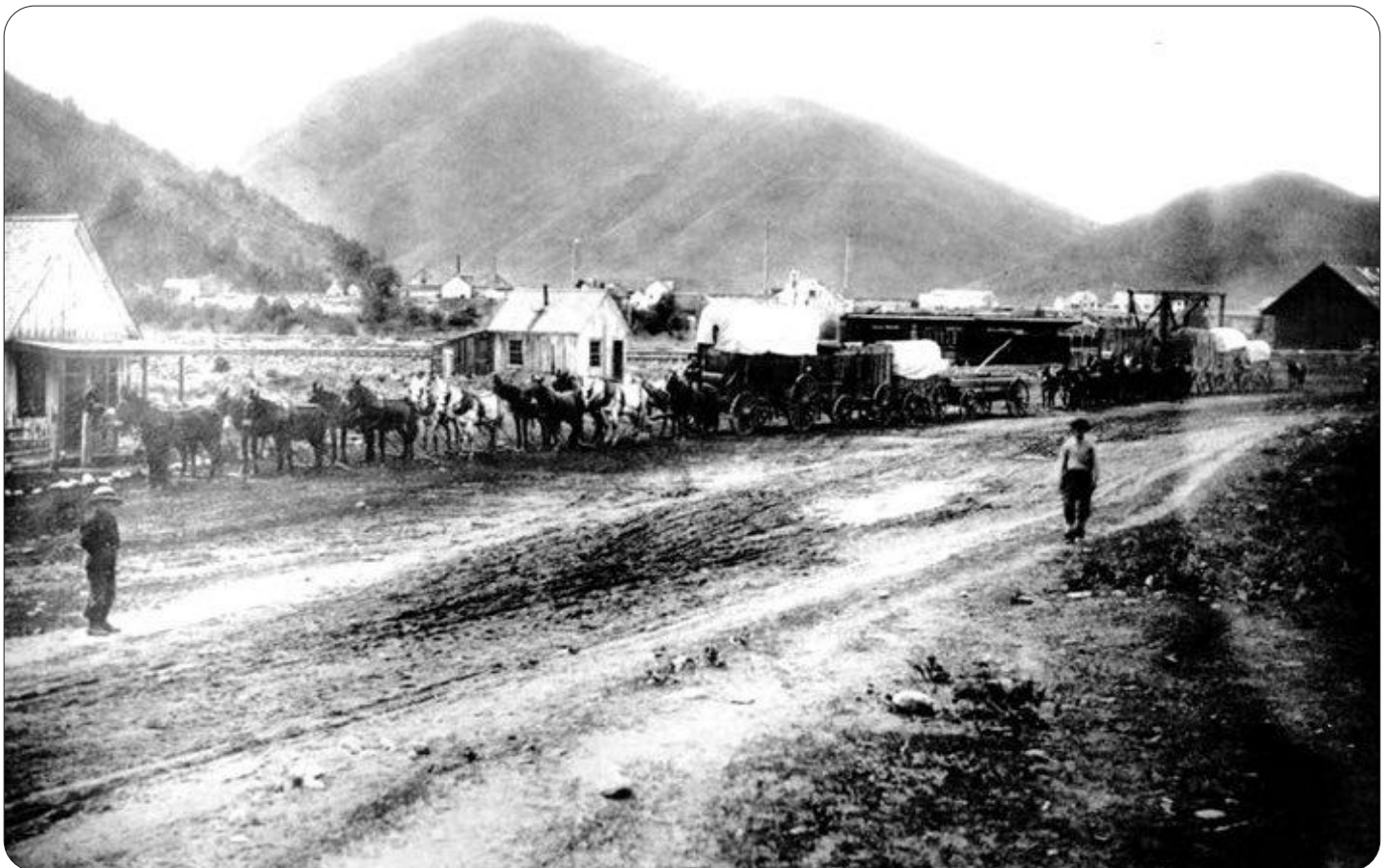
## Timing & Fees

Loggia has prepared a schedule for each deliverable with tentative due dates. The due dates/timing can be discussed during our kickoff call, but we believe this project is easily achieved in the time allotted.

Task / Deliverable	Date	Personnel, Hours & Rate				Fee
Contract Awarded	June 2025					
<b>Deliverable 1. Kickoff Meeting</b>	June 2025	Cassandra	1	@	\$75	\$75
Our team will meet virtually with the City, HPC, and SHPO to discuss the project, set goals, deliverables, schedules, etc.		Katie	1	@	\$75	\$75
						<b>\$150</b>
<b>Deliverable 2. Preliminary Research and Data Collection</b>	June 2025	Cassandra	10	@	\$75	\$750
Our team will immediately begin reading the prior survey products, conducting online research, and familiarizing ourselves with the research resources available		Katie	10	@	\$75	\$750
						<b>\$1,500</b>
<b>Deliverable 3. Survey Fieldwork and Research</b>	July 2025	Cassandra	24	@	\$75	\$1,800
Our team will travel to Ketchum to conduct local research and fieldwork and to meet as needed with City leaders and stakeholders		Katie	24	@	\$75	\$1,800
						<b>\$3,600</b>
Travel Costs	July 2025	Flights				\$1,100
		Accommodations				\$600
		Car Rental				\$300
		Food				\$500
		Incidentals				\$125
						<b>\$2,625</b>
<b>Deliverable 4. First Draft of the Survey Materials</b>	September 15, 2025	Cassandra	30	@	\$75	\$2,250
Our team will submit a first draft of all survey materials (survey forms, photography, maps, and survey report)		Katie	25	@	\$75	\$1,875
						<b>\$4,125</b>

Task / Deliverable	Date	Personnel	Hours	Rate	Fee
City of Ketchum and SHPO return comments on Deliverable 4	November 15, 2025				
<b>Deliverable 5. Final Survey Materials</b>	December 23, 2025	Cassandra	20	@ \$75	\$1,500
Loggia will submit the final survey materials. The final deliverable will have addressed all comments made by the City and SHPO on Deliverable 4		Katie	20	@ \$75	\$1,500
					<b>\$3,000</b>
<b>Total Fee</b>		Cassandra	85	@ \$75	
		Katie	80	@ \$75	<b>\$15,000</b>
		<b>165 Total Hours</b>			

**NOTE:** The City of Ketchum can include additional properties for an extra \$75 per added property. Note that the additional properties would need to be selected prior to Loggia traveling to Ketchum for fieldwork.



Old photograph of Ketchum







April 25, 2025

Trent Donat  
City Clerk  
P.O. Box 2315  
1915th Street West  
Ketchum, ID 83340

**RE: Request for Proposals (RFP) Reconnaissance-level Survey of Post World War II Historic Properties in Ketchum**

Dear Trent Donat

Chronicle Heritage appreciates this opportunity to provide thoughtful and insightful urban design service for the City of Ketchum. At Chronicle Heritage, we help communities document, protect, and activate their urban environment through historic preservation, cultural resources advisement, and preservation planning. By blending historical research, architectural assessment, and urban design, we create engaging, economically thriving, and historically rich places.

Our team of preservation planners, urban designers, historians, and cultural resource specialists are the best for this project because they have extensive experience supporting a wide variety of organizations with documentation of underserved and underrecognized communities, including public agencies, redevelopment authorities, and municipalities, in balancing heritage and cultural preservation with modern growth through directed infill and redevelopment. We ensure historic and cultural resources are not just protected but leveraged as dynamic assets. Beyond preservation and urban design, we help communities tell their stories through wayfinding, tourism experiences, digital engagement, and cultural activation—ensuring that history remains a living, evolving part of the built environment.

Our key personnel work closely with our field and support staff to create a cohesive team that executes projects quickly, efficiently, and effectively. We understand exactly what will be entailed in providing the City of Ketchum with personalized, professional care.

Sincerely,

**CHRONICLE HERITAGE**

**Heidi de Gregory** | Office Principal



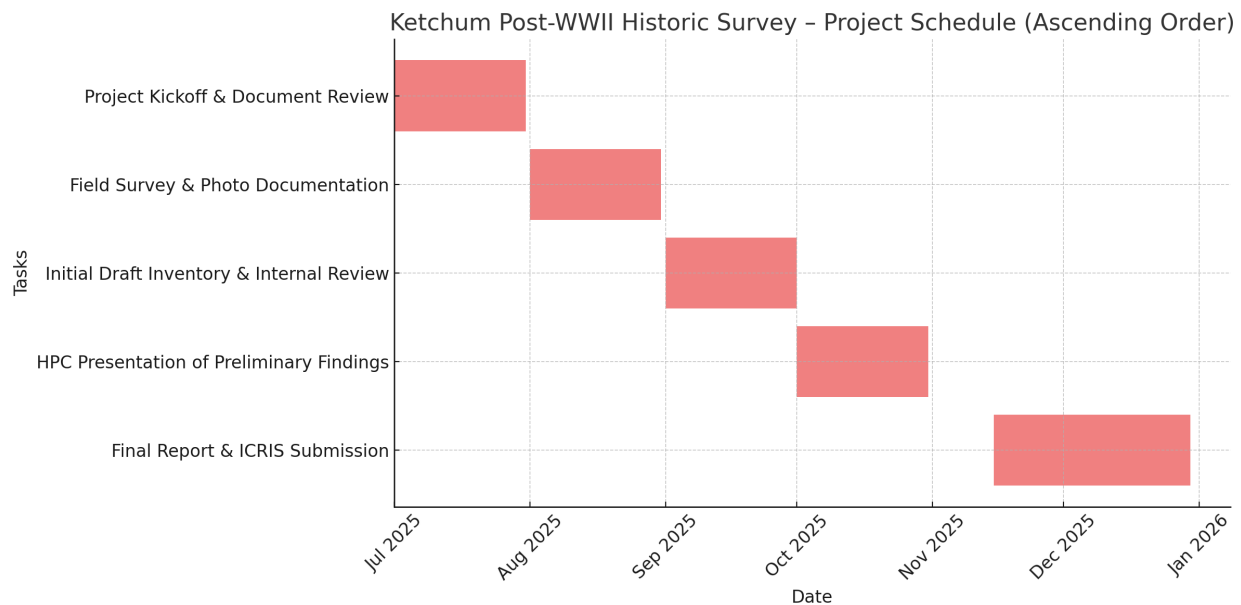
# 1. Project Understanding and Approach

Chronicle Heritage understands that the City of Ketchum seeks a qualified consultant to conduct a reconnaissance-level survey of post-World War II historic properties (1950–1980) within neighborhood areas to be determined. This effort will inform future preservation planning and identify properties potentially eligible for the National Register of Historic Places (NRHP). We recognize the project’s scope includes working collaboratively with City staff, the Historic Preservation Commission (HPC), and the Idaho SHPO to refine the target neighborhoods, conduct a field-based inventory, and generate clear, compliant documentation for submission through the Idaho Cultural Resource Information System (ICRIS).

Our approach is rooted in precision, collaboration, and stewardship. We will begin with a project kickoff meeting to confirm goals, deliverables, and the neighborhood(s) to be surveyed, followed by the collection and review of existing data, assessor records, prior survey results, and relevant architectural contexts. Chronicle will conduct an in-person survey to photograph, map, and document each resource’s character-defining features. Our team has all SOI-qualified architectural historians with extensive experience evaluating mid-century and late modern resources and will use typological analysis to assess architectural integrity and contextual significance. We will ensure that all findings conform to the Secretary of the Interior’s Standards and that data are accurately formatted for ICRIS submission.

## 1A. Project Schedule

The following timeline reflects the City’s desired completion window from Summer 2025 through Winter 2025/2026:



## 1B. Project Budget

Chronicle Heritage proposes to complete the scope of work for a not-to-exceed amount of **\$15,000**, in full compliance with the City's budget constraints. Our budget estimate includes the following:



Scope	Est. Hours	Direct Expenses	Extended Rate
<b>A. Project Initiation</b>	5.25	\$0	<b>\$715.20</b>
<b>B. Fieldwork</b>	44	\$93.60 (Mileage)	<b>\$3,877.92</b>
<b>C: Reporting &amp; Deliverables</b>	144.5	\$0	<b>\$10,406.88</b>
<b>TOTAL</b>	<b>193.75</b>	<b>-</b>	<b>\$14,968.03</b>

There are no additional subcontractors proposed. All tasks will be conducted in-house by Chronicle Heritage staff, ensuring consistency and accountability across all project phases.

## 1C. Project Management and Communication Structure

Katie Asselin, M.A., RPA, will serve as the City's primary point of contact and will manage day-to-day coordination, and fieldwork. She will be supported by Dean Baker, A.I.C.P., an SOI-qualified architectural historian and national expert in postwar architecture and preservation planning, along with Chronicle's internal quality assurance team for mapping, GIS integration, and document formatting.

Chronicle Heritage's internal communication model uses a structured approach with the following key features:

- **Biweekly check-ins** (virtual) with City staff for schedule alignment and milestone review.
- **Shared file access** via a secure project portal for tracking deliverables and facilitating collaboration.
- **Centralized communications** via a dedicated email chain and tracking dashboard, ensuring clear lines of contact and issue resolution.

Chronicle Heritage brings proven experience from over 1,500 historic preservation and survey projects across the United States and a reputation for clarity, professionalism, and efficient delivery. We are confident that this approach will meet the City of Ketchum's expectations for quality, transparency, and timeliness.

## 2. Consultant Qualifications and Resumes

Description of how the Consultant meets the Secretary of the Interior's Standards for Evaluation and Identification outlined in the "Architectural and Historic Sites Survey and Inventory" manual. Provide resumes and qualifications of all team members on the project including field staff.

## DEAN BAKER, M.C.R.P., M.H.P., A.I.C.P.

### Preservation Planning Lead

#### EDUCATION

M.H.P., Heritage Preservation,  
Georgia State University, 1999

M.C.R.P., City and Regional Planning,  
Clemson University, 1995

B.A., Art, Luther College, 1992

#### YEARS OF PROFESSIONAL EXPERIENCE

29

#### REGISTRATIONS / CERTIFICATIONS

American Institute of Certified  
Planners

#### PROFESSIONAL AFFILIATIONS

Docomomo US, Southeastern Society  
of Architectural Historians

An award winning, internationally recognized expert in Architectural History, Dean Baker shares three decades of experience in cultural resources management (CRM) with significant expertise in Georgia, and the southeastern United States. Before coming to Chronicle Heritage, he spent over a decade at the Georgia State Historic Preservation Office working closely with the Georgia Department of Transportation. He later established an independent consulting firm where he led the nation in listing John Portman's 1961-1988 Peachtree Center in downtown Atlanta on the National Register of Historic Places. He is a lauded expert on mid to late twentieth century architectural history, noted for his work with late twentieth century Modern and Post-Modern resources. He has held executive, Board, and Chair positions for leading cultural resource organizations like The Wren's Nest, the National Historic Landmark home of author Joel Chandler Harris, Sweet Auburn Works, and the Atlanta Student Movement Commemoration Committee. Dean has worked on numerous projects throughout the southeast, Colorado, and California. Dean has worked with thousands of historic resources and evaluated them for listing on the National Register of Historic Places or contributed to their ongoing preservation.

### SELECT RECENT PROJECT EXPERIENCE

**John Nolen Plan Historic Resources Survey, Venice, FL.** *Lead Architectural Historian (2024).* Worked to determine the previous National Register of Historic Places listings in and around the historic district formed by the original plan designed by landscape architect John Nolen and new potential national register nomination recommendations. Client: City of Venice

**Bank of Columbia National Register Listing, Columbia, AL.** *Senior Architectural Historian (2024)* Reworked an existing National Register of Historic Places nomination form for the bank in Columbia, Alabama to shorten its period of significance to correspond with the period that the bank occupied its renovated headquarters before relocating to their newly built current location. Client: Alabama Historical Commission

**Slocumb Commercial District National Register Listing, Slocumb, AL.** *Senior Architectural Historian (2024).* Created a historic narrative and period of significance for a district in southeastern Alabama's wiregrass region, based solely on preliminary survey work. The district developed in the early twentieth century included a notable Moderne filling station. Client: Alabama Historical Commission

**Ashford Commercial District National Register Listing, Ashford, AL.** *Senior Architectural Historian (2023-2024).* Completed a narrative for the downtown Ashford historic district based on existing research and template for a district based around a Late Victorian railroad depot. This district included a wide variety of building styles including an Art Deco theater and New Formalist bank. Client: Alabama Historical Commission

**Atlantic Beach National Register of Historic Places Nomination, Atlantic Beach, Horry County, SC.** *Lead Architectural Historian (2024).* National Register of Historic Places nomination. Worked with the client, advisory group, and South Carolina State Historic Preservation Office team to document the history and architecture of this twentieth century African American beach community. Client: Horry County, South Carolina

**Idlewild, National Historic Landmark Nomination, Lake County, MI.** *Lead Architectural Historian (2024).* National Historic Landmark nomination. Led the Chronicle Heritage Southeast Built Environment team in completing a National Historic Landmark nomination for this early twentieth century African American resort. Client: Michigan State Historic Preservation Office

**Dixie Hills Historic Narrative, Chamblee, GA.** *Principal Investigator (2022-2023).* Worked with local developer, Prestwick Properties, and the Georgia SHPO to develop a narrative history of the historically significant Dixie Hills neighborhood in Atlanta from its beginnings as a follow up development to the landmark Washington Heights to its ongoing influence on the Civil Rights Movement and later involvement with the Atlanta Child Murders. Client: Prestwick Properties

**Plaza Fiesta Historic Narrative, Doraville, GA.** *Principal Investigator (2023).* Worked with the Georgia SHPO and local business promotion organization We Love BuHi to create a comprehensive narrative history of the development of La Plaza Fiesta from its origins as the Buford Clairmont Mall, including its interim incarnation as the Oriental Square Mall to its current cultural phenomena as Atlanta's center of Latin culture. Client: Mercy House of Georgia

**The Big Chicken Historic Narrative, Marietta, GA.** *Principal Investigator (2021-2022).* Worked with the Georgia SHPO and Cobb Landmarks to develop a comprehensive narrative history of the development of the Big Chicken from its beginnings as Johnny Reb's Chick-Chuck & Shake in a former Zesto location to the present landmark and its influence on the development of the Kentucky Fried Chicken chain. Client: Prestwick Properties

**Coosa Country Club Golf Course National Register Listing, Rome, GA.** *Principal Investigator (2019-2020).* Created a narrative for the historic landscape of the 1968 redesign of the Coosa Golf Course, designed by George Cobb, Prolific designer of golf landscapes in the southeastern United States, including the Par 3 – Short Course at Augusta National Golf Club and all the original routings for Sea Pines on Hilton Head. Client: Coosa Country Club

**Rev. Martin Luther King Jr. Sunset Avenue Home Historic Documentation, Atlanta, GA.** *Principal Investigator (2019).* Developed a comprehensive architectural description for the documentation of the King family home and the adjacent apartments that were formerly the home of the Maynard Jackson family and later the first home of the King Center for Non-violent Social Change on Sunset Avenue in Atlanta, Georgia. Client: NPS

## KATIE ASSELIN, M.A., RPA

### Local Project Manager & Field Surveyor

#### EDUCATION

M.A., Archaeology, University of Manchester, Manchester, United Kingdom, 2009

B.A. Anthropology, University of California, Berkeley, Berkeley, California, 2006

#### YEARS OF PROFESSIONAL EXPERIENCE

19

#### REGISTRATIONS / CERTIFICATIONS

Registered Professional Archaeologist 32437647

Katie Asselin brings over 15 years of experience in cultural resource management and field leadership across federal, state, and private sectors. As a Registered Professional Archaeologist and currently a Senior Archaeologist with Chronicle Heritage, Katie possesses extensive expertise in directing complex survey efforts and managing compliance with Section 106 of the National Historic Preservation Act. Her recent roles with the U.S. Forest Service and the Bureau of Land Management have involved oversight of large-scale inventory projects, technical reporting, and tribal consultation, underscoring her ability to navigate regulatory frameworks and ensure preservation standards. Katie's broad geographic field experience, which includes leading architectural and archaeological inventories across Idaho, California, and Nevada, is coupled with a strong background in GIS data integration, technical documentation, and interdisciplinary collaboration. Her on-the-ground leadership will ensure that the architectural survey is executed with precision, sensitivity to historic context, and adherence to professional and regulatory standards.

#### SELECT PROJECT EXPERIENCE

**Sawtooth National Forest, Jerome, ID.** *Forest Heritage, Program Manager and Tribal Liaison (February 25, 2024 – present).* Main point of contact for all tribal correspondence, working with members of the Shoshone-Bannock, Shoshone-Paiute, Nez Perce, and Northwest Band of Shoshone Nation; Ensure Forest tribal consultation obligations are met under the National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), Archaeological Resources Protection Act (ARPA), and many other authorities; Oversee Forest heritage program and provide leadership and guidance related, but not limited, to: GIS data collection and management, Section 106 and 110 work, Idaho and Utah SHPO consultation, NAGPRA, and Archaeological Use Permits; Communicate often and maintain liaison with line officers and project managers to understand their heritage program and tribal consultation needs and priorities; Evaluate major heritage project work conducted across the Forest for consistency with program policies and standards, acting as the ultimate clearinghouse for all Section 106 work completed, unless delegated down to other heritage staff.

**Raft River Habitat and Vegetation Improvement Project.** *Senior Archaeologist (2024-present).* Cultural resources specialist overseeing a multi-year fuels reduction and rehabilitation project. Project area is over 30,000 acres with a wide array of treatments proposed. I have been working with Utah SHPO and project leaders to develop a phased approach to Section 106 review and compliance.

**Acting Heritage Program Manager, Sierra National Forest, Clovis, CA.** *70-day temporary promotion: (July 16 – September 24, 2023).* Providing heritage program leadership by overseeing the Forest's obligations under Section 106 of the National: Historic Preservation Act (NHPA), working under the Forest Service Region 5 Programmatic Agreement (PA); Helping to oversee and administer cultural work under contract in support of The Giant Sequoia Emergency Response Nelder Grove Phase III project. Work is taking place in the Nelder Grove Historic Area and there are many historic properties in which ground disturbing treatments have the potential to damage or destroy archeological materials requiring recommendation for mitigating actions and standard protection measures; Reviewing and making recommendations on applications for archaeological investigations permits by understanding the different permit authorities of the Organic Act of 1897, the Antiquities Act of 1906, and the Archaeological Resources Protection Act of 1979, and the permitting guidelines as



outlined in Forest Service Manual 2367. Ensure coordination with Forest Tribal Liaison and assisting managers to ensure proper tribal consultation for undertakings is being done and that potential effects to historic properties by agency actions is understood by the Tribes.

**Greenlink West Transmission Line Project. Bureau of Land Management (BLM), Nevada State Office, Reno, NV.** *Acting Assistant State Archaeologist, 120-day temporary promotion: (January 30 – May 28, 2022).* Participated on interdisciplinary team for the EIS and cultural resources inventory. Reviewed cultural inventory and site records from contractor for geotechnical work associated with the project (under threshold undertaking in accordance with BLM Nevada SPA and separate NEPA CX analysis). For the transmission line, we are handling our Section 106 obligations by substituting them with NEPA and the EIS analysis, pursuant to 36 CFR 800.8c; Helping with statewide GIS standardization efforts by drafting a Statement of Work to contract out database population and site records digitization. This will aid in BLM Nevada's responsibility to integrate legacy data and site records into BLM's National Data Standard for cultural resources data; Finalized the Bahsahwahbee/Swamp Cedars TCP amendment working with Tribal members and reviewing an updated statement of significance to modify listing on the National Register of Historic Places to significant at the national level; Participant on the FirstNet Broadband Strike Team to help oversee Section 106 responsibilities associated with approximately 20 right-of-way applications that are a top priority for the State Director and need to be completed by March 2023.

**BLM, Twin Falls District (TFD), Shoshone, ID.** *Fuels Archaeologist, (Aug. 5, 2018 – Jan. 29, 2022; May 29, 2022 – July 15, 2023; and Sept. 25, 2023 – Feb. 24, 2024).* Aided and provided expertise in an on-going effort to have a specific vegetation treatments appendix added to our State Protocol Agreement (SPA). This long-range objective would provide better guidance and help assist in better management of cultural resources where fuels and post-fire Emergency Stabilization and Rehabilitation (ESR) projects are involved; Certified Contracting Officer Representative (COR), Level II; responsibilities include developing Statements of Work/Performance Work Statements, reviewing proposals as part of a technical panel evaluation committees (TPEC), and acting as Project Inspector overseeing all aspects of a contract from the initial purchase request to receiving the final deliverables; Familiar with soliciting contracts through our BLM national cultural Blanket Purchase Agreement (BPA) or through GSA and the different requirements between the two types of solicitations; Participate on Inter-Disciplinary Teams reviewing National Environmental Policy Act (NEPA) documents to ensure adequate considerations were made for cultural resources and pursuant to Executive Order 13007, American Indian Religious Freedom Act, National Scenic and Historic Trails Act, NHPA, and for paleontology; Overseeing crews for various cultural inventories and archaeological pedestrian surveys for inventories we complete inhouse, ranging in size from 200 to 10,000 acres; Consulting with Idaho SHPO for Section 106 regarding emergency undertakings from wildland fire suppression efforts under 36 CFR 800.12.

**Wedge Fire 2023 Emergency Rehabilitation and Stabilization (ESR) Cultural Resources Inventory.** *Principal Investigator/Field Director (2023).* Oversaw cultural inventory of approximately 6,700 acres that the BLM wanted to drill seed as part of ESR treatments. Late season fire (September 2023) meant a short turn around for the cultural inventory and ESR implementation. Planned, directed, coordinated, and executed all cultural inventory work. Tasks included defining the area of potential effects (APE), directly overseeing fieldwork, managing three field crews, assessing site eligibility, writing the technical report, and coordinating protection measures with implementation crews all before November 2023.

**Twin Falls District Class I Overview.** *Cultural Resource Specialist/COR (2020-2022).* A Class I overview is an existing information inventory that synthesizes cultural data across a region to aid in future management. A detailed Class I inventory helps the BLM-TFD meet its needs and obligations under our SPA with the Idaho SHPO. Developed Statement of Work, reviewed proposals as head of the TPEC, and oversaw day-to-day work on contract. Tasks have included providing contractor with

GIS data, helping to develop an annotated bibliography and outline to guide the document, reviewing draft chapters and providing comments, and have coordinated with the Tribes to get their input and feedback incorporated into the document. Much of the document focused on interpreting and synthesizing our cultural GIS data and categorizing the data into site types that were more useful in guiding management decisions. This information was all relayed in the technical report.

**Milner Historic Recreation Area and Bostetter Fires 2018 Emergency Rehabilitation and Stabilization (ESR) Cultural Resources Inventory.** *Principal Investigator/Field Director (2019).* Planned, directed, coordinated, and executed all cultural inventory work. Tasks include defining the APE, directly overseeing field work, and coordinating protection measures with implementation crews, assessing site eligibility, and writing technical reports. Required unique considerations and assessment for possible effects to the Oregon National Historic Trail from proposed prescribed burn and re-seeding treatments. Additionally, the project required creative considerations for an unusual precontact historic property impacted by the Bostetter Fire suppression and proposed re seeding treatments. Solution was an excellent example of project objectives achieved through good tribal consultation and communication.

**BLM, Shoshone Field Office, Shoshone, ID.** *Archaeologist, (November 27, 2016 – August 4, 2018).* Planned, directed, coordinated, and executed cultural resource inventories for various projects across the field office supporting range, recreation, realty, and fuels undertakings. Working as the cultural resources subject matter expert by defining the APE, determining potential for adverse effects to cultural resources, recommending mitigation actions, and writing technical reports as part of project analysis and planning.

**Mammoth Cave Fire 2017 Emergency Rehabilitation and Stabilization (ESR) Cultural Resources Inventory.** *Principal Investigator/Field Director (2017-2018).* Planned, directed, coordinated, and executed all cultural inventory work. Tasks included defining the APE, coordinating, and overseeing multiple field crews for archaeological survey, assessing effects to 15 previously recorded historic properties, recording an additional 42 new sites and analyzing effects to those, and mitigating adverse effects by the standard protection measure of avoidance, for 15,000-acre drill seeding project that required 4,800 acres of new pedestrian survey.

**Poison Creek Grazing Allotment Permit Renewal.** *Principal Investigator/Field Director (2017).* Monitored known cultural resources for effects from grazing, surveyed an additional 100 acres in areas that had a high potential to contain resources and/or were known congregation areas for cattle, and assessed effects based on findings. Work completed in accordance with the Idaho BLM SPA appendix for grazing permit renewal.

**Applied EarthWorks, Inc., Fresno, CA.** *Associate Archaeologist, (October 13, 2014 – November 4, 2016).* Tracked my expenses, project budgets, and billable hours to aid in project management. Overseeing field technicians and providing guidance and training on field methods and protocol. Writing cultural resources management reports, documenting investigations by providing background, context, methods, findings, and summarizing results and recommendations in accordance with state California Environmental Quality Act (CEQA) and federal Section 106 of the NHPA laws, regulations, and policies.

**Manzanita Lake Extended Phase I Testing, Sierra National Forest, Madera County, CA.** *Field Director/Archaeologist (2016).* Overseeing fieldwork testing in historic Pacific Gas and Electric facilities. The area was known to be sensitive for precontact and historic archaeological resources. Assessed findings of testing to determine whether they constituted a significant, undisturbed archaeological deposit. Documenting finds and data in the field with photographs, notes, and a Trimble GPS unit using Terrasync. Primary author of technical report.

**Jacalitos Creek Bridge Replacement, Fresno County, CA.** Archaeologist (2015-2016). Supervised the field survey, documented findings, and served as lead author of the Archaeological Survey Report. Oversaw fieldwork during Extended Phase I testing and excavation, documented findings, and managed resource.

**Central Valley Power Connect Project, Fresno, Madera, and Kings Counties, CA.** Field Director/Lead Author (2015). Oversaw multiple crews performing cultural resources survey of 70 miles of proposed transmission line for proponent Pacific Gas and Electric. Primary author of technical report that documented cultural resource inventory and evaluations.

#### ADDITIONAL QUALIFICATIONS

**Archaeological Technician/Crew Chief**, Eldorado National Forest, Placerville Ranger District **June 2013 – Oct. 2014**

**Archaeological Technician**, Eldorado National Forest, Placerville Ranger District **June – Dec. 2012**

**Archaeological Technician**, AmeriCorps Volunteer, The Great Basin Institute, Reno, Nevada **Sept. 2011 – Jan. 2012**

**Archaeological Technician**, Kautz Environmental Consultants, Inc., Reno, Nevada **2008, 2011, 2012**

**Volunteer Site Assistant**, Olchon Court Excavation, Herefordshire, England **July 2010**

**Volunteer Site Assistant**, Chapel House Wood Excavation, Yorkshire, England **June 2009, and June 2010**

**Lab Assistant**, Archaeology Research Facility, University of California, Berkeley **January-May 2005**

**Student**, Kashaya Interpretive Trail Project Archaeology Field School **June 2004**

#### PERMITS and REGISTRATIONS:

Former Field Director, California BLM Statewide Cultural Resources Use Permit CA-15-29 (2012-2014)

#### PROFESSIONAL PAPER PRESENTATIONS:

*An Overview of Coast Range Rock Art in the Western San Joaquin Valley and Best Management Practices* **Katie Asselin** (author); Presented at the 50th Annual Meeting for the Society of California Archaeology (2016), Ontario, CA.

## CALEB GASPAREK, M.S.

### Preservation Planner and Project Manager

#### EDUCATION

M.S., Sustainability, Texas State University, 2024

B.S., Urban Geography, Heritage Studies, Texas State University, 2016

#### YEARS OF PROFESSIONAL EXPERIENCE

7

#### PROFESSIONAL AFFILIATIONS

National Trust for Historic Preservation American Planning Association (Texas)

U.S. Green Building Council

National Alliance of Preservation Commissioners

Caleb Gasperek has over seven years of experience in the public, private, and nonprofit sectors, practicing both preservation and long-range planning. Gasperek's work includes authoring citywide preservation plans, authoring historic design guidelines, Section 106 review, conducting historic resource surveys, and long-range neighborhood planning. Previously, Gasperek served as the HPO for the City of New Braunfels, Texas, where he managed the city's historic preservation program.

Gasperek brings a cross-disciplined approach to preservation from his experience working with private entities, local and state governments, and nonprofits. Gasperek has been involved in preservation projects in Texas, Colorado, New Mexico, Alabama, California, Connecticut, and Virginia. Furthermore, he is particularly experienced with city review processes, ordinances and regulations, historic design review, preservation planning, and district design guidelines from his time as the Preservation Planner for Chronicle Heritage and as HPO of New Braunfels, Texas.

### SELECT RECENT PROJECT EXPERIENCE

**Town Preservation Plan, Westport, CT.** *Associate Preservation Planner (Ongoing).* Gasperek served as the Preservation Planner who authored Westport's first town-wide preservation plan. The preservation plan will address the substantial number of demolitions occurring within the city and identify new areas of the town for future surveys and other efforts.

**City Preservation Plan, Danville, VA.** *Associate Preservation Planner (Ongoing).* Gasperek served as the Preservation Planner who authored Danville's first city-wide preservation plan. The preservation plan will primarily address the legacy of Jim Crow laws and segregationist planning practices that shaped the city throughout the nineteenth and twentieth centuries. Other points addressed include expanding the number of historic districts and providing new incentives for the protection of historic structures.

**National Register Nomination for the Weingarten Residence, Houston, TX.** *Associate Preservation Planner (2023).* Gasperek worked with the owners of the Weingarten Residence of Houston, Texas, a mid-century ranch-style home designed by famous Houston Architect Arthur E. Jones to nominate the building to the NRHP. Jones's other works include the Astrodome, the Allen Center, Greenway Plaza, and 1400 Smith Street (the Enron building).

**Historic District Design Guidelines, Smithfield, VA.** *Associate Preservation Planner (Ongoing).* Gasperek is working with Johnson Preservation Planning to create historic district design guidelines and corridor guidelines for the City of Smithfield, Virginia. The project involves working with multiple commissions, including Planning and Zoning and the Board of Architectural Review. The project will provide Smithfield with comprehensive design guidelines for its local and national historic districts and entry corridors into the city. The project is expected to be completed in April 2024.

**Prattville Historic District Design Guidelines, Prattville, AL.** *Associate Preservation Planner (2022).* Gasperek served as the Preservation Planner who worked with the City of Prattville, Alabama, to update the design guidelines for the Prattville Historic District. The project involved working with the city, Preservation Commissioners, and members of the community to provide an update to the



district's nearly 15-year-old guidelines. The newly adopted guidelines address both commercial and residential renovations, demolitions, and infill construction within the Prattville Historic District.

**Historic American Building Survey of Bureau of Indian Affairs Schools, Various Sites, AZ, and NM.** *Associate Preservation Planner (Ongoing).* Gasparek helped to prepare Historic American Buildings Survey forms for Bureau of Indian Affairs (BIA) school buildings and structures throughout New Mexico and Arizona for the Navajo Nation. Duties included archival and historical research and documentation of historical sites and structures associated with the BIA program that established Native American boarding schools throughout the Navajo Nation in the nineteenth and early twentieth centuries.

**Chemehuevi Cemetery and Burial Grounds NRHP Nomination, Twenty-Nine Palms, CA.** *Staff Preservation Planner (2022).* Gasparek conducted research and provided the client with prepared forms for nominating the proposed Chemehuevi Cemetery and Burial Grounds for submission to the NRHP. The project site included a circa 1850 burial grounds of the Chemehuevi and Serrano Native Americans of California.

**Unified Development Code, New Braunfels, TX.** *HPO (2019–2021).* While serving as the HPO for the City of New Braunfels, Texas, Gasparek worked with the consulting firm Clarion Associates to update the city's ordinance into the first unified development code. The project updated the historic preservation ordinance from 1996 and the Planning and Zoning portion of the code, which saw its last update in 2006. The project involved several stakeholders from the development community, local commissions, and the public. Gasparek conducted public meetings and walking tours of local historic districts to gather input from residents and assisted with regular city council and commission updates.

**Historic Preservation Ordinance, New Braunfels, TX.** *HPO (2019–2021).* From his time as the HPO, Gasparek worked with the local Preservation Commission, city staff, and residents of the four local historic districts to update the process and procedures for the city's nearly 30-year preservation ordinance. Gasparek helped to streamline outdated processes, create updated certificates of appropriateness and other historic district applications, and establish a design review subcommittee for each of the local historic districts.

**Downtown Historic District Overlay, New Braunfels, TX.** *HPO (2019).* Gasparek worked with developers and architects to create a design overlay for the downtown historic district in New Braunfels, Texas. The overlay created guidelines for the rehabilitation and renovation of existing historical structures and provided regulations for new development in the downtown historic district.

## LILLIAN HUTZELL, M.H.P.

### Senior Architectural Historian

#### EDUCATION

Master of Historic Preservation,  
University of Kentucky, 2020

B.A., History and Anthropology,  
University of Kentucky, 2018

#### YEARS OF PROFESSIONAL EXPERIENCE

4

#### REGISTRATIONS / CERTIFICATIONS

Qualified Professional in  
Architectural History in the State  
of Indiana

American Planning Association's  
Outstanding Plan in Small  
Jurisdiction Special Merit Award

Lillian Hutzell is a Qualified Professional Architectural Historian with four years of experience in NEPA and Section 106 compliance for a range of transportation and infrastructure projects throughout the southeast, including Kentucky, Ohio, Tennessee, Illinois, Indiana, Virginia, Florida, Georgia, Maryland, and Michigan. Hutzell is experienced in Section 106 reconnaissance investigation and documentation, historic property reports, deed and archival research, effects determination, public involvement and coordination, and historic bridge documentation. While at Clark Dietz, a civil engineering company, Hutzell contributed to the NEPA process through Red Flag Investigations, early coordination, Categorical Exclusions (Levels PCE to 4), commitments documentation, and public involvement for a range of agencies, including FHWA, USDA, SEPA, and local governments. While at Chronicle Heritage, Hutzell completed numerous National Historic Landmark nominations, NRHP nominations, and architectural surveys.

## SELECT PROJECT EXPERIENCE

**Idlewild National Historic Landmark Nomination Project - Idlewild, Yates Township, Lake County, MI.** Associate Architectural Historian (2024-present). The NPS, Midwest Regional Office (MWRO), proposed to nominate the Idlewild Resort Historic District as a National Historic Landmark. As Associate Architectural Historian, Hutzell completed the historic property descriptions, historical research, and significance assessments.

**Florida Chautauqua National Historic Landmark Nomination Project - DeFuniak Springs, DeFuniak Springs Township, Walton County, FL.** Associate Architectural Historian (2024-present). The NPS, MWRO, proposed to nominate the Florida Chautauqua Campus Historic District as a National Historic Landmark. As Associate Architectural Historian, Hutzell completed the historic property descriptions, historical research, and significance assessments.

**Old Fourth Ward Historic District Survey Project - Ann Arbor, Ann Arbor Charter Township, Washtenaw County, MI.** Associate Architectural Historian (2024-present). The Michigan SHPO and the City of Ann Arbor proposed a reconnaissance survey of the Old Fourth Ward Historic District in Ann Arbor, Michigan. As Associate Architectural Historian, Hutzell completed the historic property descriptions; deed, archival, and historical research; completed the Michigan reporting and identification forms; and significance assessments.

**United States Highway 27 Hot Mix Asphalt (HMA) Overlay and Pipelining Project - Town of Fountain City, New Garden Township, Wayne County, IN.** Cultural Resource Specialist (2022-2024). The Indiana Department of Transportation (INDOT) Greenfield District, with funding from the FHWA, proposed an HMA overlay and pipelining project in Wayne County, Indiana. As a Cultural Resource Specialist, Hutzell completed the historic property reports, deed and archival research, effects determination, public coordination, minor programmatic agreement compliance, and historic bridge documentation.

**State Road 225 Historic Bridge Rehabilitation – Tippecanoe County, IN.** Cultural Resource Specialist (2022-2024). The INDOT is planning to undertake a bridge rehabilitation project on the structure carrying State Road (SR) 225 over the Wabash River, funded in part by the FHWA. The project is in Tippecanoe County, Indiana. As a Cultural Resource Specialist, Hutzell completed the historic property reports, deed and archival research, effects determination, public involvement and coordination, and historic bridge documentation.

**State Road 28 Pavement Rehabilitation – Elwood, Madison County, IN.** Cultural Resource Specialist (2021-2024). The INDOT is planning to undertake pavement resurfacing, sidewalk replacement, curb ramp installation, and two bridge rehabilitation projects funded in part by the FHWA. The projects are in the City of Elwood, Madison County, Indiana. As a Cultural Resource Specialist, Hutzell completed the historic property report, deed and archival research, effects determination, and public involvement and coordination.

**Dodson Creek Solar Project – Clinton and Highland Counties, OH.** Junior Architectural Historian (2020-2021). The Dodson Creek Solar Project is a proposed photovoltaic (PV) solar facility in southwestern Ohio. On behalf of the client, a history architecture investigation and historic property report for a proposed solar project in Clinton and Highland Counties, Ohio, was completed. Hutzell served as a junior architectural historian for the project, completing the historic architecture fieldwork, coauthoring the historic property report, and completing Ohio Historic Inventory Forms for the properties identified during the investigation.

**Palomino Solar Project – Highland County, OH.** Junior Architectural Historian (2020-2021). The Palomino Solar Project is a proposed PV solar facility in southwestern Ohio. On behalf of the client, a history architecture investigation and historic property report for a proposed solar project in Highland County, Ohio, was completed. Hutzell served as a junior architectural historian for the project, completing the historic architecture fieldwork, coauthoring the historic property report, and completing Ohio Historic Inventory Forms for the properties identified during the investigation.

**YellowWood Solar Project – Brown, Clinton, and Highland Counties, OH.** Junior Architectural Historian (2020-2021). The YellowWood Solar Project is a proposed PV solar facility in southwestern Ohio. On behalf of the client, a history architecture investigation and historic property report for a proposed solar project in Brown, Clinton, and Highland counties, Ohio was completed. Hutzell served as junior architectural historian for the project, completing the historic architecture fieldwork, coauthoring the historic property report, and completing Ohio Historic Inventory Forms for the properties identified during the investigation.

## HOLLY BAKER, M.A.

### Architectural Historian

#### EDUCATION

M.A., Public History,  
University of Central Florida,  
2018

B.A., History, University of  
Central Florida, 2014

#### YEARS OF PROFESSIONAL EXPERIENCE

9

#### PROFESSIONAL AFFILIATIONS

American Association for  
State and Local History

Florida Conference of  
Historians

Florida Historical Society

Florida State Genealogical  
Society

Florida Trust for Historic  
Preservation

Holly Baker is an accomplished professional in history. In 2016, Baker was honored to be part of a team of three historians who successfully designated Norman Studios, a silent film studio in Jacksonville, as a National Historic Landmark. Ms. Baker was the Director of the Brevard Museum of History and Natural Science in Cocoa, Florida from 2018 to 2020. She served as the Archivist at the Library of Florida History from 2020-2023. Ms. Baker was the Public History Coordinator for the Florida Historical Society from 2018 to 2023.

Holding an M.A. in Public History from the University of Central Florida, Holly Baker demonstrated her commitment to the craft by establishing Knights HistoryCast, a popular podcast she produced for the UCF History Department from 2017 to 2022. Since 2015, she has also been a regular contributor to the Florida Frontiers weekly radio program that airs on NPR stations in Florida. She highlights the work of the Florida Trust for Historic Preservation in her "11 to Save" series on Florida Frontiers, bringing attention to threatened historic resources across Florida.

Holly's passion for storytelling also led her to the production of history podcasts for the *Florida Historical Quarterly* journal and for the Zora Neale Hurston Festival of the Arts and Humanities in Eatonville, one of the first Black incorporated municipalities in the United States. Baker was honored to interview author Alice Walker for the series. For her podcasting work, Baker received the 2019 Hampton Dunn Broadcasting Award from the Florida Historical Society. These innovative projects are a testament to Holly's passion for storytelling and her deep appreciation for history. Holly Baker's dedication to preserving and documenting history shines through her diverse contributions to the field.

## SELECT PROJECT EXPERIENCE

**Norman Silent Film Studio National Historic Landmark Designation.** Writer and Researcher (2015-2016). Along with a team of two other historians, Holly Baker conducted research and wrote the National Historic Landmark nomination for Norman Studios, a silent film studio in Jacksonville, Florida that produced films for Black audiences. The five-building complex is one of only a few remaining silent film studios in existence. Baker traveled to Washington, D.C. with her team to make a strong case for the Secretary of the Interior and the National Historic Landmarks Committee for its designation. In 2016, it became one of just over 2,500 National Historic Landmarks to be designated.

**Exhibits for the Leon and Jewel Collins Museum of African American History and Culture at the Harry T. Moore Center.** Exhibit Designer, Researcher (2021). Baker created permanent exhibits for the museum along with a digital exhibit celebrating Black history and featuring the stories of civil rights activist Harry T. Moore, educator Rosa Lee Jones, folklorist Zora Neale Hurston, artist Robert L. Lewis, and Rosenwald Schools in Florida. The museum is in Cocoa, Florida.

**Carver Hills Story Map.** Writer and Researcher (2024). Holly Baker helped create an ArcGIS Story Map about the Black community of Carver Hills near Atlanta, Georgia.

**Idlewild National Historic Landmark Nomination.** Writer and Researcher (2024-2025). Along with a team of two other historians, Holly Baker conducted research and wrote the National Historic Landmark nomination for Idlewild, Michigan, a resort community that catered to Black visitors during segregation.



**Works Progress Administration (WPA) Collection at the Library of Florida History.** Archivist and Organizer (2016). Baker organized the WPA Collection at the Library of Florida History in Cocoa, Florida. Baker arranged the collection into acid free folders and archival boxes and created a finding aid for the collection.

**James Gamble Rogers II Architectural Archive.** Archivist (2016). Using the scanning equipment of the Archaeology Department at the University of Central Florida, Holly Baker carefully documented, organized, and scanned the architectural plans of renowned architect James Gable Rogers II who designed several buildings in central Florida in the early twentieth century. The digital archive is maintained by the University of Central Florida.

**Florida Frontiers NPR radio series about the Florida Trust for Historic Preservation's 11 to Save List.** Writer, Researcher, Producer (2019-2023). Holly Baker has produced approximately 40 podcasts for the Florida Frontiers weekly radio show on NPR that focus on the Florida Trust for Historic Preservation's 11 to Save program. That work highlighting endangered historic properties in Florida garnered recognition in the Winter 2022 issue of the Florida Preservationist magazine. The experience broadened Holly Baker's knowledge of architectural history and historic preservation.

**The Exhibit "The Apollo Journey: Birth of the Space Coast."** Exhibit Designer, Researcher (2019). Holly Baker created a permanent exhibit for the Brevard Museum of History and Natural Science in Cocoa, Florida for the 50th anniversary of the first moon landing. Baker worked with NASA and other museums to gather artifacts for the exhibit.

**NRHP Eligibility Evaluation for the Ashe Seed Extractory and Black Seed Orchard.** Researcher, Writer (2024). Holly Baker conducted research and wrote the historic context and some of the architectural history and evaluation information for the Brooklyn, Mississippi report for the U.S. Department of Agriculture (USDA) Forest Service (USFS).

**NRHP Eligibility Evaluation for the Bend Seed Extractory.** Researcher, Writer (2024). Holly Baker conducted research and wrote the historic context for the Bend, Oregon report for the U.S. Department of Agriculture (USDA) Forest Service (USFS).

**Ethel Story Map.** Writer and Researcher (2024). Holly Baker helped create an ArcGIS Story Map for the Wekiva Wilderness Trust about the town of Ethel that was once located at Rock Springs Run State Reserve in Lake County, Florida.

**Clermont Historic Resource Survey.** Writer and Researcher (2024). Holly Baker conducted fieldwork and documented 250 historic structures for Christine Dalton with Dalton Studios, a consultant based in Mount Dora. For the project, Baker conducted research about Lake County and the town of Clermont's history.

**Crystal River Historic Resources Survey.** Writer and Researcher (2024). Holly Baker conducted fieldwork and documented 250 historic structures for Christine Dalton with Dalton Studios, a consultant based in Mount Dora. For the project, Baker conducted research about Citrus County and the town of Crystal River's history.

### 3. Project Experience – Historic Survey

Chronicle Heritage brings deep expertise in conducting reconnaissance-level surveys focused on mid-20th-century historic resources, particularly those constructed during and after World War II. Our firm has successfully completed dozens of such surveys for small- to mid-sized communities and culturally significant landscapes across the United States, providing critical documentation for future preservation planning and National Register of Historic Places (NRHP) nominations. The following selected projects exemplify our capabilities and are directly relevant to the City of Ketchum's historic resource goals.



## **HOGAN'S CREEK RESTORATION CULTURAL RESOURCE ASSESSMENT SURVEY**

**Jacksonville, Duval County, Florida**

Chronicle conducted a cultural resource assessment survey for Halff Associates, Inc., and the Hogan's Creek Restoration Project. The survey was part of the Section 106 process in support of an innovative "Emerald Trail" for Jacksonville that restored Hogan's Creek to a natural stream after decades of being constrained to concrete culverts and other manufactured interventions. The project involved transportation infrastructure.

Chronicle conducted archaeological test pits and surveyed 44 structures, 14 bridges, and 10 resource groups including a series of late 1920s concrete bridges and ornaments that contributed to the historic landscape and were eligible or already listed in the NRHP. Chronicle then advised Halff Associates, Inc. of potential adverse effects of the project. Chronicle then worked with the Florida Department of Historical Resources for concurrence and recommendations for the client in performing necessary mitigation of the adverse effects.

### **CLIENT**

Mark Llewellyn, Jr.  
Operations Manager  
Halff Associates, Inc.  
9995 Gate Parkway N.  
Jacksonville, FL 32246  
E: mllewellyn@halff.com  
T: 904.730.9360

### **TOTAL PROJECT COST**

\$43,000.00

### **PROJECT DATES**

August 2023 – October 2024





## **CITY OF VENICE GULF VIEW SECTION HISTORIC RESOURCES SURVEY**

### **Venice, Sarasota County, Florida**

On behalf of the City of Venice, Florida, Chronicle Heritage conducted an architectural survey of historic resources within the City of Venice Gulf View Section in Sarasota County, Florida. The project was funded by the City of Venice. The purpose of the project was to identify, document, and evaluate historic resources constructed through 1960 within the roughly 355-acre City of Venice Gulf View Section survey area, located between the intracoastal waterway and Venice Beach on the Gulf of Mexico and along the north and south sides of Venice Avenue. The project was undertaken to provide the City of Venice with an updated inventory of contributing and non-contributing resources within the historic districts intersecting the survey area, including the John Nolen Plan of Venice Historic District, the Armada Road Multi-Family District, and the Venice Downtown Business District. Recommendations for amendments to these districts and potential future historic preservation measures were also included.

Chronicle Heritage intensively surveyed the area and collected data via photo documentation, notes, and Florida Master Site File (FMSF) form documentation for all resources constructed prior to 1961. In all, Chronicle Heritage documented 257 historical resources, including 53 previously recorded resources and 204 newly recorded resources. Chronicle then made recommendations for the potential expansion of the district boundaries and appropriate adjustments to their respective periods of significance. The results of this study serve as an archival record of the Gulf View Section of Venice at the time of the survey. The historical overview contained in this report provides a historical and developmental context for the Gulf View Section and presents context for resources constructed before 1961. This work forms the basis for future preservation efforts in the Gulf View Section of Venice.

#### **CLIENT**

City of Venice  
Harry Klinkhamer  
Historical Resources Manager  
A: 401 W. Venice Ave.  
Venice, FL 34285  
E: [hklinkhamer@venicefl.gov](mailto:hklinkhamer@venicefl.gov)  
P: 941.486.2490

#### **TOTAL PROJECT COST**

\$52,000

#### **PROJECT DATES**

September 2023–February 2024



### **Consultant's Philosophy, Approach, and Experience in Successful Designation of WWII-Era Properties to the NRHP**

Chronicle Heritage approaches the evaluation and designation of World War II-era and postwar historic properties with a philosophy rooted in context-driven research, inclusive storytelling, and technical rigor. Our team recognizes that mid-20th-century resources—particularly those constructed between 1940 and 1975—often embody important but underrepresented narratives, including the growth of suburban development, military-industrial expansion, African American community-building during segregation, and mid-century modern architectural movements. These properties require thoughtful interpretation, especially as their historic significance may not always be visually apparent to the public or local stakeholders.

Our methodology centers on:

- **Contextualized Evaluation:** We begin each nomination by developing robust historic contexts that reflect the cultural, architectural, and planning trends of WWII and postwar periods. This includes identifying social, economic, and racial dynamics that shaped neighborhood development, land use, and architectural forms.
- **Integrity-Based Analysis:** We apply the NRHP Criteria for Evaluation with careful attention to integrity thresholds specific to mid-century resources, recognizing the need for nuanced interpretation of design, setting, and materials.
- **Community-Centered Documentation:** We prioritize community input and local narratives when assessing resource significance, especially for culturally significant or marginalized places. Our ethnographers and public historians often lead engagement efforts to ensure that nominations reflect lived experiences and architectural significance.
- **Compliance and Clarity:** All nominations adhere strictly to National Park Service (NPS) and State Historic Preservation Office (SHPO) standards, with clearly articulated justifications for significance and eligibility under Criteria A, B, C, or D, and with complete supporting documentation.

Through these efforts, Chronicle Heritage has demonstrated a consistent ability to secure NRHP designations for post-WWII resources, even in challenging contexts. Our success stems from our integrated teams of architectural historians, ethnographers, and planners, all of whom understand how to balance regulatory compliance with interpretive storytelling. We view each NRHP nomination not only as a tool for preservation, but as a platform for community recognition and pride.



## **RECONNAISSANCE AND INTENSIVE LEVEL SURVEY OF MODERN RESOURCES (1940-1970) NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FOR THE FLINT MUNICIPAL CENTER**

**Flint, Genesee County, Michigan**

Chronicle Heritage was contracted by the Michigan State Historic Preservation Office (SHPO) to conduct a reconnaissance-level survey of Modern resources, built 1940-1970, in the city of Flint, Genesee County. Chronicle Heritage was scoped to survey the entire city, excluding Bishop Airport, resulting in a survey area of 31.58 square miles or 20,214.1 acres. The purpose of the project, as defined by SHPO, was to place Flint within the larger Michigan Modern context, raise awareness of Flint's Modern resources to encourage their protection and reuse, and add to the SHPO's statewide inventory of historic resources. To this end, Chronicle Heritage conducted a reconnaissance survey of the city, including photo-documenting Modern resources and establishing a historic narrative, thematic contexts, and an architecture narrative, by which the resources could be evaluated for National Register of Historic Places (NRHP) eligibility.

Chronicle Heritage identified over 330 Modern properties in Flint. Based on the high probability of meeting the NRHP Criteria for Evaluation, Chronicle Heritage recommended four properties for intensive-level survey: Flint Municipal Center, Ralph J. Bunche Community Elementary School, Michigan National Bank Drive-Thru, and St. Paul Lutheran Church and School. Additionally, Chronicle Heritage identified three potential historic districts that require further investigation: the Kenbrook subdivision on the city's east side, the Country Club Estates subdivision on the city's southeast side, and Westgate Park on the city's southwest side. Based on the project research, Chronicle Heritage prepared an NRHP nomination for the International-style buildings and planned landscape of the Flint Municipal Center.

Chronicle Heritage also outlined preservation planning recommendations and identified threats to Modern resources. Recommended planning measures include intensive-level surveys of Flint public schools and Flint fire stations, a reconnaissance-level survey of Flint neighborhoods, and promotion of Flint resources through the Michigan Modern program. Threats to Modern resources include a

### **CLIENT**

Michigan State Historic Preservation  
Office and Michigan State Housing  
Development Authority  
E: [arnolda@michigan.gov](mailto:arnolda@michigan.gov)  
T: 517.582.1477

### **TOTAL PROJECT COST**

\$50,600

### **PROJECT DATES**

2018 - 2019

lack of local protection, population loss, demolition by redevelopment, and a potential relocation of municipal offices.



## **BANK OF COLUMBIA NATIONAL REGISTER OF HISTORIC PLACES NOMINATION**

**Columbia, Houston County, Alabama**

On behalf of the Alabama Historical Commission, Chronicle Heritage researched, documented, and nominated the Bank of Columbia to the National Register of Historic Places (NRHP). This project was part of a larger effort to survey and nominate historic resources in Geneva, Henry, and Mobile counties, and Houston County. The project was funded through the NPS Emergency Supplemental Historic Preservation Fund, applied to specific counties damaged by the impacts of Hurricane Michael in 2018.

### **CLIENT**

Alabama Historical Commission  
Christy Anderson, NRHP Specialist  
A: 468 S. Perry Street  
Montgomery, AL 36104  
E: [christy.anderson@ahc.alabama.gov](mailto:christy.anderson@ahc.alabama.gov)  
P: 334.230.2696

### **TOTAL PROJECT COST**

\$131,000

### **PROJECT DATES**

November 2021-Ongoing

Built in 1912 and remodeled in the mid-1960s, the Bank of Columbia is a one-story brick commercial style building in downtown Columbia. Known as the Bank of Columbia or the Old Bank of Columbia, the bank's operation was instrumental in the town's economic survival during the latter half of the twentieth century. Assistance from the Bank of Columbia, in the form of loans to local businesses, independent farmers, and larger farming operations, provided stability during times of economic uncertainty. Local banks in rural areas like Columbia were essential for farmers and businessmen to operate year-round.

Chronicle architectural historians worked with the Alabama Historical Commission to craft an NRHP nomination that faithfully represented the building's significance within its rural context. The building was listed on the National Register of Historic Places in December 2024.

## 4. References

1.	EA	Nate Jones, Project Manager 7995 E. Prentice Ave, Suite 206E Greenwood Village, CO 80111 T: 303.590.9146   E: <a href="mailto:njones@eaest.com">njones@eaest.com</a>
2.	Insignia	Robert Curley, Chief Technical Officer 545 Middlefield Road, Suite 210 Menlo Park, CA 94025 T: 650.520.5307   E: <a href="mailto:rcurley@insigniaenv.com">rcurley@insigniaenv.com</a>
3.	BLM	Adam Crowther, Technical POC/Contracting Officer 1849 C Street Northwest Washington, D.C., 20240 T: 530.252.5337   E: <a href="mailto:acrowther@blm.com">acrowther@blm.com</a>



# Doncaster Consulting

P.O. Box 1611  
Choteau, MT 59422



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May 5, 2024

Trent Donat, City Clerk  
City of Ketchum  
P.O. Box 2315  
Ketchum, ID 83340

Dear Trent,

Thank you for the privilege of submitting a proposal for the reconnaissance-level survey of Post World War II Historic Properties in Ketchum. Please find attached the written quote for this project.

In the field of historic preservation, we come across all kinds of property types and uses. Most recently I was involved in Nampa, Idaho writing up architectural descriptions for 54 residences built from 1975-1981 as part of a 90-building reconnaissance-level survey of Shalimar Estates. These residences were in various modern styles such as Shed, Brutalism, Ranch, Split Level, Split Entry, Mansard in single dwellings and townhouses. Each building or structure can tell a story. Ketchum has a varied story, from the early years of resource extraction to today's modern tourist destination. I can help your town **save time and money** by providing efficient and **accurate research**, survey, report writing, documentation, and preservation of historic properties. My products are **done once and done right**, and I make sure my clients are satisfied before closing the project. My record is consistent on finishing the proposed work on time and on budget.

I am the **most professional, congenial, and qualified consultant available**. I can build rapport with people of all levels of society, from ditch riders in irrigation districts to millionaires of the Pacific Northwest fruit industry. I have been doing National Register of Historic Places nominations and Washington Barn Heritage Register nominations since 2006, which require the strictest level of research and documentation. In my 19 plus years, I have surveyed many types and kinds of resources including linear features like irrigation canals, railroads, and structures such as water towers, bridges, barns, powerplants, historic districts, along with vernacular and high style architecture of residences, commercial buildings, and government buildings. When I worked for the U.S. Bureau of Reclamation and Jacobs Engineering, I was known as the person who took on hard-to-decipher resources and was able to evaluate them. Some of my examples for this project include work I have done as an employee prior to starting

my own full-time business in 2022. All the facets of this project interest me and I am the person who can do the quality job that the City of Ketchum deserves. Thank you for your time to consider my proposal.

Best Regards,

*Kelsey Doncaster*

Mr. Kelsey Doncaster  
Owner  
Doncaster Consulting, LLC  
[doncaster@3rivers.net](mailto:doncaster@3rivers.net)  
(509) 571-5362

# Doncaster Consulting



## Reconnaissance-level Survey of Post WWII Historic Properties in Ketchum



### PROPOSAL

#### EXECUTIVE SUMMARY

The National Historic Preservation Act (NHPA) was designed to protect those resources that are meaningful to local communities, states, and the Nation. Having historic surveys of local communities' historic resources helps to identify those resources that are of local, state or national importance on their own, or as a historic district. The information gathered from these surveys enables city governments to influence design review through a historic preservation commission, and legal mechanisms such as easements and covenants, to protect those precious resources. Doncaster Consulting, LLC, is a Historic Preservation Consulting firm that covers all aspects of Historic Preservation/Cultural Resource Management, including Historic Preservation law and policy. Kelsey Doncaster, owner and operator of Doncaster Consulting, LLC, is an Architectural Historian and Historian who meets the Secretary of the Interior's Professional Qualification Standards for both disciplines, with over 19 years of experience in the federal, public, and private sectors of Washington, Oregon, Idaho, and Montana.

Since 2006, Doncaster has completed and nominated buildings to the National Register of Historic Places, local historic registers, and conducted a multitude of historic resource surveys (reconnaissance and intensive) of hundreds of buildings, from 1840s cabins to 1980s Shed-style houses.

Doncaster Consulting, LLC, proposes to work with the City of Ketchum, and Ketchum Historic Preservation Commission (KHPC), to identify a specific neighborhood(s) for doing a reconnaissance survey of 20 buildings/structures built from the post World War II (WWII) period to the 1980s. The on-site survey could also involve more buildings if they have already been evaluated in prior surveys, or would need to be updated if they are over 10 years old, especially if the neighborhood is a historic district. A survey report with methodology, maps, survey results, and a table of those resources surveyed in the neighborhood would accompany the ICRIS forms.

#### FIRM/INDIVIDUAL PROFILE

Doncaster Consulting, LLC, is an Historic Preservation Consulting firm that services all aspects of Cultural Resource Management including National Register of Historic Places (NRHP) law and policy, built environment surveys, historic documentation, preservation, and NRHP Nominations. Kelsey Doncaster, owner and operator of Doncaster Consulting, LLC, helps organizations save time and money by providing efficient and accurate research, survey, report writing, documentation, and preservation of historic properties. Doncaster is an architectural

# Doncaster Consulting



## Reconnaissance-level Survey of Post WWII Historic Properties in Ketchum



historian and historian who meets the Secretary of the Interior's Professional Qualification Standards for both disciplines. He has 19 plus years of Cultural Resources Management and Historic Preservation planning experience, inventorying and evaluating a variety of properties for their eligibility in the NRHP, state and local registration programs in Washington, Oregon, Idaho, and Montana. The plethora of resources Doncaster has surveyed or documented includes resources built between 1840s and 1980s, ranging from utilitarian to high style architecture. Doncaster has worked on both small-scale and large-scale projects with a multitude of historic resource types including direct experience dealing with NRHP law and policy, Memorandum of Agreements, and Programmatic Agreements as a Federal Historian and as a member of the Washington Trust for Historic Preservation (WTHP) Board. Doncaster developed specific historic registration criteria for the City of Yakima Historic Preservation Program. He reviewed City of Seattle Historic Preservation Program Landmark submissions and advocated for historic properties to be listed as Landmark status. Doncaster has prepared a range of technical documents including Historic American Building Surveys, Historic American Engineering Records, State Level Historic Documentation, Historic Contexts, Finding of Effects, Built Environment Treatment Plans, and NRHP nominations. Doncaster is well versed in all aspects of Section 106 of the National Historic Preservation Act, and has ample experience in fieldwork, archival research, multi-disciplinary collaboration, oral history, negotiation and consultation, and project delivery. Doncaster has completed and nominated multiple buildings to the National Register of Historic Places **which were so thoroughly researched and completed that there were no revisions from the National Park Service**, saving organizations time and expense. Likewise, Doncaster has listed multiple barns to the Washington Barn Heritage Register. Doncaster has many years of historic preservation grant review experience from being on the preservation committee of WTHP and the Washington Department of Archeology and Historic Preservation Certified Local Government Board. These positions involved applying the Secretary of the Interior Standards to proposed projects, making sure there was adequate preservation throughout the state, making limited dollars go to the worthiest projects, and ensuring representation of marginalized communities. Bringing his expertise as a cultural resource specialist, he collaborates with enthusiasm in every project. Kelsey Doncaster is known for his willingness to approach new situations and challenges with perseverance, quality, and attention to detail.

### EDUCATION AND QUALIFICATIONS

- Master of Science (M.S.), Resource Management *Emphasis on Cultural Resource Management/Historic Preservation*, Central Washington University, 2008
- Bachelor of Arts (B.A.), History, University of Washington, 1996
- Bachelor of Fine Arts (B.F.A.), Painting, University of Washington, 1996
- Secretary of the Interior Standards for Historian, 2010



# Doncaster Consulting



## Reconnaissance-level Survey of Post WWII Historic Properties in Ketchum



- Secretary of the Interior Standards for Architectural Historian, 2010
- June 2006 - present, Doncaster Consulting, Owner, Senior Architectural Historian/Historian
- November 2019 – April 2022, Jacobs, Senior Historian/ Architectural Historian
- February 2008 – November 2019, United States Bureau of Reclamation, Historian

### SCOPE OF PROJECT

This project requires:

- Remote and in-person research at Ketchum Repositories of historical information.
- In-person and remote coordination with City of Ketchum, KHPC including determination of which neighborhood(s) to survey, right-of-way access, plans for private properties with limited or obstructed views.
- On-site survey of selected neighborhood(s) totaling 20 new resources recorded. The on-site survey could also involve more buildings if they have already been evaluated in prior surveys or would need to be updated if they are over 10 years old and could be part of a historic district.
- Survey report recapping survey with listing of eligible/not eligible resources and potential historic district. ICRIS forms for each property surveyed that is 45 years old or older.

Research of repositories, both in-person or online, related to the significance of buildings/structures from prior surveys of Ketchum will include (but are not limited to)

- City of Ketchum files
- Wood River Museum of History and Culture
- Sanborn Fire Insurance Maps
- Blaine County Tax Assessor Records
- ICRIS
- Ancestry.com
- Local newspapers on file at The Community Library

To gain historic context for the historic resources to be surveyed prior the 2005 Walsworth, Flowers & Meyer and TAG & Thompson reports will be used. Additional information would be added to the report/individual ICRIS forms of the 1960s-1980s where needed in the respective survey areas and resources.

Following quality survey practices and Idaho SHPO requirements, an on-site in-person survey will include photographing at least two sides of the building exterior and any character

# Doncaster Consulting



## Reconnaissance-level Survey of Post WWII Historic Properties in Ketchum



defining details of the property. Detailed analysis of the current conditions will be completed, noting any changes to the original building/structure and important character defining elements like cladding or windows, along with new additions or remodels.

Doncaster Consulting proposes that on-site survey occur in the fall of 2025 when travel costs are the least between the summer and ski season in the winter. This will enable as many properties as possible to be surveyed.

### RELATED EXPERIENCE WITH PROJECTS SIMILAR TO THE SCOPE OF SERVICES

Since 2006 Doncaster has listed many buildings to the NRHP along with hundreds of reconnaissance, and intense evaluations of buildings/structures for eligibility to the NRHP and state and local registers. In past work as a Federal Historian for the U.S. Bureau of Reclamation he surveyed and evaluated a plethora of post WW II buildings from ditchrider houses to shops to Quonset Huts. As a Senior Architectural Historian for Jacobs Engineering he surveyed and evaluated hundreds of post WWII houses, businesses, and even the Herbert Bayer designed Mill Creek Earthworks Park built in 1982.

He is thoroughly familiar with what is needed to complete a historic resources form, through understanding the four NRHP criteria and the seven aspects of integrity, having a solid historic context, how the property fits into the historic context or not, does the property contain a majority of its historic integrity for it to be eligible, what are the number of necessary photographs, along with the added details and requirements so that the building/structure is listed without incident. Doncaster's work is accurate, comprehensive and covers the full available history of a building/structure for the appropriate level of survey.

# Doncaster Consulting



## Reconnaissance-level Survey of Post WWII Historic Properties in Ketchum



### PROPOSED SCHEDULE\*

TASK	START DATE	END DATE
<b>Task 1. Background Research</b>	As soon as contract is signed with Ketchum HPC	14 days later
<b>Task 2. On site field work/evaluation of buildings &amp; local primary sources research</b>	TBD	14 days later
<b>Task 3. Meeting with persons or groups identified with building's history</b>	TBD	Concurrent with field work or as writing commences.
<b>Task 4. ICRIS forms &amp; survey report</b>	1 week after field work/research is completed.	90 days later
<b>Task 5. Draft report/ICRIS forms provided to City Staff/Ketchum HPC for review/comment</b>	Immediately after draft is completed	Staff will be given 30 days for review
<b>Task 6. Final documents</b>	TBD by when comments have been given to the consultant	30 days later after addressing all City Staff/Ketchum HPC comments

\*Schedule of dates is subject to change as this is an estimate with the current workload.

### PRESENT AND PROPOSED WORKLOADS AND RESPECTIVE RESPONSIBILITY IN THE PROJECT

As Doncaster Consulting, LLC is an owner-operated business, Kelsey Doncaster will be responsible for this project from initiation to completion. Current 2025/2026 workloads do not affect the time needed to travel and do the necessary research in Ketchum in the summer/fall of 2025.

### COST PROPOSAL & FEE SCHEDULE

Budgeted Task	Cost
Discussion with KHPC to identify selected neighborhood and historical background research on that area and the properties within. This includes three meetings for key milestones of the project with the KHPC's public meeting.	\$500
Site Visit to Ketchum neighborhood to survey	\$3,000
Drafting of ICRIS forms for selected Ketchum neighborhood surveyed	\$5,500

# Doncaster Consulting



## Reconnaissance-level Survey of Post WWII Historic Properties in Ketchum



Drafting Survey Report	\$3,000
Finalization of ICRIS forms from edits provided by ID SHPO & KHPC	\$750
Finalization of survey report from edits provided by ID SHPO & KHPC for ICRIS forms	\$500
Travel and hotel cost, photocopies, etc. for site visit *	\$1,750
<b>TOTAL</b>	<b>\$15,000</b>

### REFERENCES

#### **Michael Houser**

State Architectural Historian  
Washington State Department of Archeology and Historic Preservation  
Email: Michael.Houser@dahp.wa.gov  
Phone: (360) 890-2634

#### **Tama Tochiwara**

Senior Historian  
Bonneville Power Administration  
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#### **Sarah Rosenberg, AICP**

Associate Planner | Historic Preservation Officer  
City of Bozeman  
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#### **Michelle Thompson**

CLG Coordinator and Main Street Design Specialist  
Washington State Department of Archeology and Historic Preservation  
Email: michelle.thompson@dahp.wa.gov  
Phone: (360) 890-2617

#### **Brent Danielson, AICP**

Senior Planner  
Ada County Development Services  
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Phone: (208) 287-7913 office



# Kelsey Doncaster

## Senior Historian/Architectural Historian

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### Summary Biography

Kelsey Doncaster is an architectural historian and historian who meets the Secretary of the Interior's Professional Qualification Standards for both disciplines. He has 19 years of cultural resources management and historic preservation planning experience inventorying and evaluating a variety of properties for their eligibility in the National Register of Historic Places (NRHP), Washington Heritage Register, and local registration programs. He has worked on both small-scale and large-scale projects with a multitude of historic resource types. He brings his expertise as a cultural resources specialist and enthusiasm for collaboration onto every project. Kelsey has prepared a range of technical documents including Historic American Building Surveys, Historic American Engineering Records, State Level Historic Documentation, Historic Contexts, Finding of Effects, Built Environment Treatment Plans, and NRHP nominations. Kelsey is well versed in all aspects of Section 106 of the National Historic Preservation Act.

Kelsey has ample experience in fieldwork, archival research, multi-disciplinary collaboration, negotiation and consultation, and project delivery. He is known for his willingness to approach new situations and challenges with determination and attention to detail. As a fifth generation Washingtonian he has a vast knowledge of the Pacific Northwest, especially Washington State where his family lineage goes back to the territorial era.

### Key Skills/Areas of Expertise

- Section 106 of the National Historic Preservation Act
- Historic Resource Survey and Inventory
- Historic American Building Surveys (HABS)
- Historic American Engineering Records (HAER)
- Archival and primary source research
- Oral History Interviews
- Memorandum of Agreements
- Photography

### Education and Qualifications

- Master of Science (M.S.), Resource Management *Emphasis on Cultural Resource Management/Historic Preservation*, Central Washington University, 2008
- Bachelor of Arts (B.A.), History, University of Washington, 1996
- Bachelor of Fine Arts (B.F.A.), Painting, University of Washington, 1996

### Registrations and Certifications

- Secretary of the Interior Standards for Historian, 2010
- Secretary of the Interior Standards for Architectural Historian, 2010
- Graduate Certificate in Resource Management, Central Washington University, 2008

## Memberships and Affiliations

- Great Northern Railway Historical Society 2019-present
- Northern Pacific Railway Historical Association 2019-present
- Sumpter Valley Restoration Railroad Life Member 1989-present
- Washington Trust for Historic Preservation Member 2006-present
- Washington Trust for Historic Preservation Board Member 2011-2017
- Washington Trust for Historic Preservation - Preservation Committee Member 2011-2021
- National Trust for Historic Preservation Member 2007-2024
- American Historian Association Member 2008-2019
- Vernacular Architecture Forum Member 2009-present

## Training

- Montana History Conference – Great Falls, Montana 2024
- Montana History Conference – Helena, Montana 2023
- Montana History Conference – Red Lodge, Montana 2022
- AME60 Committee Transportation Research Board Conference – virtual meeting 2021
- AME60 Committee Transportation Research Board Conference – virtual meeting 2020
- National Trust for Historic Preservation Conference – San Francisco, California 2018
- Revitalize Washington – Port Townsend, Washington 2018
- Transportation Research Board Committee on Historic and Archaeological Preservation in Transportation Conference – Minneapolis, Minnesota 2017
- National Preservation Institute – Historic Windows: Managing for Preservation, Maintenance, and Energy Conservation – Montpelier, Vermont 2017
- Revitalize Washington – Ellensburg, Washington 2017
- VAF Durham, North Carolina Conference (presenter also at this conference) – 2016
- National Preservation Institute – Historic Bridges Management, Regulations, and Rehabilitation – St Paul, Minnesota 2016
- National Preservation Institute – NEPA Compliance & Cultural Resources – Austin, Texas 2015
- Revitalize Washington – Bellingham, Washington 2015
- Revitalize Washington – Wenatchee, Washington 2014
- National Council on Public History – Monterey, California 2014
- Revitalize Washington – Vancouver, Washington 2013
- National Trust for Historic Preservation Conference – Spokane, Washington 2012
- National Preservation Institute – Historic Structure Reports – Seattle, Washington 2011
- National Preservation Institute – Preservation Maintenance – Seattle, Washington 2011
- Northwest Archaeological Conference – Moscow, Idaho presenter 2011
- Society of Architectural Historians Marion Dean Ross Chapter – Boise, Idaho presenter 2011
- Advisory Council on Historic Preservation Advanced Section 106 – Boise, Idaho 2011
- ICMS Training – Denver, Colorado 2011
- Barn Heritage Conference – Walla Walla, Washington 2010
- Department of Interior Managing Museum Property – St Louis, Missouri 2010
- National Preservation Institute – Section 106 Agreement Documents – Sacramento, California 2010

- APT wood workshop - 2009
- ArcGIS Desktop 9.3 – Olympia, Washington 2009
- VAF Butte Conference – 2009
- Ebey's Forever Workshop - 2009
- Advisory Council on Historic Preservation Section 106 – Tulsa, Oklahoma 2008
- Reclamation CRM Training – Denver, Colorado 2008

## Achievements/Awards

- U.S. Bureau of Reclamation Regional Director's Award of Excellence, 2016

## Languages

- English (mother tongue)
- Spanish (minimal)

## Employment History

- June 2006 - present, Doncaster Consulting, LLC, Senior Architectural Historian/Historian
- November 2019 – April 2022, Jacobs, Senior Historian/Architectural Historian
- February 2008 – November 2019, United States Bureau of Reclamation, Historian

## Project Experience

### Shalimar Estates Historic Resources Survey, Canyon County, ID, TAG Historical Research & Consulting, Architectural Historian (2025)

Scope/Description/Value: TAG Historical Research & Consulting conducted a reconnaissance level survey for the Shalimar Estates for the City of Nampa Historic Preservation Council (council) of 90 residences built from 1975-1994.

Role and Responsibilities: Kelsey was the sole Architectural Historian for this project. He was tasked with writing up architectural descriptions for 54 residences built from 1975-1981. These residences were in various post-modern styles such as Shed, Brutalism, Ranch, Split Level, Split Entry, Mansard in single dwellings and townhouses.

### Ada County Historic Preservation Plan, Ada County, ID, Ada County Historic Preservation Council, Historian/Architectural Historian (2024-2025[in process])

Scope/Description/Value: Ada County and its Historic Preservation Council (council) has created a Historic Preservation Plan (HPP) to direct the council and landowners in the preservation of historic resources within the county. The last HPP was done in 2007 and needs updating. Ada County Historic Preservation Council received a Certified Local Government grant in 2024 to assist in this process.

Role and Responsibilities: Kelsey was the sole Historian/Architectural Historian for this project. He is researching, updating, rewriting, advisement of survey questions, and assisting the county with development of a new 2025 HPP.

### Three Waterville Historic Register Nominations, Douglas County, WA, Town of Waterville, Historian/Architectural Historian (2024-2025)

Scope/Description/Value: The Town of Waterville is home to many historic buildings which have not been listed to the local historic register. The Town of Waterville and its Historic Preservation Commission selected three different buildings to be evaluated and listed to the local historic register. They were the International Order of Odd Fellows Hall, John R. Jones House, Lanphere-Nelson House. The Town of Waterville received a Certified Local Government grant in 2024 to assist in this process.

Role and Responsibilities: Kelsey was the sole Historian/Architectural Historian for this project. He researched, photographed, documented, compiled and authored each of the three local register nominations for these Commercial, Neoclassical-Craftsman, and Dutch Colonial Revival style buildings.

### Three Waterville Historic Register Nominations, Douglas County, WA, Town of Waterville, Historian/Architectural Historian (2024)

Scope/Description/Value: The Town of Waterville is home to many historic buildings which have not been listed to the local historic register. The Town of Waterville and its Historic Preservation Commission selected three different buildings to be evaluated and listed to the local historic register. They were the western half of the Rogers & Howe building (Waterville Library today), the Kincaid-Daling house, and the Fletcher-Richert house. The Town of Waterville received a Certified Local Government grant in 2023 to assist in this process.

Role and Responsibilities: Kelsey was the sole Historian/Architectural Historian for this project. He researched, photographed, documented, compiled and authored each of the three local register nominations for these Commercial, Victorian Queen Anne, and Google style buildings.

### Waterville Historic Register Nomination How to Guide, Douglas County, WA, Town of Waterville, Historian/Architectural Historian (2024)

Scope/Description/Value: The Town of Waterville is home to many historic buildings which have not been listed to the local historic register. The Town of Waterville and its Historic Preservation Commission wanted to have a “How to Guide” developed for the residents that would answer their questions, outline the appropriateness of information for each section, and where to find the resources necessary to fill out the nomination form completely. The paper guide was supplemented by a workshop with PowerPoint in September 2024 for Waterville residents. The Town of Waterville received a Certified Local Government grant in 2023 to assist in this process.

Role and Responsibilities: Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, compiled and authored the How to Guide along with the PowerPoint.

### Fredrick S. Willson Multiple Property Document, Gallatin County, MT, City of Bozeman, Architectural Historian (2024)

Scope/Description/Value: The City of Bozeman is home to over 300 buildings/structures designed by local architect Fredrick S. Willson (1877-1956). The City of Bozeman and its Historic Preservation Advisory Board wanted to have a Multiple Property Document (MPD) to better assist in the identification and preservation of Willson's buildings/structures in the city. The City of Bozeman received a grant in 2023 to assist in this process from the Foundation for Montana History. This is the first ever MPD for an architect in Montana.

Role and Responsibilities: Kelsey as historian/architectural historian peer reviewed and edited the MPD, which had



been drafted by the City of Bozeman's Advisory Board, to make sure the MPD and the associated Architecture-Engineering Forms covered all the important contexts, historical narrative, and registration requirements for this management document.

#### [Northern Montana College Girl's Residence Hall National Register of Historic Places Nomination, Hill County, MT, Havre Historic Preservation Commission/MSU-Northern, Architectural Historian \(2023-2024\)](#)

Scope/Description/Value: Havre Historic Preservation Commission had listed Northern Montana College Girl's Residence Hall (today called Donaldson Hall) which is in Havre, Montana as one of Montana's most endangered properties. In partnership with Montana State University- Northern the Havre Historic Preservation Commission wanted to have a National Register of Historic Places nomination done for the building to assist in its future reuse.

Role and Responsibilities: Kelsey as historian/architectural historian photographed, researched, evaluated, wrote, measured, and compiled the National Register Nomination for this 1936 PWA Collegiate Gothic building. He defended the nomination, which was listed on the National Register by the Keeper on April 4, 2024.

#### [Montana State Training School Cottage No. 5 Historic Tax Credit Project, Boulder County, MT, High Plains Architects \(2023\)](#)

Scope/Description/Value: High Plains Architects contracted with Doncaster Consulting to do Part 1 of the Historic Tax Credit for Montana State Training School Cottage No. 5 which is undergoing an restoration and adaptive reuse project after sitting vacant for nearly 50 years.

Role and Responsibilities: Kelsey as historian/architectural historian, researched, wrote, and evaluated Cottage No. 5 for its eligibility to the National Register of Historic Places Nomination along with the appropriate sections for Part 1 regarding its history and current condition, etc.

#### [Montana Department of Transportation – Cascade County Title Search \(2023\)](#)

Scope/Description/Value: Montana Department of Transportation needed a title search on a parcel of land with multiple buildings that would be the subject of a Section 106 undertaking for roadway improvements in Great Falls, Montana.

Role and Responsibilities: Kelsey as historian researched and compiled the history of the property in West Great Falls Addition Block 1 Lot 10 through the chain of title from for this client from 1889 to 1974.

#### [Montana Department of Transportation – Teton County Title Search \(2023\)](#)

Scope/Description/Value: Montana Department of Transportation needed a title search on a section of land that would be the subject of a Section 106 undertaking for roadway improvements in the vicinity of Conrad, Montana.

Role and Responsibilities: Kelsey as historian researched and compiled the history of the southwest quarter of Section 22 Township 27N Range 4 West in Teton County through the chain of title from for this client from 1902 to 2007.

#### [History of Hood River Valley Irrigation Systems, Bonneville Power Administration, Historian \(2023\)](#)

Scope/Description/Value: The Bonneville Power Administration hired Kelsey to write the history of the irrigation systems in the Hood River Valley for the Oregon Encyclopaedia. This is to facilitate future Federal undertakings on the systems in the Hood River Valley that may receive a Federal or Oregon State grant.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, compiled and authored the history that was written per Oregon Encyclopaedia standards.

**North Branch Canal Above I-90 Project, Kittitas County, WA, Kittitas Reclamation District, Architectural Historian (2021-2022)**

**Scope/Description/Value:** Kittitas Reclamation District (KRD) proposed improvements to the North Branch Canal in support of the KRD conservation and supplemental plan located approximately 5.5 miles east of Kittitas, Washington.

**Role and Responsibilities:** Kelsey as historian/architectural historian was responsible for assisting KRD with fulfilling their Section 106 cultural requirements. He conducted a cultural resource survey, evaluated all built environment resources, and co-authored the cultural report.

**Opportunities for New Settlers: Historic Context of the Kittitas Division of the Yakima Project, Kittitas County, Washington, Kittitas Reclamation District, Historian/Architectural Historian, (2020-2022)**

**Scope/Description/Value:** In 2020, the U.S. Department of the Interior and U.S. Bureau of Reclamation partially funded conversion of the Kittitas Division South Branch Canal from an open irrigation canal to one of buried pipe that is in the Kittitas Division of the Yakima Project. This undertaking resulted in an adverse effect to the NRHP-eligible historic property, and a memorandum of agreement was signed that detailed steps to mitigate the adverse effect. One of the stipulations in the memorandum of agreement was to develop a historic context of the Kittitas Division. It would provide a detailed history of the Kittitas Division and draw connections between significant elements of the history of the reclamation district and the physical nature and constituent pieces of the Kittitas Division irrigation system. Additionally, it identified the registration requirements for a structure or building to be eligible for its association with the Yakima Project within the Kittitas Division and for their engineering quality. This document fulfilled the memorandum of agreement stipulation of a historic context.

**Role and Responsibilities:** Kelsey authored the historic context including all the archival research for the 135-page document.

**Dog River Pipeline Project, Hood River County, Oregon, City of The Dalles, Architectural Historian (2021 to 2022)**

**Scope/Description/Value:** The City of The Dalles proposed to improve and pipe their diversion on the Dog River within Hood River County which provides water to the City of The Dalles, OR.

**Role and Responsibilities:** Kelsey as Historian/Architectural Historian conducted a historic resource survey of the resources in a revised APE, evaluated all built environment resources, and co-authored the cultural report. Additional work consisted of treatment options for moving a historic cabin.

**Dog River Pipeline Project, Hood River County, Oregon, City of The Dalles, Architectural Historian (2021 to 2022)**

**Scope/Description/Value:** The City of The Dalles proposed to improve and pipe their diversion on the Dog River within Hood River County which provides water to the City of The Dalles, OR. Part of this improvement was a requirement of the USFS to do a condition assessment on the oldest building the Headworks complex.

**Role and Responsibilities:** Kelsey as Historian/Architectural Historian conducted a historic resource survey of this log cabin for its condition assessment for preservation or historic documentation. He authored the condition assessment and in consultation with the client and USFS it was determined that historic documentation of the log

cabin was the best result for this resource and saved the client \$100,000.

#### [East Fork Irrigation District Main Canal, vicinity of Odell to Parkdale, OR, Bonneville Power Administration, Historian/Architectural Historian \(2020-2021\)](#)

**Scope/Description/Value:** The Bonneville Power Administration hired Kelsey to evaluate the East Fork Irrigation District Main Canal under NHPA Section 110. This is to facilitate future Federal undertakings on the Main Canal for water savings when East Fork Irrigation District may receive a Federal or Oregon State grant.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, and authored the report on the Main Canal for NRHP eligibility. Additional work was done after this structure for the Hood River Soil and Water Conservation District on other parts of the irrigation system. The Bonneville Power Administration in consultation with the Oregon State Historic Preservation Office received concurrence that the Main Canal is not eligible to the NRHP, and future undertaking would be no effect to this structure. Finally, the whole irrigation district was determined not eligible during this consultation.

#### [East Fork Irrigation District Odell Lateral, vicinity of Odell, OR, Hood River Soil and Water Conservation District, Historian/Architectural Historian \(2020-2021\)](#)

**Scope/Description/Value:** The Hood River Soil and Water Conservation District hired Kelsey to evaluate the Odell Lateral in the East Fork Irrigation District system. This is to facilitate future Federal undertakings on the Odell Lateral for water savings when East Fork Irrigation District may receive a Federal or Oregon State grant.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, and authored the report on the Odell Lateral (called the Duke's Valley Canal) for NRHP eligibility.

#### [East Fork Irrigation District Neal Creek Lateral, vicinity of Odell to Hood River, OR, Hood River Soil and Water Conservation District, Historian/Architectural Historian \(2020-2021\)](#)

**Scope/Description/Value:** The Hood River Soil and Water Conservation District hired Kelsey to evaluate the Neal Creek Lateral in the East Fork Irrigation District system. This is to facilitate current and future State or Federal undertakings on the Neal Creek Lateral for water savings as the irrigation district had received a Federal grant from the National Resource Conservation Service.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, and authored the report on the Neal Creek Lateral (called the Eastside Canal today) for NRHP eligibility.

#### [King County Metro Rapid Ride I-Line, King County, Washington, King County Metro, Architectural Historian \(2020 – Present\)](#)

**Scope/Description/Value:** The Project would provide bus rapid transit service along an approximately 18-mile route in south King County including the cities of Renton, Kent, and Auburn, Washington. The route alignment connects three existing transit centers, facilitating transfers to/from regional destinations and providing access to a network of local routes.

**Role and Responsibilities:** Kelsey was the lead Historian/Architectural Historian for this project. He conducted the field work, primary research, co-authored the report with the archaeologist, directed a team of architectural historians to evaluate and record all 183 resources into the WISAARD database.

**Bridge 72.8 Replacement Project, Skamania and Klickitat County, Washington, Burlington Northern Santa Fe Railway, Architectural Historian (2021 - present)**

**Scope/Description/Value:** The Project proposed to replace the current bridge, Bridge 72.8 (built ca.1913) crossing the White Salmon River near Underwood, Washington.

**Role and Responsibilities:** Kelsey was the sole architectural historian for assessment of built environment resources. He conducted field work, co-authored the report with the archaeologist, directed a team of architectural historians to evaluate and record all resources into the WISAARD database. He is also assisting with development of a memorandum of agreement for the adverse effect to the NRHP eligible bridge.

**West Seattle and Ballard Link Extension Project, Seattle, Washington, Sound Transit, Architectural Historian, (2019 to 2021)**

**Scope/Description/Value:** The link extension project would provide, fast, reliable light rail connection to dense residential and job centers throughout Seattle. Project required an Environmental Impact Statement (EIS) and compliance with Section 106 of the National Historic Preservation Act. More than 1,400 properties, built in 1980 or earlier, required survey and evaluation. More than 200 properties were recommended as eligible for the NRHP. These properties varied from railroads to bridges to modest mid-century homes to skyscrapers. The team used ArcGIS software and iPads to quickly document the properties in the field.

**Role and Responsibilities:** Kelsey was part of a team of architectural historians who surveyed and evaluated these properties.

**Bridge 1750.9 Replacement Project, Snohomish County, Washington, Burlington Northern Santa Fe Railway, Architectural Historian (2021)**

**Scope/Description/Value:** The Project proposed to rebuild the current bridge, Bridge 1750.9, crossing the Skykomish River between Index and Gold Bar, in Washington. The Project would replace the current span, originally built in 1899, and retain the current piers and abutments, built in 1963.

**Role and Responsibilities:** Kelsey provided archival research and direction for the other team of architectural historians on this project along with senior peer review over the document.

**Ballard Bridge 0050-0006.3 Replacement Project, Seattle, Washington, Burlington Northern Santa Fe Railway, Architectural Historian (2021)**

**Scope/Description/Value:** The purpose of this project was to replace the existing bridge, as it was reaching its structural life expectancy. Bridge 0050-0006.3 (Bridge 6.3), also known as BNSF Bridge Number 4, was built in 1914. The bridge crosses the Salmon Bay Ship Canal in King County, Washington. Jacobs has prepared a Phase 1, cultural resources technical memorandum for the Bridge 6.3 Replacement Project. This technical memorandum supports permitting geotechnical activities associated with the Project, which will require a Nationwide Permit from the U.S. Army Corps of Engineers (Corps) and must, therefore, comply with Section 106 of the National Historic Preservation Act (NHPA). The Jacobs cultural resources team completed a cultural resources technical report that included a historic resources study and affects assessment.

**Role and Responsibilities:** Kelsey was responsible for re-evaluating of a complex of potential boat house/resort in Ballard that had been identified in NHPA Section 106 consultation. This involved a site visit, oral history interviews, and primary and secondary source research to develop the historic context of Ballard boat houses/resorts, the



properties themselves and statements of significance for each resource re-evaluated. This cluster of resources was updated to reflect the intensive level of survey on Washington State's online historic resource database, WISAARD along with revising the existing NHPA Section 106 report.

[Burlington Northern Santa Fe Railway Otis Orchards to Irvin Double Track Project, Spokane County, Washington, Burlington Northern Santa Fe Railway, Architectural Historian, \(2021\)](#)

Scope/Description/Value: This project includes the construction of 4.72 linear miles of proposed track improvement, new bridge installation, and associated infrastructure.

Role and Responsibilities: Kelsey was the lead architectural historian to address viewshed issues to a historic bridge – Northern Pacific Bridge 62.6 over the Spokane River in a PowerPoint with Washington SHPO and revising of the 2019 Section 106 report. The project was conducted for a high priority and high visibility client.

[Burlington Northern Santa Fe Railway Bridge Replacement Project, Cook County, Illinois, Burlington Northern Santa Fe Railway, Architectural Historian, \(2021\)](#)

Scope/Description/Value: The Burlington Northern Santa Fe Railway Company was planning to replace two existing railroad bridges constructed in the late 1890s. The project was subject to Section 106 of the National Historic Preservation Act, which required the bridges be evaluated for their potential eligibility for the NRHP.

Role and Responsibilities: Kelsey provided senior peer review over the document.

[Hecate Energy Project, Benton County, Washington, Hecate Energy LLC, Architectural Historian \(2021-2022\)](#)

Scope/Description/Value: Hecate Energy LLC proposed to construct a solar array and solar facility within Benton County, WA.

Role and Responsibilities: Kelsey was the sole Historian/Architectural Historian for this project. He conducted field work, co-authored the report with the archaeologist, evaluated and recorded all indirect resources to the APE into the WISAARD database.

[Golden Solar Project, Goldendale, Washington, Invenergy, Architectural Historian \(2021 to Present\)](#)

Scope/Description/Value: Invenergy has proposed to construct a large-scale solar project northwest of the town of Goldendale, WA.

Role and Responsibilities: Kelsey as the sole Historian/Architectural Historian conducted a historic resource survey of the indirect APE. This involved evaluation of linear and building resources in the APE. He also co-authored the cultural report.

[Montague Solar Project, Gilliam County, Oregon, Montague Solar, Historian/Architectural Historian, \(2021\)](#)

Scope/Description/Value: Develop survey methodology and carry out a county-wide survey for 25 historic age barns built before 1950 in Gilliam County, Oregon.

Role and Responsibilities: Kelsey as Historian/Architectural Historian accomplished all the field survey work, oral history interviews, primary and secondary research at the local library and Gilliam County Museum. Field work was across the entire county, which is bigger than Rhode Island, in locating, photographing, and identifying 47 barns, of which 37 were accessible from the right of way. From this 25 were selected by the Architectural Historians team for final selection and interpretation.

**Little Sand Creek Culvert 1400.12 Repair Project, Bonner County, Idaho, Burlington Northern Santa Fe Railway Company, Architectural Historian (2021)**

**Scope/Description/Value:** Burlington Northern Santa Fe Railway Company wanted to repair the Little Sand Creek Culvert at Milepost 1400.12 which is in the Kootenai Subdivision of their transcontinental mainline in the vicinity of Sandpoint, Bonner County, Idaho. The culvert has experienced erosion from the Little Sand Creek and structural issues over the past 50 years.

**Role and Responsibilities:** Kelsey was the lead historian/architectural historian for this project. He co-authored the report with the archaeologist and directed a team of architectural historians to evaluate and record all resources in the Area of Potential Effects. He advised Burlington Northern Santa Fe Railway Company on how to properly rehabilitate the culvert as it was determined to be a contributing feature to the National Register of Historic Places eligible mainline. He also recorded all resources into the Idaho State Historic Properties database. The project was conducted for a high priority and high visibility client.

**Kittitas Reclamation District Tucker Creek Fish Passage Project, Kittitas County, Washington, Kittitas Reclamation District, Architectural Historian, (2020)**

**Scope/Description/Value:** Kittitas Reclamation District wanted to install a temporary wooden step-pool weir fish ladder on Tucker Creek where the Kittitas Reclamation District main canal crosses under the creek bed with a siphon. The project was subject to Section 106 of the National Historic Preservation Act as the Kittitas Division Main Canal is a historic property, which required the Tucker Creek Siphon be evaluated for their potential eligibility for the NRHP and assessment of effect to the structure by this undertaking.

**Role and Responsibilities:** Kelsey as the sole Historian/Architectural Historian conducted a historic resource survey, evaluated the siphon, and authored the cultural report.

**Skagit River Bridge 0050-0070.00 Replacement Project, Skagit County, Washington, Burlington Northern Santa Fe Railway Company, Architectural Historian, (2020)**

**Scope/Description/Value:** Burlington Northern Santa Fe Railway Company was proposing to replace a 200-foot swing span bridge because of settlement and other issues caused by annual flooding events. The project was subject to Section 106 of the National Historic Preservation Act. The State Historic Preservation Officer (SHPO) concurred with the findings.

**Role and Responsibilities:** Kelsey was the lead historian/architectural historian for this project. He conducted field work, co-authored the report with the archaeologist, directed a team of architectural historians to evaluate and record all resources into the WISAARD database.

**Coal Creek Springs 24-inch Transmission Replacement Project, Auburn, King County, Washington, City of Auburn, Historian/Architectural Historian (2020)**

**Scope/Description/Value:** This project included the cultural resources support of utility replacement extending an approximate 9-acre project area.

**Role and Responsibilities:** Kelsey co-authored the report for the client and communicated with the client and other cultural team members during both the field and writing process. Kelsey was the lead historian/architectural histo-

rian for this project and evaluated the built environment resource – the Auburn Wall for NRHP eligibility. The project involved a high visibility client in the City of Auburn and served to continue promoting our abilities to aide in municipal-based work.

#### [Kittitas Division South Branch Canal Phase II Water Conservation Project, Kittitas County, Washington, Kittitas County, Architectural Historian \(2020\)](#)

Scope/Description/Value: The South Branch Canal Improvement Project was a water conservation project that would pipe the South Branch Canal from the Robinson Creek Siphon to the Manastash Creek Siphon. The Project is in support of the KRD Tributary Supplementation Project, which provides benefits for fish, wildlife, and the environment through a water conservation program that restores instream flows in over-appropriated or flow-impaired tributaries to the upper Yakima River. Implementing measures designed to reduce canal seepage allows 100 percent of the previously lost water to be delivered to flow-impaired streams through an allocation, management, and protection agreement.

Role and Responsibilities: Kelsey as the sole Historian/Architectural Historian conducted an evaluation of resourced identified in the survey, evaluated of them with assessment of effects to those historic properties like the South Branch Canal by this undertaking, and co-authored the cultural report. This project resulted in a memorandum of agreement (MOA) for mitigating this an adverse effect. Kelsey also drafted the MOA representing the client in consultation.

#### [Upper Yakima River Floodplain and Habitat Acquisition Project, Kittitas County, Washington, Kittitas County, Architectural Historian \(2020\)](#)

Scope/Description/Value: The Washington State Department of Ecology has proposed to fund Kittitas County's Upper Yakima River Floodplain and Habitat Acquisition Project to acquire open space floodplain parcels along the Yakima River, specifically a farm property on one 160.3-acre parcel. In accordance with Executive Order 05-05, Jacobs was retained to survey and evaluate the property and its buildings for potential eligibility in the National Register of Historic Places.

Role and Responsibilities: Kelsey served as the sole historian/architectural historian for documentation of a historic barn, which turned out to no be eligible for the NRHP upon further information. Re-evaluation in a technical report saved the client money from expensive archival documentation.

#### [Rimrock Pump Stations Improvements Project, Deschutes County, Oregon, City of Bend, Architectural Historian \(2020\)](#)

Scope/Description/Value: T The City of Bend is proposing to remove the derelict wooden Firerock pedestrian bridge that used to support a waterline across the Deschutes River.

Role and Responsibilities: Kelsey served as the sole historian/architectural historian for evaluation of the 1970s Firerock pedestrian bridge.

#### [Rosenbauer Lane Project, King County, Washington, JKM Holdings LLC , Architectural Historian, \(2019\)](#)

Scope/Description/Value: This project included the cultural resources support of a 5.5-acre private development.

Role and Responsibilities: Kelsey was the lead historian/architectural historian architectural historian for this project. He co-authored the report with the archaeologist along with evaluating and record all built environment

resources into the WISAARD database.

**Bridge 60.2 Replacement Project, Stevens County, WA, Burlington Northern Santa Fe Railway Company, Historian/Architectural Historian (2020)**

**Scope/Description/Value:** This project included the cultural resources support bridge replacement project in the vicinity of Valley, Washington.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He co-authored the report with the archaeologist, researched the history of the Great Northern Kettle Falls Branch Line along with evaluating the bridge at MP60.2 of the Burlington Northern Santa Fe Railway Company Kettle Falls Subdivision and the effect to this resource. The project was conducted for a high priority and high visibility client.

**Bridge 0037-1778.7 Rebuild Project, Snohomish County, Washington, Burlington Northern Santa Fe Railway, Architectural Historian, (2019)**

**Scope/Description/Value:** BNSF Railway Company proposed to rebuild Bridge 0037-1778.7, located on the Scenic Subdivision in Snohomish County, Washington. This proposed project was a federal undertaking requiring a U.S. Army Corps of Engineers Nationwide Permit, and thus engages the NHPA Section 106 process.

**Role and Responsibilities:** Kelsey was the lead historian/architectural historian architectural historian for this project. He co-authored the report with the archaeologist along with evaluating, recording, and assessing the potential effects to the Great Northern Railway Bridge 1778.7 that was built in 1908.

**Sprague to Tokio Double Track Project, Adams and Lincoln Counties, Washington, Burlington Northern Santa Fe Railway, Architectural Historian (2019)**

**Scope/Description/Value:** The Burlington Northern Santa Fe Railway Sprague to Tokio Double Track Project proposes to add approximately 17.17 miles of new mainline track adjacent to and mainly north along the existing Burlington Northern Santa Fe Railway Northwest Division, Lakeside Subdivision, Line Segment 46, between Mileposts (MP) 57.91 to 40.74, near Sprague in Adams and Lincoln County, Washington. The project purpose is to improve operational capacity and safety on this section of the BNSF interstate mainline.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian on this project. Responsibilities was updating the historic property inventory for the Northern Pacific Sprague Depot in Sprague, Washington and evaluating the effect of the double tracking to it.

**New Portage Siding Project, Benton County, WA, Burlington Northern Santa Fe Railway Company, Architectural Historian (2019)**

**Scope/Description/Value:** This project included the cultural resources support proposed track improvement and associated infrastructure in the vicinity of McNary, Washington for the extension of an existing siding by 2.05 linear miles. This project was to help with the high traffic volume on this railroad line.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He co-authored the report with the archaeologist, evaluated this segment of the historic Spokane Portland & Seattle Railway Main Line and a bridge at MP194.80 and the effect to this linear resource. The project was conducted for a high priority and high visibility client.



**Portage Siding Project, Benton County, WA, Burlington Northern Santa Fe Railway Company, Architectural Historian (2019)**

**Scope/Description/Value:** This project included the cultural resources support of 2.22 linear miles with 26.15 acres surveyed of proposed track improvement and associated infrastructure in the vicinity of McNary Washington. This project was to help with the high traffic volume on this railroad line.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He co-authored the report with the archaeologists, evaluated this segment of the historic Spokane Portland & Seattle Railway Main Line and the effect of the double tracking to this linear resource. The project was conducted for a high priority and high visibility client.

**145th Street Multimodal Corridor Project, Shoreline, Washington, City of Shoreline, Architectural Historian (2019)**

**Scope/Description/Value:** The City of Shoreline conducted a study of 145th Street to develop a master plan for proposed improvements to the corridor, which needs significant upgrades. Upgrades to roadway infrastructure will include adding left turn lanes, landscape buffers, and wider sidewalks. This project will improve pedestrian and bicycle mobility, safety and operations, transit speed and reliability, and freight mobility. The project also includes improvements to enable an off-corridor bike network.

**Role and Responsibilities:** Kelsey revised 64 existing HPI forms in the WISAARD database to conform with request by DAHP in the Section 106 consultation process.

**Bridge 00376-0124.7 Replacement Project, Stevens County, Washington, Burlington Northern Santa Fe Railway, Historian/Architectural Historian (2019)**

**Scope/Description/Value:** Burlington Northern Santa Fe Railway proposed to replace a bridge at MP 124.7 that spans Onion Creek in Stevens County, Washington, on the eastern shore of the Columbia River/Lake Roosevelt.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian on this project. Responsibilities included co-authoring the report and trestle evaluation on the Great Northern Railway Kettle Falls Branch Line.

**Berrian Siding Extension Project, Benton County, WA, Burlington Northern Santa Fe Railway Company, Architectural Historian (2019)**

**Scope/Description/Value:** The Project proposed to construct a new siding track along the existing BNSF Fallbridge Subdivision, near Berrian, Washington in Benton County and to perform wetland mitigation activities for unavoidable wetland impacts. This project was to help with the high traffic volume on this railroad line.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He co-authored the report with the archaeologist, evaluated this segment of the historic Spokane Portland & Seattle Railway Main Line and the effect of the double tracking to this linear resource.

**Paterson Siding Extension Project, Benton County, WA, Burlington Northern Santa Fe Railway Company, Architectural Historian (2019)**

**Scope/Description/Value:** The Paterson Siding Extension Project proposed to extend an existing siding track to create and construct a second mainline track adjacent to and east of the existing mainline track on the Fallbridge Subdivision, as well as improve an existing wetland on the north side of the track near MP 180.58 as part of the proposed wetland mitigation for the project's jurisdictional impacts. This project was to help with the high traffic

volume on this railroad line.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He co-authored the report with the archaeologist, evaluated this segment of the historic Spokane Portland & Seattle Railway Main Line and the effect of the double tracking to this linear resource.

#### [Northern Pacific Railway Umtanum Suspension Footbridge, near Thrall, WA, U.S. Bureau of Land Management, Historian/Architectural Historian \(2017\)](#)

**Scope/Description/Value:** The U.S. Bureau of Land Management proposed to replace wood components on the Umtanum Suspension Footbridge as the material had outlived its life span. This bridge is used by recreationists in the Yakima River Canyon.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, and authored the report on the circa 1925 Northern Pacific Railway Umtanum Suspension Footbridge for NRHP eligibility. The U.S. Bureau of Land Management in consultation with DAHP received concurrence that the planned undertaking would be no adverse effect to this historic property.

#### [Herke Hop Kiln, Donald, WA, McDonald Family, Historian/Architectural Historian \(2007\)](#)

**Scope/Description/Value:** The McDonald Family needed to repair the hop kiln on their property. Washington State had just started its Barn Heritage Program and they wanted to apply for a grant to replace the roof.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, evaluated, and authored the report on the circa 1915 hop kiln. He nominated it for the Washington Barn Heritage Register which it was placed in on November 2, 2007. With his assistance the owner was able to obtain a matching \$24,000 grant for restoration of this eligible historic property.

#### [Johnson Orchards Ranch Packing House, Yakima, WA, Johnson Family, Historian/Architectural Historian \(2007-2008\)](#)

**Scope/Description/Value:** The Johnson Family wanted to list their original ranch packing house on their orchard to the Barn Heritage Program for future ability to apply for grants for preservation.

**Role and Responsibilities:** Kelsey was the sole Historian/Architectural Historian for this project. He researched, documented, evaluated, and authored the report on the 1916 ranch fruit packing house. He nominated it for the Washington Barn Heritage Register which it was placed in on January 25, 2008.

#### [United States Bureau of Reclamation \(Reclamation\) – Columbia Cascades Area Office, Yakima, Washington.](#)

**Scope/Description/Value:** Work at Reclamation varied from NHPA Section 106, NHPA Section 110, Memorandum of Agreements, determination of eligibility/affects to historic properties, historic preservation, historic contexts, presentations, emergencies, and all the aspects of CRM for Historians/Architectural Historians in Washington, Idaho, Montana, and Oregon. Here is a brief description of those projects from 2008-2019.

#### [2019](#)

- Columbia Basin Project Irrigation Division Headquarters Office National Register of Historic Places Nomination.
- Sagebrush to Clover Volume 2 - Historic Evaluation of Reclamation's North Unit of the Deschutes Project.

- Presentation on the Lost Photographs of the Kittitas Division in Ellensburg, WA
- Presentation on the Kittitas Division in Cle Elum, WA
- Presentation on Sagebrush to Clover the history of the Deschutes Project in Bend, OR.
- Umatilla Project West Extension Main Canal Determination of Eligibility (DOE)
- Umatilla Project West Extension Lateral 37 DOE & Piping Determination of Affects (DOA)
- Kachess Dam Safety of Dams drilling/test pits DOA
- Kittitas Main Canal Crack Sealing WaterSMART project DOA
- Sunnyside Canal DOE
- Okanogan Project Salmon Creek Diversion Dam DOE
- Okanogan Project Salmon Creek Diversion Dam Emergency Situation DOA report
- Review of multiple contractor reports for WaterSMART grants and irrigation district undertakings.

## 2018

- Presentation on the 100th Anniversary of Kecheelus Dam in Yakima, WA on the Yakima Project.
- Tieton Dam Warehouse Determination of Eligibility (DOE)
- Tieton Dam Warehouse Safety Railing Project Determination of Affects (DOA)
- Where Every Acres is a Money Maker – Reclamation's Rogue River Basin Project Historic Context.
- Okanogan Project Salmon Lake Feeder Canal DOE
- Columbia Basin Project West Canal DOE
- Columbia Basin Project Road J County Bridge DOE
- Road J County Bridge Fiber Optic Project DOA.
- U.S. Fish and Wildlife Service Leavenworth Fish Hatchery Snow Lake Valve Replacement Historic Resources sections for the National Environmental Policy Act Environmental Assessment document.
- Kittitas Division South Branch Canal/South Branch Canal Extension lining project Memorandum of Agreement (MOA).
- Presentation on the 100th Anniversary of Kecheelus Dam in Yakima, WA on the Yakima Project.
- Review of multiple contractor reports for WaterSMART grants and irrigation district undertakings.

## 2017

- Presentation at Okanogan County Historical Society in Omak, WA on the Okanogan Project.
- Okanogan Project Duck Lake Feeder Canal DOE.
- Sunnyside Division Rocky Ford Powerhouse – Washington State Level II Historic American Engineering Record (HAER).
- Sunnyside Division Ryder Lateral Drop Structures – Washington State Level II HAER.

- Sunnyside Division Bonnieview Pumping Plant – Washington State Level II HAER.
- Sunnyside Division Mathieson Lateral – Washington State Level II HAER.
- Presentation at Kittitas County Historical Museum in Ellensburg, WA on the Yakima River Pressure Tunnel.
- Columbia Basin Project (CBP) western half Pumping Plants (9 buildings) door replacement project DOE/DOA.
- Yakima Project bridge disposal (9 bridges) DOE/DOA.
- Kittitas Division South Branch Canal DOE.
- Roza Division Wasteway No. 5 DOE.
- U.S. Reclamation Service (USRS) Okanogan Project Headquarters Barn restoration oversight.
- U.S. Fish and Wildlife Service Leavenworth Fish Hatchery Snow Lake Valve Replacement DOA.
- Yakima Project bridge disposal MOA.

## 2016

- Presentation at Vernacular Architecture Forum National Conference in Durham, NC on Reclamation's ditchrider architecture.
- CBP Royal Camp Quonset Hut Disposal (12 buildings) DOE/DOA.
- Kachess Spillway Bridge Replacement DOA.
- Green Springs Powerplant Derrick control replacement DOA.
- Kittitas Division T 1.1 Sublateral piping DOE/DOA.
- Kittitas Division Big Creek Siphons stream supplementation DOE/DOA.
- Kittitas Division Little Creek Siphons stream supplementation DOE/DOA.
- Kittitas Division Tillman Siphon stream supplementation DOA.
- Kittitas Division Main Canal DOE.
- Kittitas Division South Branch Canal Lateral 9.9 piping project DOE/DOA.
- Kittitas Division Yakima River Pressure Tunnel Rock Trap modification DOE/DOA.
- Kittitas Division Yakima River Pressure Tunnel Rock Trap modification MOA.
- Section 106 presentation to Kittitas Reclamation District.
- Roza Main Canal 2016-2024 crack sealing DOA.
- Kittitas Division North Branch Canal lining DOE/DOA.
- Talent Division Rogue River Project Upper West Canal piping DOE/DOA.
- Okanogan Project Main Canal lining DOA.
- U.S. Reclamation Service (USRS) Okanogan Project Headquarters Barn restoration oversight.
- USRS Okanogan Project Headquarters Barn restoration presentation.



- CBP W26A piping project DOA.
- Okanogan Project Salmon Creek Diversion Dam emergency repair.
- Cle Elum Dam stilling well door emergency removal.

## 2015

- Hyatt Dam OR State Level II HAER.
- Arrowrock Dam 100th Anniversary presentations.
- Cle Elum Dam spillway Modification– DOA.
- Roza Powerplant DOE & no Adverse Effect determination.
- Roza Switchyard DOE & no Adverse Effect determination.
- Butler Building 137 DOE & no Adverse Effect determination.
- CBP Pasco Pumping Plant DOE.
- CBP Pasco Pump Lateral Main Canal DOE.
- CBP Pasco Pump Sublateral 6.7 DOE.
- CBP Shumway Pump Disposal DOE & no Adverse Effect determination.
- Tieton Dam Outlet Portal Restoration – no Adverse Effect determination.
- CBP W53.1D lining project – DOE no Adverse Effect determination.
- Okanogan Project Drop 2 Powerplant roof removal – no Adverse Effect determination.
- Okanogan Complex fire protection of Reclamation's historic Okanogan Project.
- Roza Division Main Canal crack sealing project DOE – no Adverse Effect determination.
- Wahluke Branch Canal – panel replacement & road realignment DOE – no Adverse Effect determination.
- Howard Prairie Campground Lindsay Cabin DOE.
- Howard Prairie Campground HP Cabin DOE.

## 2014

- Arrowrock Dam HAER ID-27.
- Assisted with West Extension ID on the 100th Anniversary of Three Mile Falls Diversion Dam.
- 19 East Low Canal lateral piping project WaterSMART Washington State Historic Property Inventory Forms.
- Cle Elum Dam gate raise DOA.
- Wahluke Watermaster Headquarters New Office Addition Section 106 DOE of headquarters (10 buildings) & No Adverse Effects Determination.
- Wapatox Tunnel removal – MOA.

- Finalization of McKay HAER OR-18.
- North Unit of the Deschutes Project Building No. 504 disposal DOE & No Adverse Effects Determination.
- Ashland Creek Diversion Dam removal DOE & No Adverse Effects Determination.
- Okanogan Project Historic Overview & evaluation of the entire irrigation system (9 structures).
- Wapatox Wasteway Emergency Assessment of Effects – No Adverse Effects Determination.
- Okanogan Project U.S. Reclamation Service Barn Restoration Inter-Agency contract.

## 2013

- East Division of the Umatilla Project HAER OR-66.
- Sagebrush to Clover – History of the North Unit of the Deschutes Project.
- Sunnyside Diversion Dam Operator's Residence Section 110 DOE.
- Ephrata Field Office Headquarters Section 110 DOE.
- Crooked River Bridge Disposal Section 106 DOE & No Adverse Effects Determination.
- Kittitas Division Lateral 13.8 MOA.
- Dry Falls Mini Mart Disposal Section 106 DOE & No Adverse Effects Determination.
- Sunnyside Division Drops 4 & 6 – Washington State Level II documentation.
- Sunnyside Division Drops 10 & 11 – Washington State Level II documentation.
- Hyatt Prairie Dam – Section 106 DOE & AED.
- Talent Division of the Rogue River Basin Project Talent Main Canal Jasmine Section Piping DOE & No Adverse Effects Determination.

## 2012

- Block 16 Community Center Disposal Section 106 DOE & No Adverse Effects Determination.
- Chandler Power & Pumping Plant Switchyard Modification – MOA.
- Green Springs Powerplant Oregon State Level Historic Documentation.
- Pinto Dam Headworks Modification Section 106 DOE & AED.
- Pinto Dam Headworks MOA.
- Roza Division Wasteway No. 3 Bridge Disposal MOA.
- Dry Falls Dam Washington State Level II.
- Conconully State Park comfort station DOE & No Adverse Effects Determination.
- Green Springs Operators Residence & Garage DOE.
- Robinson Flat Pumping Plant Washington State Level II HAER.
- U.S. Reclamation Service Okanogan Project Barn Rehabilitation Interagency Agreement.

- Wapatox Headgate Replacement DOE & AED.
- Wapatox Headgate Replacement MOA.
- Wapatox Naches Drop Forebay Crane MOA.

## 2011

- Chandler Power & Pumping Plant – Section 106 DOE & AED (1 structure & 2 buildings).
- Cle Elum Dam – Section 110 DOE.
- Dry Falls Dam – Section 106 DOE & AED.
- Dry Falls Dam MOA.
- Ephrata Operation & Maintenance Complex – Section 106 DOE & AED (5 buildings).
- Columbia Basin Project Soils Lab and Warehouse MOA.
- Green Springs Powerplant (Oregon) – Section 106 DOE & AED.
- Howard Prairie Dam (Oregon) – Section 106 DOE & No Adverse Effects Determination.
- Hungry Horse Powerplant (Montana) Weld Ventilation System 106 Finding of No Adverse Effect.
- Kennewick Project Amon Pumping Plant Operator's Residence – Washington State Level II documentation.
- Kennewick Project Main Canal – Section 106 DOE & No Adverse Effects Determination.
- Kittitas Division Morrison Canyon Siphon – Section 110 DOE.
- North Unit Irrigation District Building No. 516 (Oregon) – Section 106 DOE & No Adverse Effects Determination.
- Okanogan Project Headquarters – Section 110 DOE (8 buildings).
- Okanogan Project Storehouse – Section 106 DOE & No Adverse Effects Determination.
- Quincy Columbia Basin West Canal 5th Section & Check Structures– Section 106 DOE AED.
- Quincy Columbia Basin West Canal 5th Section Check Structures MOA.
- Roza Division Pumping Plant No. 14 (Buildings No. 78 & 79) MOA.
- Roza Division Wasteway No. 3 DOE.
- South Columbia Basin Potholes East Canal 4th Section – Section 106 DOE & No Adverse Effects Determination.
- South Columbia Basin Potholes Pasco Wasteway– Section 106 DOE.
- Strunk Property – Section 106 DOE & AED.
- Sunnyside Division Storehouse & Lumber Shed Disposal DOE/NAE.
- Sunnyside Division Main Canal Drops MOA.
- Sunnyside Division Lateral 51.36 – Washington State Level II documentation.
- Yakima Project Bridge Disposal DOE/AED.

## 2010

- Avondale Project (Idaho) – Section 106 Reconnaissance Survey & AED.
- Crooked River Building No. 1 (Oregon) – Section 106 DOE & AED.
- Dalton Gardens Project (Idaho) – Section 106 Reconnaissance Survey & AED.
- East Columbia Basin Irrigation District Lateral 63.8– Section 106 DOE & AED.
- Hayden Lake Pumping Plant (Idaho) – Section 106 DOE & AED.
- Hungry Horse Powerplant (Montana) 6-Ton Gantry Crane-Section 106 Finding of No Adverse Effect with conditions.
- Hungry Horse Powerplant (Montana) Roof replacement -Section 106 Finding of No Adverse Effect with conditions.
- Hungry Horse Powerplant (Montana) VSB-Section 106 Finding of No Adverse Effect.
- Kennewick Project Amon Pumping Plant Operator's Residence MOA.
- Odair Transshipment Building – Section 106 DOE & AED.
- Rogue River Project (Oregon) – Historic Context [draft in process].
- Roza Division Ditchrider Houses – Section 106 DOE & AED (8 buildings).
- Sunnyside Project Lateral 51.36 – Washington State Level II HAER documentation.
- Tieton Project Ditchrider house No. 2 – Washington State Level II Historic American Building Survey (HABS) documentation.

## 2009

- Bowman Dam (Oregon) – Section 106 DOE & AED.
- Burke Ditchrider Residence/George Watermaster Headquarters Building No. 804 – Washington State Level III documentation.
- Columbia Basin Project Watermaster Headquarters – Section 110 survey for potential historic districts (160 buildings) & Section 106 DOE & AED (55 buildings).
- Hungry Horse Powerplant (Montana) HVAC-Section 106 Finding of No Adverse Effect with conditions.
- Powder House building at Powder House Cove (Oregon) – Section 110 DOE.
- Robinson Flat Pumping Plant – Section 106 DOE & AED (1 building & 1 structure).
- Rogue River Project (Oregon) – Section 110 DOE of Talent Irrigation District [draft in process].
- Roza Diversion Dam – Section 106 DOE & AED.

## 2008

- Kennewick Division Amon Pumping Plant Operator's Residence – Section 106 DOE & AED.
- Non-Federal Irrigation Ditches and Canals of the Yakima Valley – Historic Context & Intensive Historical Survey of Selah-Moxee Irrigation District, Union Gap Irrigation District, Naches-Selah Irrigation District.



[draft]

- Sunnyside Division Three Stall Garage – Section 106 DOE & AED.

## Published Papers

- Kelsey Doncaster (2008). “From Shrub Steppe to Fruit for the Nation: Historic Preservation of Washington’s Early Fruit Industry at Johnson Orchards in Yakima, Washington.” Graduate Thesis, Central Washington University.
- Kelsey Doncaster Oregon Encyclopaedia (2023) *Hood River County Irrigation* article.
- Kelsey Doncaster HistoryLink (2021) *The Columbia Basin Project* article.
- Kelsey Doncaster Washington Trust for Historic Preservation 40 for 40 (December 2016) *Yakima County: Yakima Valley Transportation Company* article.
- Kelsey Doncaster Washington Trust for Historic Preservation 40 for 40 (April 2016) *Okanogan County: Olson Long Barn* article.
- Kelsey Doncaster Washington Trust for Historic Preservation Newsletter (Issue 2 2009) *Historic Hop Kilns Recall Yakima Valley’s Agricultural Heritage* article.
- Kelsey Doncaster Revisiting Washington: A Guide to the Evergreen State (2007) *History of the Washington State Fruit Industry* section.
- Kelsey Doncaster Washington Trust for Historic Preservation Newsletter (Fall 2006) *Washington Fruit Labels as Art and History* article.
- Kelsey Doncaster “The Ultimate Fruit Label Book” (2006) Consultant in historical fruit industry text and labels.

## Presentations

- *How to Fill Out the Waterville Register of Historic Places Form*. Waterville, Washington, September 2024
- *Hidden History: Hood River Valley Fruit Label History*. Hood River, Oregon, April 2024
- *The Big M: Montana’s Fruit Industry, the Big Fruit Boom, and Beyond*. Helena, Montana, September 2023
- *The Promised Land: Apple Box Labels of the Columbia Basin*. Moses Lake, Washington, September 2021
- *Sagebrush to Clover: Building the North Unit of the Deschutes Project*. Bend, Oregon, September 2019
- *Dynamite, Draglines and a Plethora of Siphons: Building the Kittitas Division of the Yakima Project*. Ellensburg, Washington, July 2019
- *Apple A Day: A History of Washington Apple Box Labels*. Ellensburg, Washington, April 2019
- *The Lost Photographs of the Kittitas Division of the Yakima Project*. Ellensburg, Washington, October 2018
- *Dynamite, Draglines and the Unexplained Cracking of a Pressure Tunnel: Building the Kittitas Division of the Yakima Project*. Ellensburg, Washington, April 2017
- Kelsey Doncaster & BrandDee Bruce. *Ditchrider Architecture: Housing the Human Element of Federal Irrigation Systems*. Vernacular Architecture Forum Durham, North Carolina, June 2016
- *From Sagebrush to Fruit Trees 100 Years of Johnson Orchards*. Yakima Valley Historical Society – Yakima, WA May 3, 2015
- *Arrowrock Dam: Idaho’s 8th Wonder of the World*. Idaho Historic Preservation Month Boise, Idaho May 2015
- *Arrowrock Dam: Idaho’s 8th Wonder of the World. 100<sup>TH</sup> Anniversary Celebration* Boise, Idaho May 2015

- *Taming the Okanogan Valley: Challenges in Irrigation*. Society of Architectural Historians Marion Dean Ross Chapter – Boise, Idaho presenter 2011
- Doncaster, Kelsey, Nancy Kenmotsu & Rose Ferri. *Controlling Water – Understanding Settlement, The Impact of Small Irrigation Systems in the Yakima Valley*. Northwest Archeological Conference – Moscow, Idaho April 21, 2011
- *History of the Hood River Valley's Fruit Labels*. Hood River County Museum – Hood River, OR April 16, 2008

# CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2020-02-01152

Author: Doncaster, Kelsey, and Matthew Sterner

Title of Report: RapidRide I Line Cultural Resources Technical Report

Date of Report: October 2020

County(ies): King Township 23 North, Range 05 East, Sections 18, 19, 30, 31, and 32;  
Township 22 North, Range 05 East, Sections 5, 8, 17, 19, 20 and 31;  
Township 22 North, Range 04 East, Sections 24, 25, and 36;  
Township 21 North, Range 05 East, Sections 6, 7, and 18; and  
Township 21 North, Range 04 East, Section 13.

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☒ Yes ☐ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☒ Yes ☐ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

45KI767

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- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

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**RAPIDRIDE**

# RapidRide I Line Cultural Resources Technical Report

King County Metro Transit Department

**Confidential—Not for Public Distribution**

October 2020



## **King County Metro Transit Department**

Gillian Zacharias

Greg McKnight

## **Consultant Team**

Kelsey Doncaster, Jacobs Engineering Group Inc.

Matthew Sterner, Jacobs Engineering Group Inc.

Maya Hunnewell, Jacobs Engineering Group Inc.

Prepared by:

**RAPIDRIDE**

**Jacobs**



# Contents

<b>Acronyms and Abbreviations .....</b>	<b>vii</b>
<b>Executive Summary .....</b>	<b>viii</b>
<b>1 Introduction.....</b>	<b>1-1</b>
<b>1.1 Project Location .....</b>	<b>1-1</b>
<b>1.2 Project Description.....</b>	<b>1-3</b>
1.2.1 RapidRide Stations.....	1-3
1.2.2 Infrastructure and Transportation Network Improvements .....	1-4
1.2.3 Access to Transit Projects.....	1-5
1.2.4 Construction Activities, Equipment, and Methods .....	1-5
1.2.5 Project Schedule .....	1-7
<b>1.3 Regulatory Context .....</b>	<b>1-7</b>
<b>1.4 National Register of Historic Places.....</b>	<b>1-8</b>
<b>1.5 Key Personnel .....</b>	<b>1-10</b>
<b>1.6 Area of Potential Effects.....</b>	<b>1-10</b>
<b>2 Environmental and Cultural Setting .....</b>	<b>2-1</b>
<b>2.1 Natural Setting.....</b>	<b>2-1</b>
<b>2.2 Flora and Fauna.....</b>	<b>2-2</b>
<b>2.3 Cultural Context .....</b>	<b>2-3</b>
<b>2.4 Ethnographic Context.....</b>	<b>2-5</b>
<b>2.5 Historical-Period Context .....</b>	<b>2-7</b>
2.5.1 Renton .....	2-7
2.5.2 Kent.....	2-11
2.5.3 Auburn .....	2-15
<b>3 Methodology .....</b>	<b>3-1</b>
<b>3.1 Archaeological Records Search and Literature Review .....</b>	<b>3-1</b>
<b>3.2 Archaeological Survey .....</b>	<b>3-1</b>
<b>3.3 Historic Building Inventory .....</b>	<b>3-2</b>

<b>4</b>	<b>Survey Results .....</b>	<b>4-1</b>
4.1	Results of the Archaeological Literature Review .....	4-1
4.1.1	45KI1010 .....	4-3
4.1.2	45KI501 .....	4-3
4.1.3	45KI538 .....	4-4
4.1.4	45KI767 .....	4-6
4.1.5	45KI498 .....	4-6
4.2	Previous Archaeological Investigations.....	4-9
4.3	Results of the Built Environment Literature Review .....	4-13
4.4	Results of the Archaeological Survey .....	4-14
4.4.1	Incorporating the DAHP Predictive Model .....	4-15
4.5	Results of the Built Environment Survey .....	4-15
<b>5</b>	<b>Application of the Criteria of Adverse Effect.....</b>	<b>5-1</b>
5.1	Direct Impacts.....	5-1
5.2	Indirect Impacts .....	5-3
5.3	Construction Impacts .....	5-4
5.4	Mitigation .....	5-5
<b>6</b>	<b>Conclusions and Recommendations .....</b>	<b>6-1</b>
<b>7</b>	<b>References .....</b>	<b>7-1</b>

## List of Figures

Figure 1-1.	Proposed RapidRide I Line Corridor .....	1-2
Figure 1-2a.	Proposed RapidRide I Line Corridor APE .....	1-12
Figure 1-2b.	Proposed RapidRide I Line Corridor APE .....	1-13
Figure 1-2c.	Proposed RapidRide I Line Corridor APE.....	1-14
Figure 1-2d.	Proposed RapidRide I Line Corridor APE .....	1-15
Figure 1-2e.	Proposed RapidRide I Line Corridor APE .....	1-16
Figure 1-2f.	Proposed RapidRide I Line Corridor APE .....	1-17
Figure 1-2g.	Proposed RapidRide I Line Corridor APE .....	1-18
Figure 1-2h.	Proposed RapidRide I Line Corridor APE .....	1-19

Figure 2-1. Renton – S 3 <sup>rd</sup> Street and Morris Street S in 1970 .....	2-10
Figure 2-2. Washington's Pride Telephone Pea Crate Label, Kent .....	2-12
Figure 2-3. Kent – Looking Southeast at Corner of Railway Avenue and Meeker Street circa 1915.....	2-13
Figure 2-4. Japanese Farmers Waiting to Deliver Their Produce for Packing in Ice and Shipment on the Railroad in Kent, circa 1935. ....	2-14
Figure 2-5. Kitty Brand Vegetable Crate Label.....	2-17
Figure 2-6. Kitty Brand Rhubarb Crate Label.....	2-17
Figure 2-7. Aerial View of Downtown Auburn in 1965.....	2-18
Figure 4-1. Archaeological Site Location - 45KI1010, 45KI501, and 45KI538.....	4-5
Figure 4-2. Archaeological Site Location - 45KI767 .....	4-7
Figure 4-3. Archaeological Site Location - 45KI498 .....	4-8
Figure 4-4. Stokes Mortuary – Today the Pilgrim Rest Missionary Baptist Church, Renton.....	4-26
Figure 4-5. Spickler's Chiropractic at 415 S 3 <sup>rd</sup> Street, Renton.....	4-26
Figure 4-6. Fey's Renton Theatre at 503 S 3 <sup>rd</sup> Avenue, Renton .....	4-27
Figure 4-7. Gas Station at 17426 Benson Road SE, Renton.....	4-27
Figure 4-8. Washington Mutual Savings and Loan at 150 Logan Avenue S, Renton.....	4-28
Figure 4-9. Pontiac Dealership at 205 Logan Avenue, Renton .....	4-28
Figure 4-10. Roxy Apartments at 280 Morris Avenue, Renton.....	4-29
Figure 4-11. Commercial Building at 112 Central Avenue N, Kent .....	4-29
Figure 4-12. Commercial Building at 116 Central Avenue N, Kent .....	4-30
Figure 4-13. Gas Station at 111 Central Avenue S, Kent.....	4-30
Figure 4-14. Gas Station at 208 Central Avenue S, Kent.....	4-31
Figure 4-15. Medical Building at 434 E Smith Street, Kent .....	4-31
Figure 4-16. E.W. Bereiter House at 855 E Smith Avenue, Kent.....	4-32
Figure 4-17. Mill Creek Earthworks at 742 E Titus Street, Kent .....	4-32
Figure 4-18. Church at 23435 104 <sup>th</sup> Avenue SE, Kent.....	4-33
Figure 4-19. Fidelity Mutual Savings Bank at 295 E Main Street, Auburn.....	4-33
Figure 4-20. Patricia Building at 201 S Division Street, Auburn.....	4-34
Figure 4-21. Auburn Federal Savings and Loan at 55 A Street SE, Auburn.....	4-34
Figure 4-22. Masonic Temple – Auburn at 10 Auburn Way, Auburn .....	4-35
Figure 4-23. Commercial Building at 126 Auburn Way S, Auburn .....	4-35

Figure 4-24. National Bank of Commerce – Auburn Branch at 101 Auburn Way N,  
Auburn ..... 4-36

Figure 4-25. Faucett Family Cemetery/Pioneer Cemetery, Auburn..... 4-36

Figure 4-26. White River Buddhist Temple at 3625 Auburn Way N, Auburn ..... 4-37

## List of Tables

Table 1-1. Key Personnel ..... 1-10

Table 4-1. Archaeological Sites within the Study Area ..... 4-1

Table 4-2. Cultural Resources Studies within the Study Area..... 4-9

Table 4-3. Known Built Environment Resources within the APE..... 4-13

Table 4-4. Renton Historic Resources in the APE..... 4-17

Table 4-5. Kent Historic Resources in APE ..... 4-20

Table 4-6. Auburn Historic Resources in APE..... 4-23

## Appendices

Appendix A Built Environment Resources in the APE

Appendix B Historic Property Inventory Forms

Appendix C Updated Archaeological Site Form for 45K1767

## Acronyms and Abbreviations

ADA	Americans with Disabilities Act
APE	Area of Potential Effects
BAT	business access and transit
Boeing	Boeing Aircraft Company
BP	before the present
BRT	bus rapid transit
CFR	Code of Federal Regulations
DAHP	Department of Archaeology and Historic Preservation
FTA	Federal Transit Administration
HPI	historic property inventory
I-405	Interstate 405
Jacobs	Jacobs Engineering Group Inc.
Metro	King County Metro Transit
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NP	Northern Pacific Railway
NRHP	National Register of Historic Places
PC&F	Pacific Car and Foundry
Project	RapidRide I Line Project
PSE	Puget Sound Electric Railway
PSS	Puget Sound Shore Railroad
SR	State Route
ST	Seattle-Tacoma Interurban Railway
WISAARD	Washington Information System for Architectural and Archaeological Records Data
WWII	World War II



## Executive Summary

King County Metro Transit contracted Jacobs Engineering Group Inc. (Jacobs) to conduct a cultural resources survey and inventory for the Renton to Auburn RapidRide I Line Project (Project). This investigation was prepared to satisfy Section 106 of the National Historic Preservation Act, as amended. With funding from the Federal Transit Administration, the Federal Transit Administration will serve as the lead federal agency for the Project. The purpose of this investigation is to identify any cultural resources that are situated in the Area of Potential Effects, to evaluate their significance, and to assess potential impacts from the Project through which they could be adversely affected.

To accomplish this, Jacobs conducted background literature reviews, archival research, records searches, archaeological sensitivity modeling, and historic building inventory of all resources older than 1973 that have the potential to be affected by the Project. Five archaeological properties are within the Area of Potential Effects, but none will be adversely affected by the Project. Similarly, of the 137 buildings and structures identified during the survey, Jacobs recommends that 22 should be considered as eligible for listing in the National Register of Historic Places (NRHP). The Masonic Temple in Auburn is already listed on the NRHP and so is not included in this count of considered eligible historic properties. Of these 22 potentially eligible structures, and the NRHP-listed Masonic Temple in Auburn, Jacobs has determined that none will be adversely affected by the Project.

As such, Jacobs finds that no properties considered eligible for listing in the NRHP will be impacted by the Project, resulting in a finding of **no adverse effect** to historic properties under Section 106. This report documents those historic structures that were identified within the Area of Potential Effects and provides recommendations for coordination with Department of Archaeology and Historic Preservation (DAHP) and other interested parties about the design of the proposed upgraded RapidRide I Line station, re-installed staircase and new Americans with Disabilities Act (ADA) ramp at the Mill Creek Earthworks Park in Kent, and for monitoring during construction of areas of high archaeological probability.

## 1 Introduction

King County Metro Transit (Metro) contracted Jacobs Engineering Group Inc. (Jacobs) to conduct a cultural resources survey and inventory for the Renton to Auburn RapidRide I Line Project (Project). Metro proposes to provide new RapidRide bus rapid transit (BRT) service connecting the cities of Renton, Kent, and Auburn in south King County, upgrading the existing Routes 169 and 180 that serve this corridor.

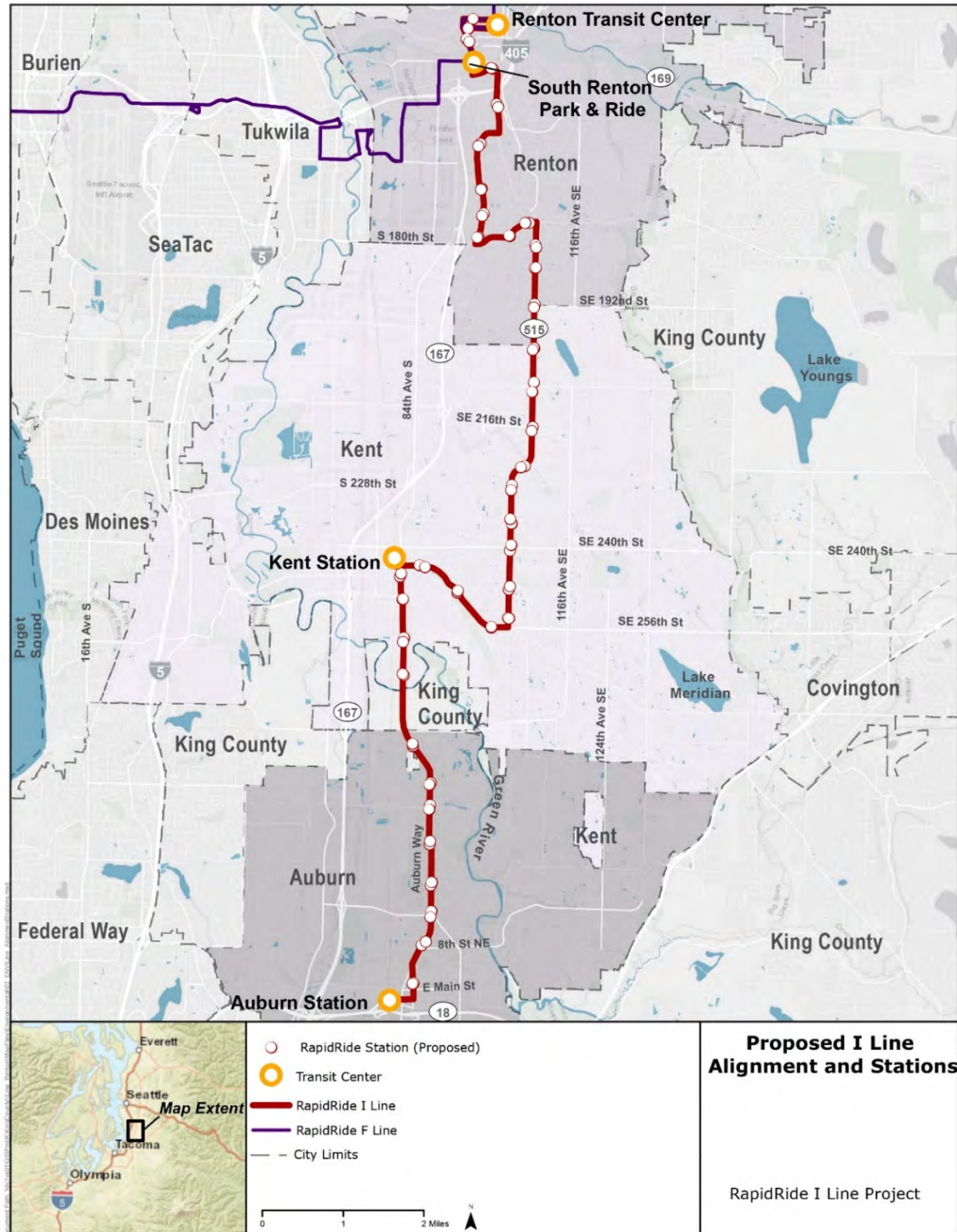
This investigation was prepared to satisfy Section 106 of the National Historic Preservation Act (NHPA), as amended. With funding from the Federal Transit Administration (FTA), the FTA will serve as the lead federal agency for the Project. The purpose of this investigation is to identify any cultural resources that are situated in the Area of Potential Effects (APE), to evaluate their significance, and to assess potential impacts from the Project through which significant cultural resources (e.g., historic properties) could be adversely affected. This report includes a detailed Project description, description of the APE, the regulatory context, survey methods, survey results, and conclusions. This information was then synthesized to provide recommendations and conclusions.

### 1.1 Project Location

The Project is located in Township 23 North, Range 05 East, Sections 18, 19, 30, 31, and 32; Township 22 North, Range 05 East, Sections 5, 8, 17, 19, 20 and 31; Township 22 North, Range 04 East, Sections 24, 25, and 36; Township 21 North, Range 05 East, Sections 6, 7, and 18; and Township 21 North, Range 04 East, Section 13.

The approximately 17-mile Project route includes portions of S 2<sup>nd</sup> Street, Burnett Avenue S, S 3<sup>rd</sup> Street, Rainier Avenue S, S 7<sup>th</sup> Street, Shattuck Avenue S, Lake Avenue S, S Grady Way, Talbot Road S, Benson Drive S, SE Carr Road, 108<sup>th</sup> Avenue SE, 104<sup>th</sup> Avenue SE, Canyon Drive, E Smith Street, E Pioneer Street, Central Avenue S, 83<sup>rd</sup> Avenue S (Central Valley Highway), Auburn Way N, 2<sup>nd</sup> Street SE, and A Street SW (see Figure 1-1). By and large, the Project is restricted to current street rights-of-way. There would be minimal property acquisition and minimal construction outside of established transportation corridors.

*Figure 1-1. Proposed RapidRide I Line Corridor*



## 1.2 Project Description

Metro proposes to provide new RapidRide BRT service connecting the cities of Renton, Kent, and Auburn in south King County, upgrading the existing Routes 169 and 180 that serve this corridor. This new RapidRide I Line route would extend 17 miles north-south (Figure 1-1). The northern terminus is the Renton Transit Center and the southern terminus is the Auburn Station. The cities of Renton, Kent, and Auburn are regionally designated Growth Centers and include the locally identified centers of East Hill, Panther Lake, and Benson. The corridor includes many areas of high concentrations of population and employment. The RapidRide I Line's connections to other regional high-capacity transit such as RapidRide F Line, Sounder Commuter Rail, and future Metro and Sound Transit BRT will provide greater access to regional destinations. The RapidRide I Line would meet a critical need for improved north-south transportation options in south King County.

Metro would operate diesel-electric hybrid buses approximately 20 hours a day, 7 days a week on this route. During peak times, buses would arrive approximately every 10 minutes. During off-peak times, buses would arrive approximately every 15 minutes. Passenger facility and transportation system improvements would be implemented to increase transit speed and reliability. The RapidRide I Line has an anticipated daily ridership of 9,000 to 12,000 in its opening year of 2023. A description of the proposed Project elements is described in the following subsections.

### 1.2.1 RapidRide Stations

The Project would include approximately 80 RapidRide stations. Of these, approximately 11 stations would be at completely new locations, and the rest would replace existing Route 169 and Route 180 bus stops at the same location or along the same block. RapidRide stations include branded shelter design and signage that distinguish RapidRide facilities and service from Metro's standard routes and service. All stops are considered RapidRide "stations" and typically occupy a 60- by 10-foot area. New concrete bus pads may be installed in the travelway at select stations. Passenger facilities may include all or a combination of the following features:

- Weather screening shelters
- Shelter and pedestrian scale or upgraded existing street level lighting
- Dedicated fare payment/ORCA card electronic readers for preboarding payment

- Pole-mounted, fixed signage for station and route identification, maps, and schedule information
- Pole-mounted, real-time arrival information signage
- Trash and recycling receptacles
- Benches or leaning rails
- Bicycle racks

Stations would be designed for all-door vehicle boarding and alighting where site conditions allow. At some locations, sidewalk and street crossing enhancements for pedestrian safety and access would be constructed.

### **1.2.2 Infrastructure and Transportation Network Improvements**

Transportation system improvements are proposed to improve speed and reliability in the RapidRide I Line corridor. They include:

- Channelization of roadways for business access and transit (BAT) lanes, transit queue bypass lanes, or transit queue jumps
- Telecommunication infrastructure to support WiFi and communications, off-board ORCA readers, transit signal coordination, real-time scheduling information
- Curb extensions and Americans with Disabilities Act (ADA)-compliant sidewalk ramps and sidewalk and road crossing improvements to facilitate access to transit
- Parking control or removal
- New bus layover areas installed around the Renton and Auburn termini; identified bus layover locations include a single block location for bus layover in Renton on Morris Avenue S between S 2<sup>nd</sup> Street and S 3<sup>rd</sup> Street, and potential bus layover locations in Auburn along two blocks facing 1<sup>st</sup> Street and three blocks facing 2<sup>nd</sup> Street. Bus layover areas would include signage and curb painting, and may include pavement improvement, or a bus pad, and lighting between the layover area and the existing comfort station, if needed.



### 1.2.3 Access to Transit Projects

As Project design continues, Metro is working with city partners to determine priority transit access improvements between adjacent neighborhoods and RapidRide stations along the corridor to improve safety and access to transit. These improvements may include roadway crossing and pedestrian channelization improvements, intersection control and signal upgrades, and sidewalk or bicycle accommodations (e.g., striped lanes or intersection bicycle boxes). The proposed access to transit projects proposed are:

- Renton Project 1: Construct a two-way bicycle lane along the south side of 2<sup>nd</sup> Street between Logan Avenue and Shattuck Avenue S.
- Kent Project 1: Formalize Fred Meyer driveway, provide protected pedestrian phase at traffic light, mark crosswalk, install curb ramp and curb return at 102<sup>nd</sup> Ave SE north of SE 240<sup>th</sup> Street.
- Kent Project 2: Install a mid-block crossing (high-intensity activated crosswalk [HAWK] signal), a pedestrian refuge island, and pedestrian scale lighting on SE 240<sup>th</sup> Street, one-half block east of State Route (SR) 515.
- Auburn Project 1: Install a rapid rectangular flashing beacon with refuge island and marked crosswalk at the intersection of 30<sup>th</sup> Street NE and I Street.
- Auburn Project 2: Install approximately 40 feet of concrete sidewalk, relocate utility pole, and install companion curb ramp at 15<sup>th</sup> Street NE and I Street.

### 1.2.4 Construction Activities, Equipment, and Methods

Project construction would last approximately 12 to 14 months and could be divided into smaller bodies of work or by jurisdiction, which would allow for multiple segments to be constructed concurrently.

The Project would include the following actions:

- Construction of stations, curbs, curb ramps, sidewalks, retaining walls, and potential bus layovers and comfort stations near the Renton Transit Center and Auburn Station.

- Installation of pedestrian crossings, signals, telecommunication infrastructure to support traffic signal priority, ORCA readers, and real-time schedule information.
- Roadway widenings, landscaping, pavement replacement, driveway reconstruction, parking lot reconfiguration, and storm drainage infrastructure installation.
- Removal of some existing bus stops, which involves removal of all above ground assets (shelter, benches, litter receptacles, and flags) and curb paint removal.

Construction equipment would include concrete trucks, flatbed trucks, sawcut machines, vibratory rollers, dump trucks, cranes, lift/bucket trucks, hand tools, and other equipment. To install underground conduit, a directional boring machine is planned to be used to avoid surface area disturbance. Construction debris or spoil materials would be hauled away to approved disposal sites. Haul routes connecting the corridor with Interstate 405 (I-405) and SR 167 would mainly use arterials, avoiding the use of smaller side streets as much as possible.

Excavation would be necessary to install several Project elements. Typical excavation depths for main components of the Project are listed below:

- Stations – excavation depth could be up to 4 feet for footings and sidewalks, although sidewalks typically only require 1 to 2 feet of excavation.
- Roadway and curb improvements – excavation would be 4 to 5 feet deep for roadway widening. Excavation depth for curb ramps and pavement work would be 1 to 2 feet.
- Telecommunication infrastructure – trenching, if needed, could be up to 4 feet deep.
- Traffic or pedestrian crossing signals – signal pole foundations could be up to 15 feet deep.
- Illumination poles – foundations could be up to 15 feet deep.
- Intersections where improvements are planned – excavation would be 4 to 5 feet deep for trenching and signal pole foundations could be up to 15 feet deep.
- Stormwater drainage infrastructure – excavation could be up to 10 feet deep to revise conveyance or install treatment vaults or structures.

- Comfort station utilities (if required) – excavation for water and sewer utility connections could be approximately 8 feet deep.

Staging areas for storage of equipment and materials would be established by the contractor where feasible within the roadway right-of-way. Other staging locations could include vacant or underutilized private lots. Temporary construction easements for staging or other construction activities may be required and would be identified during final design. Widening of the public right-of-way is anticipated in spot locations along the corridor and would require acquisition of public property.

For some elements of work, such as roadway widening or utility trenching, two lanes may be closed for short durations, narrowing the roadway to one lane in each direction. Construction of new stations would typically require closure of the curbside traffic lane immediately adjacent to the work area. Traffic signal work would be completed with a uniformed police officer directing traffic while the signal is turned off. Business access would be maintained throughout the corridor in work zones.

Prior to temporary bus stop closures or relocation of existing stations, notifications to transit users would be posted. Temporary sidewalk closures may occur when construction occurs around stations for utility installation. Pedestrian access would be maintained on at least one side of the street, and pedestrians would be detoured with adequate signage. Bicycles that currently use existing roadway shoulders or on-street bicycle lanes may be required to share the general-purpose travel lanes during certain construction activities.

### 1.2.5 Project Schedule

Design is scheduled to conclude in fall 2021, with project construction anticipated to start in early 2022. Metro plans to begin RapidRide I Line service in fall 2023.

## 1.3 Regulatory Context

Section 106 of the NHPA requires federal agencies to consider the effects of their undertakings on historic properties (i.e., any district, site, building, structure, or object that is listed in, or eligible for listing in, the National Register of Historic Places [NRHP]). Undertakings include any project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by, or on behalf of, a federal agency; those carried out with federal financial assistance; and those requiring a federal permit, license or approval. Under Part 800.21 of Title 36 of the *Code of Federal Regulations* (36 CFR 800.2[c]) of the NHPA's implementing regulations, compliance also

requires federal agencies to consult with various parties that may have consulting roles in the Section 106 process. These include the affected State Historic Preservation Officer, Indian tribes, and other stakeholders and interested parties. Depending on the circumstances, this may also include the Advisory Council on Historic Preservation, which oversees the Section 106 process.

The Project is seeking funding from the FTA, which, as a federal agency, requires compliance with Section 106 of the NHPA. The FTA will serve as the lead federal agency responsible for assessing effects on any historic properties within the APE. An adverse effect on a historic property is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify it for inclusion in the NRHP in a manner that would diminish the integrity of the historic property's location, design, setting, materials, workmanship, feeling, or association.

The Section 106 process is presented in 36 CFR 800 and consists of five basic steps:

1. Initiate process by coordinating with other environmental reviews, consulting with the State Historic Preservation Officer, identifying and consulting with interested parties, and identifying points in the process to seek input from the public and to notify the public of proposed actions (36 CFR 800).
2. Identify cultural and/or historic resources and evaluate them for NRHP eligibility, resulting in the Identification of Historic Properties (36 CFR 800.4).
3. Assess effects of the project on Historic Properties (36 CFR 800.5).
4. Consult with the State Historic Preservation Officer and interested parties regarding adverse effects on Historic Properties, resulting in a Memorandum of Agreement (36 CFR 800.6).
5. Proceed in accordance with the Memorandum of Agreement.

## **1.4 National Register of Historic Places**

The NRHP recognizes properties that are significant at the national, state, and local levels and includes both properties formally determined eligible for inclusion in the NRHP and all other properties that meet the NRHP criteria. In accordance with the criteria set forth in 36 CFR 60.4, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites,

buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

Listing in the NRHP requires that a property not only meet one of these four criteria, but also possess integrity. Integrity is the ability of a property to convey historical significance and must be grounded in an understanding of its physical characteristics and how those characteristics relate to its significance. NRHP recognizes seven aspects, or qualities, that define integrity.

- **Location.** Is the location/site where the resource was originally constructed?
- **Design.** Does the resource reflect its original design, form, plan, and/or style during its period of significance?
- **Setting.** Have the physical surroundings of a property been compromised?
- **Materials.** Does the resource contain a majority of the physical components used in its construction still today?
- **Workmanship.** Is there evidence of craftsmanship and is that craftsmanship still present?
- **Feeling.** Is the property able to express a sense of time?
- **Association.** Is the “direct link” evident between the property and an important event or person?

For archaeological sites, integrity of location, materials, and association are generally most crucial. To address important research topics, archaeological deposits usually must be in their original location, retain depositional integrity, contain adequate quantities and types of materials in suitable condition to address important research topics, and have a clear association. Associations may be



defined at different social scales (e.g., an activity area, a household, or institution) and across various temporal spans (e.g., brief or longer term).

## 1.5 Key Personnel

This report was prepared in accordance with the Secretary of the Interior's Standards and guidelines for the Identification of Historic Properties (48 Federal Register [FR] 44716) by individuals who meet or exceed the Secretary of the Interior's Professional Qualifications Standards (36 CFR 61 [as amended and annotated]) and follows contemporary professional standards for the preparation of cultural resources reports. A complete list of principal contributors to this technical report is provided in Table 1-1.

**Table 1-1. Key Personnel**

NAME	QUALIFICATIONS	ROLES AND RESPONSIBILITIES
Kelsey Doncaster	MS, Architectural Historian	Principal Investigator, Built Environment
Matthew Sterner	MA, Archaeologist	Principal Investigator, Archaeology
Michelle Yellin	MUP, Architectural Historian	Architectural Historian
Jessica Jones	BA, Geographic Information Systems Specialist	Geographic Information Systems Specialist
Ellen Dement Hurd	MA, Architectural Historian	Architectural Historian
Aisha Fike	MA, Architectural Historian	Architectural Historian
Connie Walker Gray	MUP, Architectural Historian	Senior Architectural Historian

## 1.6 Area of Potential Effects

The proposed APE is illustrated on Figures 1-2a through 1-2h. Because the Project is introducing no new activity along already existing bus routes, the proposed APE boundary is limited to the roadway with the following exceptions:

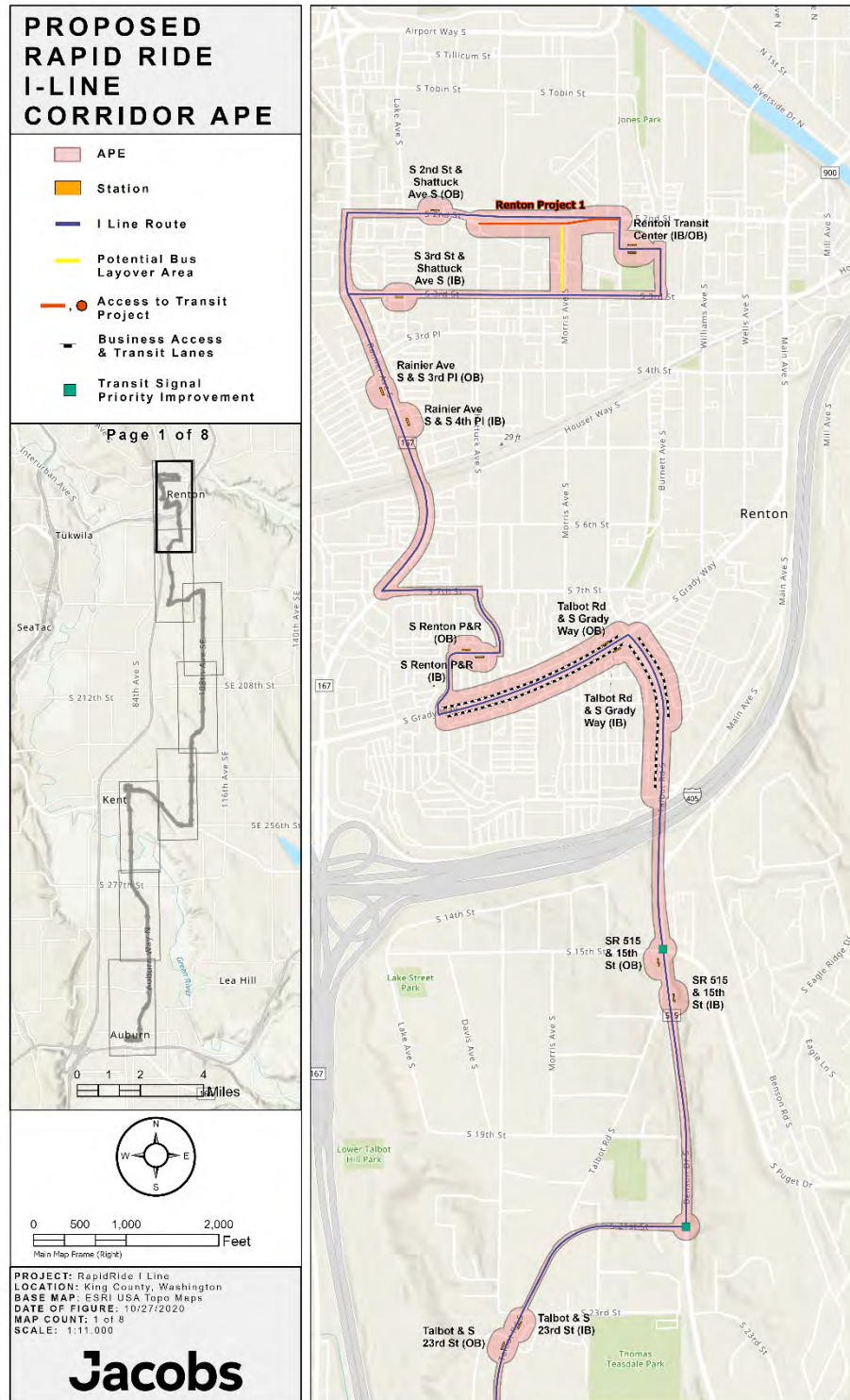
- A 100-foot buffer (or one tax parcel) around new or upgraded stations or other introduced elements.

- A 100-foot buffer (or one tax parcel) around all access to transit projects.
- A 100-foot buffer around all road modification (widening, introduction of lighting/signals, and bus bulbs). A 100-foot buffer around project elements that do not physically alter the roadway (restriping or the introduction of pedestrian crossings) is not recommended.
- A 100-foot buffer around any areas used for staging, stockpiling, or storage of project equipment or materials associated with construction.
- A 100-foot buffer around potential locations for a bus layover at the Renton Transit Center and Auburn Station. Bus layover could include construction of a driver comfort station.

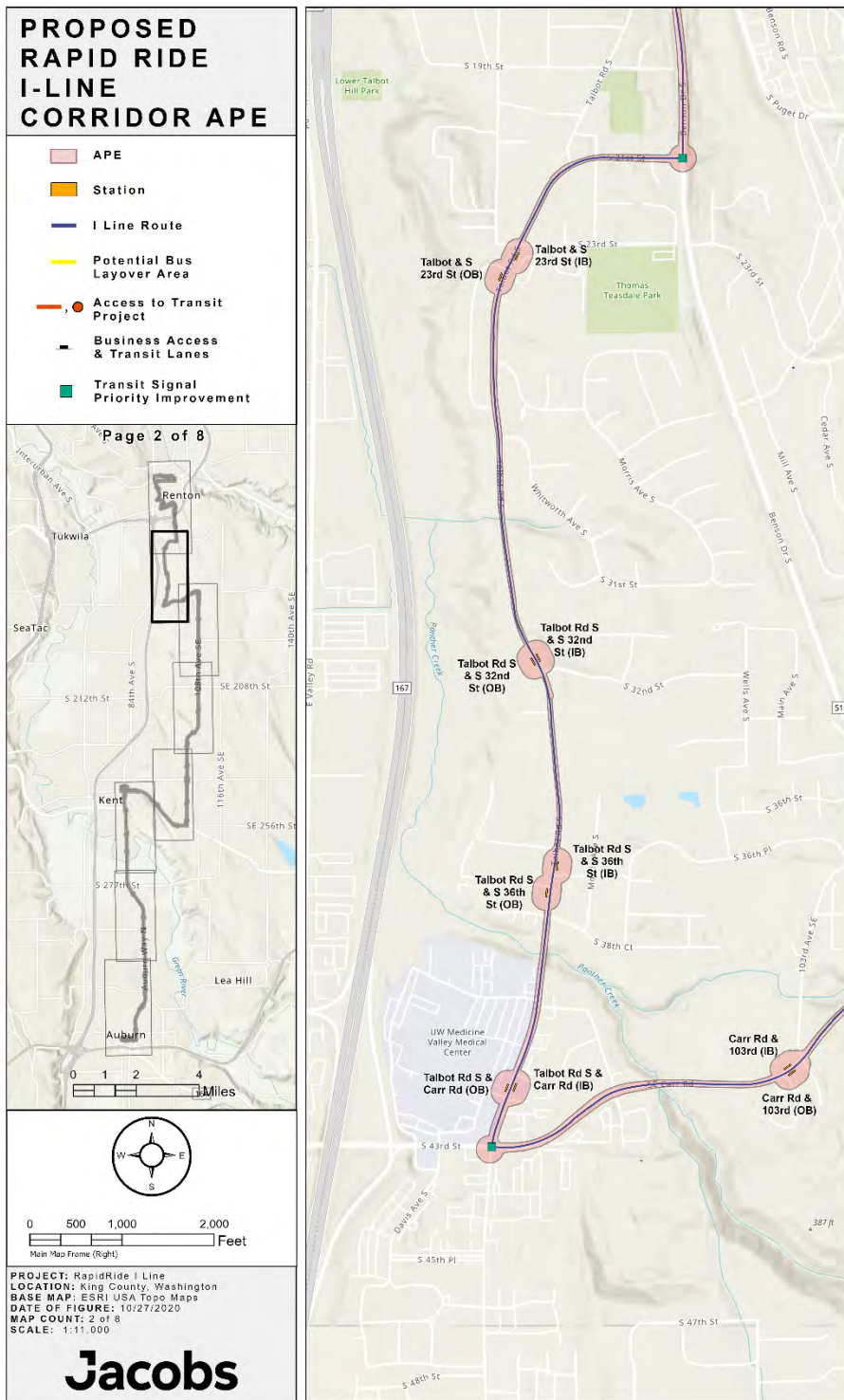
The maximum depth of excavation is not expected to exceed 20 feet below current ground surface.

The original APE was accepted by the Department of Archaeology and Historic Preservation (DAHP) with no comments on February 25, 2020. The original APE was based on 10 percent design and included large areas in Renton and Auburn to account for future bus layover areas, the locations of which were unknown at the time. Since then, Metro has made some design refinements to the Project, which reduced the scope of Project impacts. Metro reduced its number of new bus stations, removed some new BAT lanes, changed some of the pedestrian access to transit improvements, and decided on a single block location for a bus layover in Renton on Morris Avenue S and potential bus layover locations in Auburn along two blocks facing 1<sup>st</sup> Street and three blocks facing 2<sup>nd</sup> Street, after considering a much larger area around each route terminus. The changes greatly reduced the potential number of historic properties that could be affected by this undertaking. As such, a revised, smaller APE is being submitted to DAHP for comment concurrent with the submittal of this technical report. Appendix A shows the locations of the built environment resources surveyed and Appendix B contains the historic property inventory (HPI) forms for those resources. Please note, the design refinements that precipitated the revised APE occurred after much of the built environment survey had been completed, resulting in the collection of information for some resources that ultimately are not in the revised APE. Jacobs and King County Metro opted to keep these “extra” surveyed resources in the report and map set since the information was already collected.

**Figure 1-2a. Proposed RapidRide I Line Corridor APE**

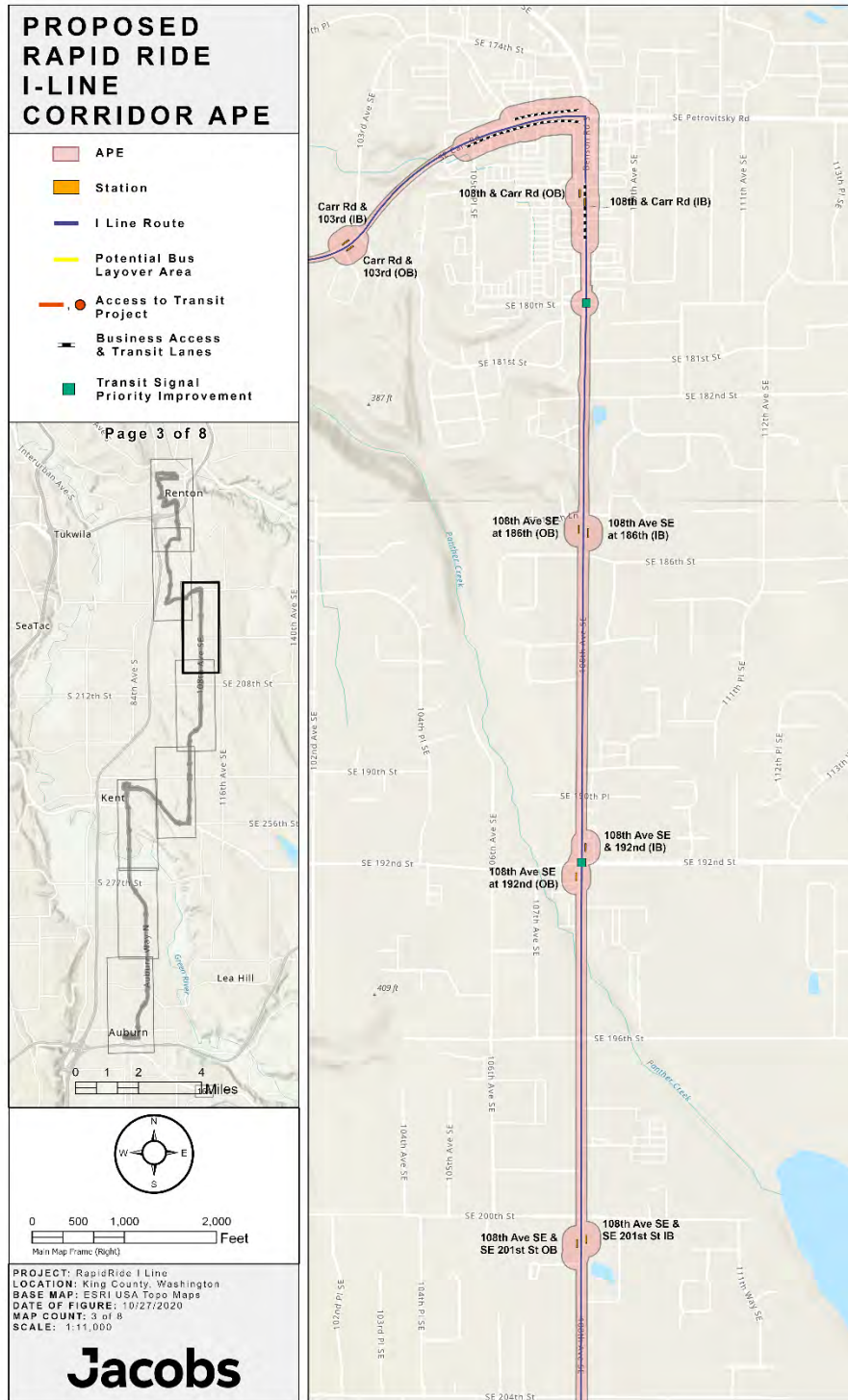


**Figure 1-2b. Proposed RapidRide I Line Corridor APE**



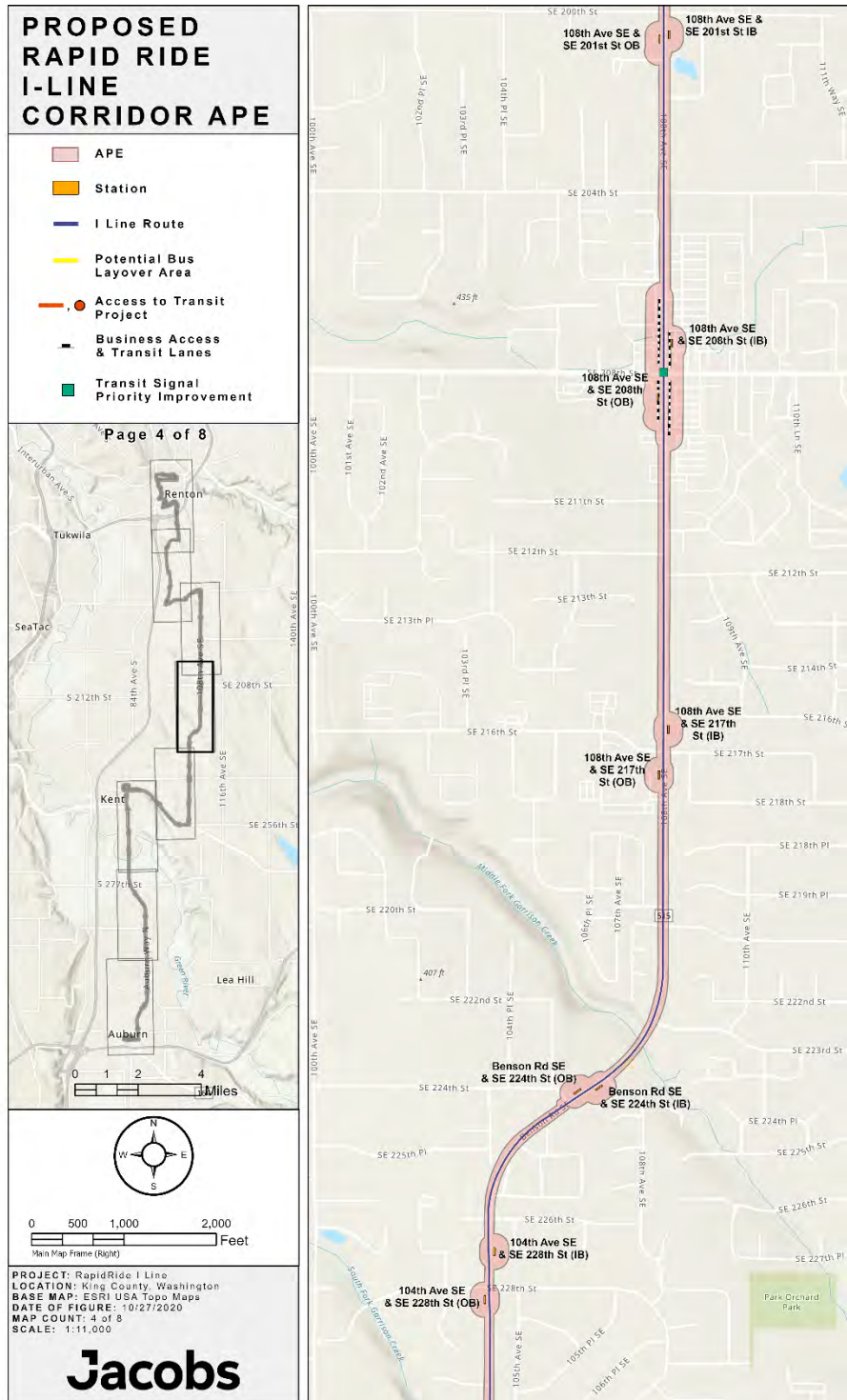


**Figure 1-2c. Proposed RapidRide I Line Corridor APE**

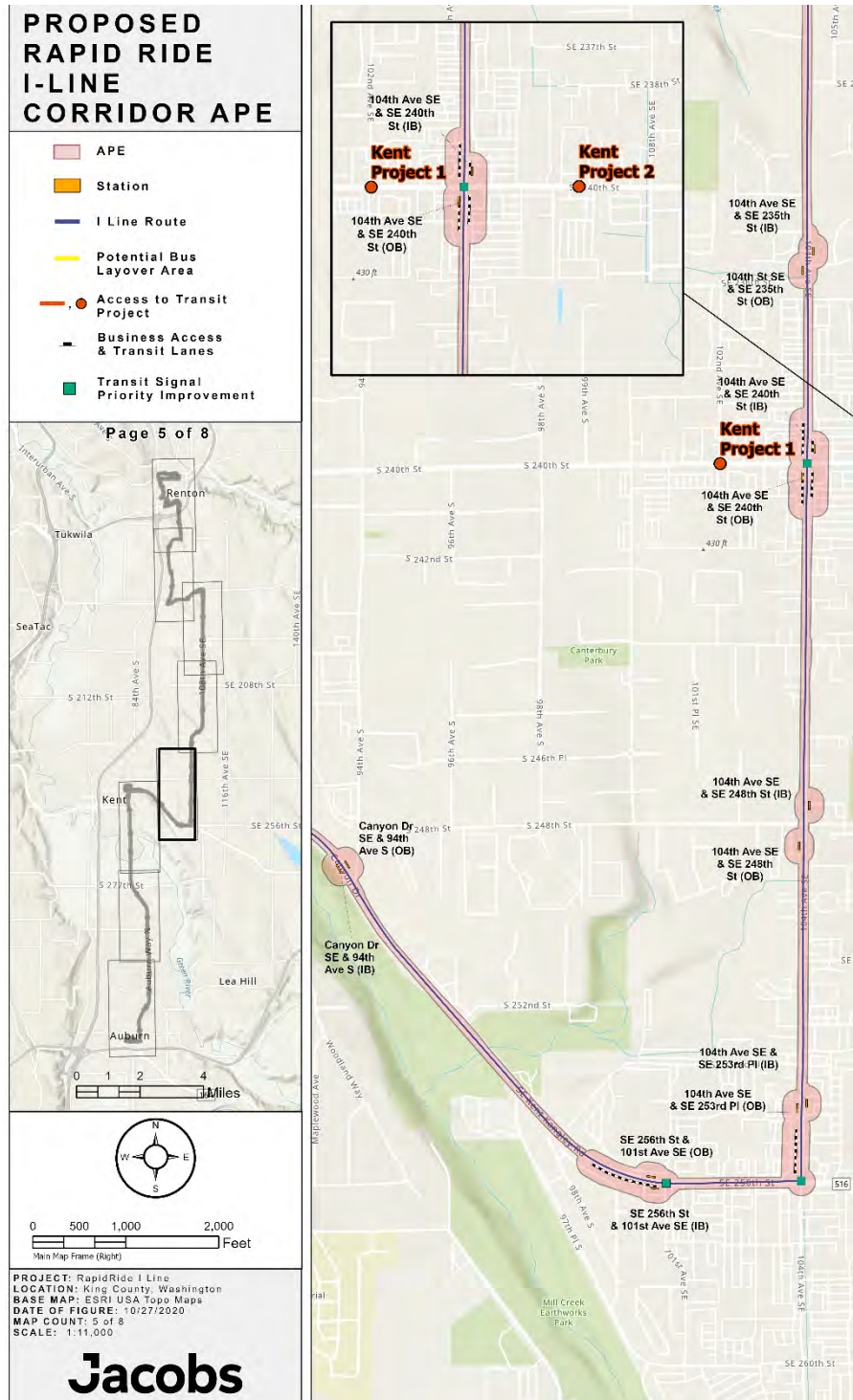




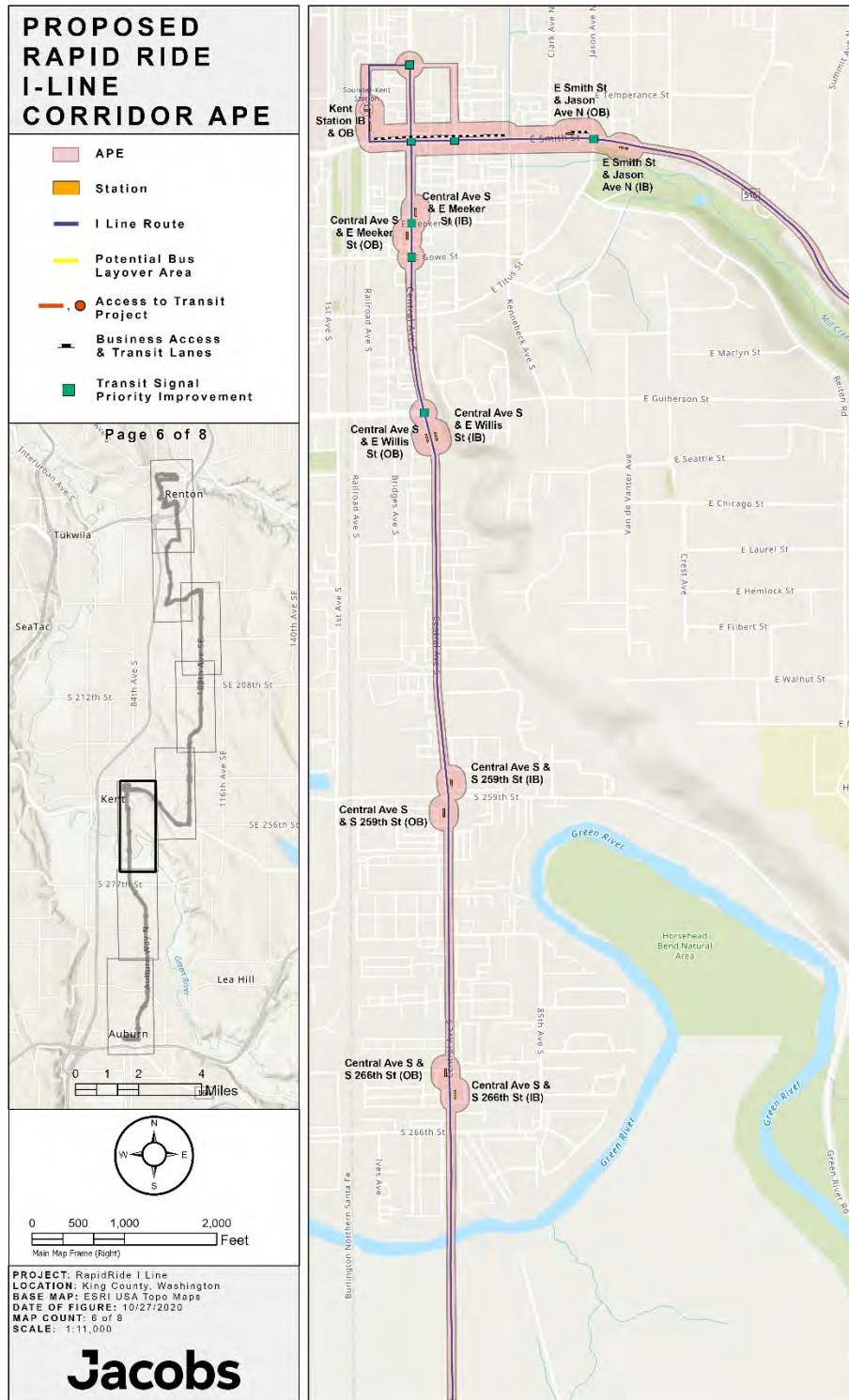
**Figure 1-2d. Proposed RapidRide I Line Corridor APE**



**Figure 1-2e. Proposed RapidRide I Line Corridor APE**



**Figure 1-2f. Proposed RapidRide I Line Corridor APE**





**PROPOSED  
RAPID RIDE  
I-LINE  
CORRIDOR APE**

**Legend:**

- APE
- Station
- I Line Route
- Potential Bus Layover Area
- Access to Transit Project
- Business Access & Transit Lanes
- Transit Signal Priority Improvement

**Page 7 of 8**

**Map Labels:**

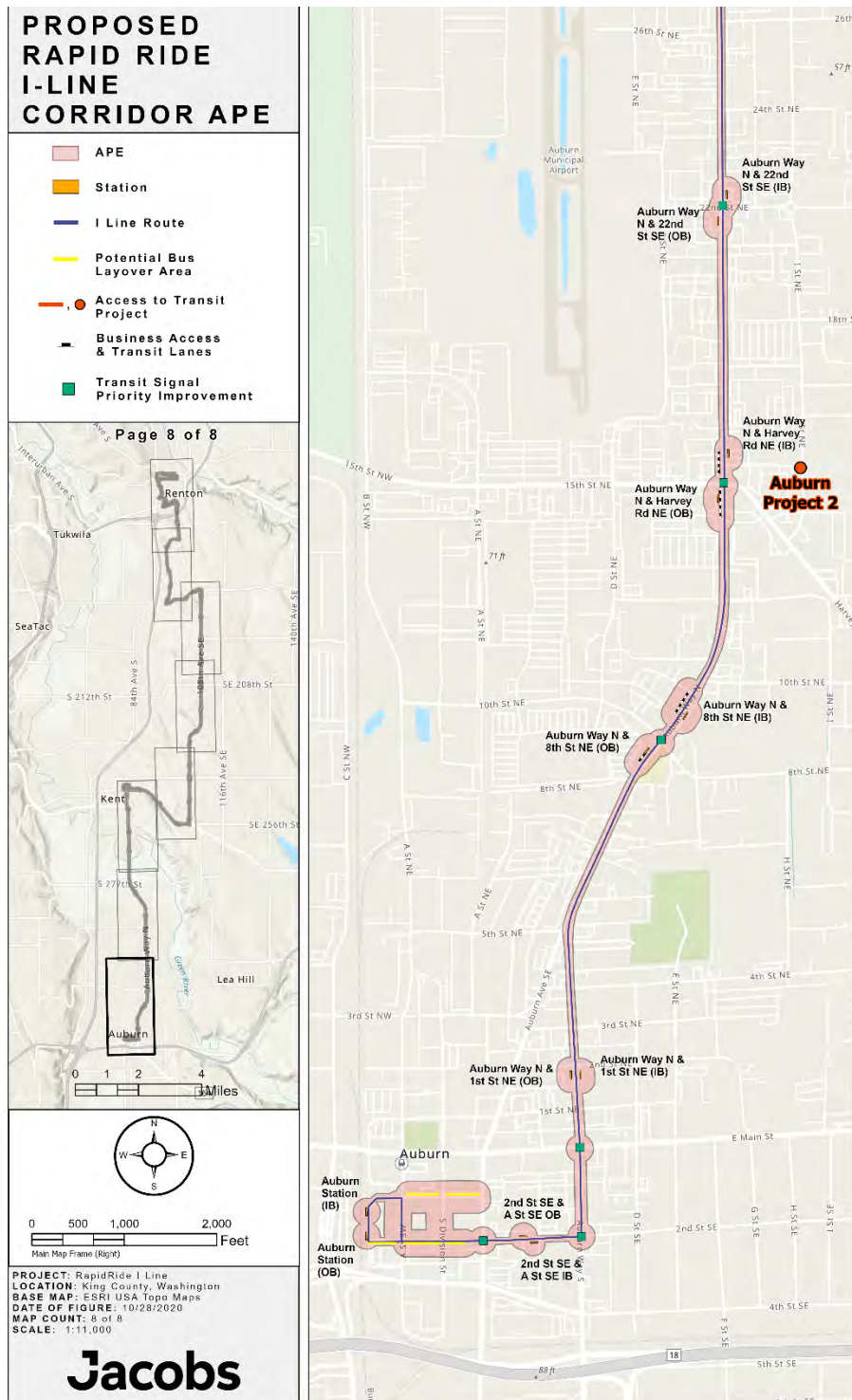
- Renton
- Tukwila
- SeaTac
- S 212th St
- 88th Ave S
- 168th Ave SE
- SE 208th St
- 116th Ave SE
- SE 256th St
- S 27th St
- Lea Hill
- Auburn
- 0 1 2 4 Miles
- 0 500 1,000 2,000 Feet
- Main Map Frame (Right)
- North Arrow
- Scale: 1:11,000

**Project Details:**

- PROJECT: RapidRide I Line
- LOCATION: King County, Washington
- BASE MAP: ESRI USA Topo Maps
- DATE OF FIGURE: 10/27/2020
- MAP COUNT: 7 of 8
- SCALE: 1:11,000

**Jacobs**

**Figure 1-2h. Proposed RapidRide I Line Corridor APE**





## 2 Environmental and Cultural Setting

This section describes the environmental and cultural setting of the study area and was used to generate the methods for identifying precontact and historical-period archaeological sites and the expectations regarding archaeological sensitivity. A review of the physical environments that affect human behavior and the cultural setting helped to generate expectations about how archaeological sites could be distributed across the landscape and the kinds of activities that occurred there and directly influenced the proposed field methods.

### 2.1 Natural Setting

The Project is located at the eastern margin of the Puget Lowland physiographic province (Orr and Orr 1996). This region has experienced the effects of multiple Pleistocene glaciation events, with the terminal glacial event of the era associated with the southward movement of the Puget Lobe of the Cordilleran ice sheet during the Vashon Stade of the Fraser Glaciation approximately 14,500 years before present (BP) (Porter and Swanson 1998). Subsequent marine inundation of valleys and the scouring of the lowlands created during this last glaciation formed the Puget Sound and the associated flat lowlands situated between the Olympic province to the west and the North Cascade mountain range to the east. Within this region, glacially deposited till and outwash mantle, with varied thicknesses, can be found covering an Eocene-aged bedrock base. Separate volcanic and sedimentary exposures exist in the region in the form of weathered hills and ridges (Alt and Hyndman 1984).

Locally, much of the APE is situated on deposits of lodgment till and glacial drift, placed during the Vashon Stade, with discrete exposures of Eocene-aged non-marine andesitic bedrock (Dragovich et al. 2009). Lodgment till and glacial drift are commonly characterized as unsorted or poorly sorted silt, sands, and clays with gravels ranging from subangular to rounded cobbles and gravels. Weathered bedrock, or regolith, exists just beneath the surface where there are thin deposits of glacial till and drift, and appears as angular clasts of unconsolidated material. The bedrock exposed to the east side of the APE is non-marine andesitic tuff and other mineral tuffs with mixed in sedimentary constituents of siltstone and sandstone all from the Tukwila Formation. Subsequent folding events created the rolling hill appearance of the landscape (Alt and Hyndman 1995).

Following the terrain of the Green River Drainage, much of the APE is covered with lahar soils, deposited by mudflows originating in the Cascades to the east. The largest lahar from Mt. Rainier in the last 10,000 years occurred around 5,700 years

ago. A large-scale collapse of part of the summit and slope flowed down the White River drainage and spilled into the Green and Puyallup River drainages. These Osceola Mudflow deposits cover an area about 550 square kilometers in the Puget Sound Lowland, extending from outside Seattle to Tacoma (Dragovich et al. 1994).

The Natural Resources Conservation Survey data indicate that the majority of the APE is characterized as Tokul gravelly loam, a soil series derived glacially and deposited on till plains and hillslopes. Tokul gravelly loam characterizes as loam developed from loess and ash over glacial till deposits. Capped by a relatively thin O-Horizon (organic layer), the soil solum of a Tokul gravelly loam consists of yellow brown gravelly medial loam lightening in color and hardening with depth. There are other minor constituents in the APE, including series developed in glacial plain and river valley depressions (Seattle Muck), glacial outwash or older alluvial deposits (Winston), glacial lakes (Pastik), and glacial terraces or escarpments (Klaus and Klaber). Much like the Tokul gravelly loam, all minor constituents that comprise the APE include an overlay of volcanic ash or loess deposits, with the exception of the Klaber and Seattle series.

## 2.2 Flora and Fauna

Vegetation of the larger area in which the APE is located is within the Tsuga Heterophylla (western hemlock) zone, the largest of vegetation zones in Western Washington and Oregon, consisting of temperate coniferous forest (Franklin and Dyrness 1988). Predominant tree and plant species in this zone include Douglas-fir (*Pseudotsuga menziesii*), Oregon ash (*Fraxinus latifolia*), western hemlock (*Tsuga heterophylla*), western redcedar (*Thuja plicata*), red alder (*Alnus rubra*), big leaf maple (*Acer macrophyllum*), black cottonwood (*Populus trichocarpa*), and Sitka spruce (*Picea sitchensis*), with an understory of willow (*Salix spp.*), vine maple (*Acer circinatum*), Oregon-grape (*Berberis nervosa*), rose (*Rosa sp.*), salal (*Gaultheria shallon*), western sword fern (*Polystichum munitum*), western bracken fern (*Pteridium aquilinum*), violet (*Viola*), lady fern (*Athyrium filix-femina*), sedge (*Carex spp.*), mosses, red huckleberry (*Vaccinium parvifolium*), deer fern (*Blechnum spicant*), rush (*Juncus spp.*), cattail (*Typha spp.*), hardhack (*Spirea douglassii*), red elderberry (*Sambucus racemosa*), devilsclub (*Oplopanax horridum*), Siberian miners lettuce, trillium (*Trillium*), evergreen blackberry (*Rubus sp.*), trailing blackberry (*Rubus ursinus*), and salmonberry (*Rubus spectabilis*) (Franklin and Dyrness 1988; Soil Survey Staff 2019).

Fauna of the larger area in which the APE is located is various and rich, with an abundance of birds and small mammals such as rabbit, beaver, river otter, raccoon, minks, weasels, and bobcats. Other larger mammals include elk, deer, black bear,

and coyote. Birds are generally limited to waterfowl or songbirds but also include species of hawks or eagles. Historically, the APE likely included river otter, beaver, and other water-based mammals, with common occurrences of several species of fish, including a few different species of salmon such as chinook, chum, coho, and pink, which are important to both past and present populations.

While the flora and faunal discussions are an attempt to characterize the general area, the APE is highly modified and no longer reflects the diversity described above.

## 2.3 Cultural Context

Archaeological evidence of early human occupation in the Puget Sound starts with the Paleoindian people and the common tool tradition of the time, known as the Clovis, which first appeared regionally at the end of the last glacial maximum in the late Pleistocene (prior to 12,500 BP). The Pleistocene was followed by four other periods: the Archaic period (12,500 to 6400 BP), Early Pacific (6400 to 3800 BP), Middle Pacific (3800 to 1800/1500 BP), and Late Pacific (1800 BP to approximately 250 BP). Finally, the historical period spans approximately 1750 to present, when Euroamericans encountered indigenous populations.

Paleoindian presence in Western Washington is sparse, consisting of approximately a dozen isolated Clovis-style fluted projectile points. The nearest of those points to the APE include one in Maple Valley to the southeast found during bog mining (Avey 1991). Clovis is a technological complex widely regarded as the oldest in North America, dating from 12,800 to 12,500 BP, although no concrete time frame has been confirmed for Western Washington (Dixon 2001; Hutchings 1997). The scarcity of archaeological evidence of human occupation in the Pacific Northwest prior to the middle Holocene may be in part due to geological events that submerged or buried sites.

Larger sites dating to the Archaic period (circa 12,500 to 6400 BP) are observable in greater frequencies, with the earliest evidence dating back to a site (45KI839) in the Puget Sound region on Little Bear Creek in Redmond and the DeStaffany Site (45SJ414) on San Juan Island. The Bear Creek site is typified by fragmented large projectile points within a peat deposit dating to roughly 8500 BP (Kopperl et al. 2009), while the DeStaffany Site is characterized by lanceolate projectile points and cutting tools dated between 10,800 and 8000 BP (Kenady et al. 2002). However, a recent re-examination of the Destaffany Site assemblage led Kenady to propose that the artifacts are more likely associated with the earlier date (10,800 BP) and are potentially coeval with Clovis-aged artifacts (Kenady et al. 2008).

A common type of site observed in the Puget Sound region during the Archaic period is an Olcott phase site. This phase occurred approximately 10,000 to 7600 BP and is typified by utilitarian cobble tools and Cascade-style, leaf-shaped projectile point assemblages. Sites in the Olcott phase are generally located near small streams on upland terraces (Kidd 1964; Matson 1976). It is likely that riverine environments were used as well, but archaeological evidence in these areas is rare due to the geologically dynamic landscape.

The trend of increased archaeological site size and frequency between the Pleistocene and Holocene continues through the Early Pacific period (approximately 6,400 to 3,800 BP). Sites of this period in the Puget Sound region demonstrate a greater reliance on marine and littoral resources based on the presence of shell middens and frequency of habitation in estuarine environments. This is likely a product of the stabilization of sea levels, which may have submerged older evidence of habitation because no shell middens have been observed dating to before 5000 BP. Site 45PI72, in Pierce County, is the earliest dated shell midden in the Southern Puget Sound region (Wessen 1989). Site 45PI72 is a short-term use location with evidence suggesting a reliance on intertidal species and local terrestrial resources showing an expansion of subsistence.

The Middle Pacific period, dating from approximately 3800 to 1500 BP, saw the expansion of cultural patterns in the Pacific Northwest, including artistic expressions consistent with ethnographic documentation and social inequality in permanent occupation. Large village sites in riverine and littoral settings were comprised of large wooden planked houses, a hallmark of organized populations. Additionally, evidence of evolving resource procurement strategies was depicted by drying and storing of surplus food and specialized seasonal camps functioning as an appendage of the village. Furthermore, technologically complex tools such as fish weirs and toggle harpoons indicate an intensification of resource gathering. The villages are interpreted as indicators of aggregating winter populations with a heavy reliance on salmon. An example of such sites is *Tualdad Altu* (45KI59), also known as "King Salmon's House," in Renton. *Tualdad Altu* is a village site consisting of approximately 60-foot-long houses used for annual occupation around 1500 BP (Chatters 1987). The site was in a prime location for salmon procurement, which, once acquired, was dried and preserved for winter consumption. It is around this time frame that art styles began to reflect the traditional ethnographic Northwest Coast styles, and an increase in personal adornment in the presence of beads and bracelets was observed. Trading also brought influence from the coastline and east of the Cascades to the inner Puget Sound peoples' art and technologies (Ames and Maschner 1999).

The Late Pacific period (1800 BP to approximately 250 BP) in the Pacific Northwest was similar to the Middle Pacific period; however, it appears that warfare intensified throughout the period on a more regional scale. Further, there are highly variable burial customs and soaring regional populations in permanent “large communal living structures” (Elder et al. 2011).

## 2.4 Ethnographic Context

The Southern Coast Salish were a territory of people who were divided by the dialect of Salishan language they spoke. The three divisions of language were Twana, covering part of the Olympic Peninsula and Hood Canal; Southern Lushootseed, ranging from the general Puget Sound region well into the Cascade Mountain range to the east; and Northern Lushootseed, an area extending from modern Seattle to Samish Bay. The APE falls within the territory of the Southern Lushootseed-speaking peoples, specifically the Duwamish and Snoqualmie in the northern portion of the APE and the Muckleshoot in the southern portion (Suttles and Lane 1990).

The Duwamish people were closely related, both culturally and linguistically, to numerous other tribes throughout the Puget Sound from what is now Snohomish County to Thurston County and from the Sound to the Cascades. While many Duwamish peoples were coastal dwellers, deriving subsistence mainly from marine resources, others migrated inland and settled in river valleys along the Cedar, Duwamish, and other major riverine systems. While coastal Duwamish focused more on marine fish and shellfish, inland groups tended to focus on salmon runs, hunting, and root gathering in the prairies (Chatters 1981). According to Chatters (1981), “the presence of varied adaptations in so small an area resulted in a partial interdependence among saltwater, lowland, and inland groups, each trading extensively with the others for foodstuffs and raw materials or for manufactured goods more efficiently produced by others.” The Sbabadid Site (45KI51) in south Renton is attributed to Duwamish dwellers of the late eighteenth and early nineteenth centuries.

Historically, the territory of the Snoqualmie people, or “Moon People,” extended from across the Snoqualmie River watershed, including its forks and drainages from the confluence of the Skykomish River to the east at Snoqualmie Pass (Hilbert et al. 2001; Ruby et al. 2013). However, much like other tribes, the specific territory of each tribe was ambiguous; no borders were formerly drawn until the 1854–1855 treaties (Suttles and Lane 1990).

Southern Coast Salish populations inhabited areas around rivers and creeks during



spring, summer, and fall to acquire resources (salmon) to be preserved and stored for winter (Haeberlin and Gunther 1930; Castille 1985). Shelters for spring, summer, and fall seasonal encampments were built with portable, lightweight mats made from marsh plants and generally housed small family groups. Winter shelters were more permanent, larger structures that could be used annually; they consisted of large wooden plank houses that could accommodate larger groups. A winter village would typically consist of multiple plank houses that were often organized by social status (Ames and Maschner 1999). One such village that existed in the Snoqualmie tribal territory is known as “painted house.” Located near the present-day city of Carnation, “painted house” or “house with designs or patterns” was the primary village settlement of the Snoqualmie people (Hilbert et al. 2001).

During the winter, much of an individual’s time was village focused and involved preparing for, or participating in, spiritual ceremonies because stored food from the previous seasons often provided ample sustenance (Haeberlin and Gunther 1930). The additional free time that food storage allowed also ushered in the evolution of Salish-style artwork, which is known for its intricate and graceful carvings, longhouse murals, and basketry that depict ancestors as well as real and mythological creatures (Suttles and Lane 1990).

Riverine-based Coast Salish groups often traveled by canoe, with several different styles based on transportation routes. Along these transportation routes were coastal Salish villages at access points where canoes could easily moor (Suttles and Lane 1990). Canoes and other cultural materials such as cordage, baskets, clothing, mats, towels, mattresses, and even seasonal huts were made with western redcedar. Other cultural materials include intricate blankets woven from the hair of a now-extinct wooly dog, mountain goat wool, waterfowl down, and fireweed cotton (Suttles and Lane 1990).

At the southern end of the Project, much of the area falls within the traditional territory of Native communities that coalesced into the Muckleshoot and Puyallup reservations after the Medicine Creek treaty signing in 1854. Members of the Muckleshoot Tribe brought together peoples from the villages of Skopahmish on the upper Green River, the Smulkamish or Smalhkamish from the upper White River and Enumclaw Plateau, and the Skekomish or Stkamish on the lower White River (Kopperl and Shannon 2016).

## 2.5 Historical-Period Context

### 2.5.1 Renton

The original inhabitants of what today is Renton were the Duwamish people who called this area home. They lived along the Black, Cedar, and Duwamish Rivers following the flow of resources for harvest and substance. Renton alone had “at least four habitation sites” (Samson 2017). With the arrival of the Denny Party in 1851 and the decade that followed, life was forever changed for the Duwamish people.

As this area was still Oregon Territory until 1859, an influx of Euroamerican settlers who had obtained a donation land claim came into Puget Sound to live on the land and cultivate it. The Duwamish were displaced by these settlers and the Treaty of Point Elliot hastened this removal when reservations were set up in Washington Territory. The Duwamish did not receive their own reservation and were pushed out into other reservations. One of those settlers was Henry Tobin, who built a sawmill on his donation land claim in 1852, where Renton is today, on the Black River. In 1853, Dr. M. Bigelow discovered coal on the Black River near the location of present-day Renton and a small coal mine operated there until the Indian Wars of 1855–1856. During the time of the Indian Wars, Henry Tobin’s sawmill was destroyed by another American Indian group from south of Renton. The sawmill was never rebuilt as Tobin died soon after it was destroyed. Tobin’s widow, Diana, married neighbor Erasmus Smithers and they farmed another donation land claim that was south of Diana’s original claim, which included a Duwamish village on the property, until 1865. By 1860 the Smithers had a thriving dairy farm and Erasmus Smithers became a developer, plotting out the townsite and selling lots along with T.B. Morris and C.B. Shattuck for the town in 1875. Two years prior, Smithers also found coal along the Black River and, with investors, organized the Renton Coal Company. One of the early investors in the Renton Coal Company was Captain William Renton; Smithers named his newly plotted town after him (Samson 2017; City of Renton, 2020; Green 1947; St. Anthony Catholic Parish, 2020).

The coal mines were the largest employer in the area around Renton. By 1901 there were enough people in Renton for it to incorporate as a city with a population of 1,176 people. In that year, the Denny-Renton Clay and Coal Company Clay Works was started in Renton, which helped to start the transition of Renton from a mining town to an industrial center. It was not long that the massive amount of clay bricks made there gave Renton the moniker as the “Paving Brick Capital of the World” (City of Renton, 2020). Renton’s emergence into permanent, large-scale manufacturing increased with the arrival of the Seattle Car Company in 1907, which

later became the Pacific Car and Foundry (PC&F). This firm built a huge factory in Renton to assemble all kinds of railroad cars, from disconnected log cars to refrigerator cars (Mid-Continent Railway Museum 2006). Additional industries, such as the Renton Glass Company; a macaroni factory; an ice plant; a shingle mill; two lumber companies; and by 1914, the Diamond briquette factory were constructed in Renton (Wing 1995; Armbruster 2018; City of Renton, 2020). Many of the immigrants who came to Renton were like others who came to the Northwest from Europe, such as English, Welsh, Irish, German, and a small number of African Americans who came to work in the coal mines and other industries. By 1910, there was a sizable Italian population who worked in the Denny-Renton Clay and Coal Company; by the 1930s, they held many of the jobs at PC&F (Monahan 2007; Stewart 2015).

In 1877, Renton was linked to Seattle by rail when the 3-foot narrow-gauge Seattle & Walla Walla Railroad & Transportation Company reached the town and connected to the existing narrow-gauge Renton Coal Company's line that served the coal mines. The Seattle & Walla Walla Railroad & Transportation Company became the Columbia & Puget Sound in 1880 and was standard gauged in 1897, eventually becoming the Pacific Coast Railroad in 1916. This steam-powered line ran right through downtown Renton on Walla Walla Avenue/Houser Way. East of Renton it split, going north to the coal mines at Newcastle and Coal Creek and then southeast to Maple Valley and the coal mines at Taylor and Franklin (Armbruster 2018). The coal mines were a draw for other railroads as the local Seattle, Lake Shore & Eastern Railway built a line to Renton in 1890 along Burnett Avenue that continued north along the east side of Lake Washington, eventually reaching Woodinville in 1904. The Seattle, Lake Shore & Eastern Railway became part of the Northern Pacific Railway (NP) system in 1901 (Northwest Railway Museum, 2020; Sullivan 2012). In 1902, the Seattle-Tacoma Interurban Railway (ST) high-speed electric line reached Renton and connected this growing town with Seattle via the 14-mile-long Renton Branch Line from Renton Junction. In 1903, the ST became the Puget Sound Electric Railway (PSE); this branch line was an important source of freight and passenger revenue for the interurban and as many as 33 trains a day traveled it with hourly passenger service between Renton and Seattle (Wing 1995).

The coming of the Chicago, Milwaukee, Saint Paul, and Pacific Railway (Milwaukee Road) changed the dynamic of Renton even more with main line trains passing multiple times a day and at night along Walla Walla Avenue/Houser Way when the railroad was completed in 1909. In 1906, the Milwaukee Road signed a 99-year lease of the Columbia & Puget Sound tracks from Seattle to Maple Valley, which involved improvements to the tracks from double tracking to heavier rail. The Columbia & Puget Sound/Pacific Coast Railroad still ran trains on these tracks

loaded with coal from the mines through Renton and four daily passenger trains (Armbruster 2018; Wood and Wood 1972). By 1915, the Sunset Highway went through downtown Renton on its way to Spokane (Washington's Sunset Highway, 2020). The 1920s were a time of growth for Renton as it grew from 2,740 in 1920 to 3,301 people by 1930, but, like every community during the Great Depression of the 1930s, the community suffered a downturn in the economy. The PSE abandoned its entire electric line in 1928 so only three railroads served Renton (Wing 1995; City of Renton, 2020). The African American community grew in Renton during the 1930s when they left the urban environment of Seattle to live in the country, which enabled them to grow/raise their own food (Monahan 2007).

By 1940, Renton was 4,488 people, but World War II (WWII) would forever change the dynamic of this small town. Boeing Aircraft Company (Boeing) expanded beyond Boeing field and started constructing a plant in Renton, alongside Lake Washington, in 1941 to build the XPB-1 Sea Ranger plane for the United States Navy. One was built before the whole factory was reengineered to build B-29 Superfortress bombers. At the height of production, 160 B-29 bombers were built in a month (NRHP 2015a). PC&F switched from making railroad cars to making Sherman tanks and other military equipment. Kenworth Motor Co. also started making military vehicles. The population swelled in Renton, every available building was remade for housing and a new area east of town called the Renton Highlands was built just for housing those employed in these wartime industries (Stewart 2019a; City of Renton, 2020). With this boom, Renton had a population of 16,039 by 1945. Those who came to Renton were not like the immigrants before as they were from all parts of America, including more African American's from the south and east, that had been dislocated by the Great Depression and sought work in factories (Stewart 2019b; City of Renton, 2020). Also, in 1942, all of the Japanese Americans on the West Coast, including those living in the Renton area, were involuntarily removed to internment camps due to Executive Order 9066 (Our Documents 1989).

After WWII in the 1950s, downtown Renton got a facelift with the demolition of old buildings, addition of new stores, and remodels of existing storefronts to modern appearances. Some of the new downtown businesses were People's Bank, Bartell's Drugs, Tradewell Market, Wiesfield Jewelers, Block's Shoe Store, J.C. Penney, and Woolworths. The F. W. Woolworth building was the first all self-service department store in the Northwest (NRHP 2015; Stewart 2015). In 1955, Boeing's first commercial jet, the 707, brought more jobs and residents to Renton for its production. Boeing spent "\$1 million to prepare Renton Municipal Airport for the jet age with new runways and jet blast fence" (Stewart 2015).

The advent of the Interstate system, after WWII, impacted Renton directly with Washington State's Highway 2-A project—now known as I-405—which took a wide swath across the foot of Renton Hill on the east side of town. Likewise, with the growth of suburbia in the post-WWII era, Renton opened its first shopping center—Renton Shopping Center—in 1960, only to have Tukwila's Southcenter Mall draw away stores and customers via the new freeway from the downtown core when it was completed in 1968 (Buerge 1989; Stewart 2015; Whitely 2003; Dougherty 2018).

Renton contributed to the Seattle World's Fair and the Seattle skyline when PC&F (now PACCAR) made the steel structure for the Space Needle. In 1966, Renton's library over the Cedar River was constructed. One of the popular pastimes in the 1960s in Renton was the Renton Loop, where teenagers would circle the town by going west on 2<sup>nd</sup> Street, then south on Rainier Avenue, then turn left to go east on 3<sup>rd</sup> Street, and then north on Burnett Avenue back to 2<sup>nd</sup> Street (Holy 2011) (Figure 2-1). In 1971, Renton's economic boom, which had lasted since the 1950s, ended as a severe recession gripped Renton when Boeing laid off 66 percent of their labor force due to new airplane orders dropping off significantly. People left the area and even school district teachers were laid off due to shrinking enrollment. In 1976, Renton celebrated the 75<sup>th</sup> Anniversary of its founding and the United States Bicentennial (City of Renton, 2020).

**Figure 2-1. Renton – S 3<sup>rd</sup> Street and Morris Street S in 1970**



Source: Holy 2011



## 2.5.2 Kent

The first inhabitants of where Kent is today were the Muckleshoot people, who called this area home. As with other parts of the Puget Sound, Euroamerican settlers came into the valley in the 1850s. The Muckleshoot were displaced by these settlers and the Treaty of Point Elliot hastened this removal, when reservations were set up in Washington Territory and the Muckleshoot were relocated to a reservation in King County (Hetzel and Livingston 2009). Thomas Alvord came to the Kent area and bought property along the White River in 1859, where he set up a ranch, a trading business, and a dock on the river. By the 1870s, much of the White River Valley had been cleared of timber and agricultural production of row crops consisting of potatoes, lettuce, onions, and other vegetables grew in the fertile soil. To the south in the Puyallup Valley, Ezra Meeker planted hops in 1865; by the 1870s, hops were the most lucrative crop in the White River Valley and Puget Sound. Hops quickly became king in agricultural production (Becker 2006; Stein 2001; Armbruster 1999).

The area was known as "Titusville" and "Yesler" with development of the area exploding with the coming of the Puget Sound Shore Railroad (PSS) in 1884 from Seattle. The PSS was working its way south to connect with the transcontinental Northern Pacific Railroad (which became the Northern Pacific Railway in 1893 when it reorganized) since Seattle had lost the terminus of this line to Tacoma. The two lines would meet south of Slaughter, later renamed Auburn, at a place called Stuck Junction. The railroad changed how agricultural goods could be transported out of the area as before water transportation via the White River was the only way to move large amounts of goods. The railroad also played a part in renaming of the town to its current name of Kent. During the PSS rebuilding in 1885 by the NP, who had purchased it, a construction engineer gave the area a new name (Jones & Stokes 2004, Stein 2001; Armbruster 1999). With all the hops grown there, he thought it was fitting to call the station Kent instead, "after Kent County, England where they raising nothing but hops" (Stein 2001). This new name stuck, and in 1890 the City of Kent was incorporated (Hetzel and Livingston 2009). Hops flourished all across Puget Sound, with Kent shipping 2,524 bales of hops and Slaughter shipping 4,041 bales in 1891. Hops were a disease-free crop until 1892, when an infestation of hop aphids quickly devastated the hop crops and removed hop production in the White River Valley and all of Puget Sound (Becker 2006; *Snoqualmie Valley Record* 2016).

The farmers of the White River Valley replanted other crops instead of hops, such as peas, cauliflower, and rhubarb or switched to raising dairy cows for milk production and chickens for eggs (see Figure 2-2). The new City of Kent

*Figure 2-2. Washington's Pride Telephone Pea Crate Label, Kent*



Note: Label from the collection of Kelsey Doncaster.

continued to grow in the 1890s as it was the center for the region's agricultural production (Stein 2001). New immigrants came to the area to reap the bounty produced in the White River Valley, including Japanese Issei. Three brothers Trevanion, Jabez, and Andrew Berlin were some of those immigrants who came to Kent to start a general store, Berlin Brothers General Merchandise, on the corner of Railroad Avenue S and E Meeker Street in 1890 (Wissel 1977) (Figure 2-3). By 1900, they expanded their operations by opening stores in Sumner and Auburn. With a sizable Norwegian population, a Lutheran Church was built in 1890 in Kent. The Pacific Coast Condensed Milk Company was incorporated in 1899 and built a large cream-condensing plant in downtown Kent making Carnation brand cream from all the milk produced in the area (SoCo Culture 2018). In 1902, the ST high-speed electric line reached Kent and connected this growing town with Seattle and Tacoma. Besides the normal local electric trains, there were three daily express trains from Seattle to Tacoma that only stopped at Kent and Auburn and made the run in 1 hour and 15 minutes. This rapid service opened up more markets for farm products grown around Kent to be sold in the growing metropolitan cities (Wing 1995). Now "Kent was as close to downtown Seattle as Ballard and Green Lake," and it did "more for Kent than any other community along the line" (Wing 1995).

Kent was the headquarters of this new rail line and a large depot was built along with a substation and car barn for the interurban railway. In 1903, the ST became the PSE and the headquarters office was moved to Tacoma, but Kent was still an important hub for the interurban railway as it saw 15 trains every day (Wing 1995). In 1909, the Milwaukee Road stopped in Kent on its line to Tacoma and that year the East Valley Highway was constructed to link the towns between Renton and Auburn (Wood 1972; Wing 1995). In 1910, the Oregon & Washington Railroad

came to Kent via trackage rights on the Milwaukee Road. The Oregon & Washington Railroad was the Union Pacific Railroad's line from Portland to Seattle, which used mainly trackage rights from the NP and Milwaukee Road instead of building all of its own tracks to reach Seattle (Asay 1991).

**Figure 2-3. Kent – Looking Southeast at Corner of Railway Avenue and Meeker Street circa 1915**



Note: White River Valley Museum photograph number PO-02628 taken by L.W. Clark.

One of the larger groups of immigrants in the region around Kent in the White River Valley were Japanese-American immigrants who were prolific in the development of produce truck farms. By 1912, Japanese Issei farmers started selling produce at Pike Place Market in Seattle, and 2 years later 70 percent of the stalls at the market were Japanese Issei selling their produce produced in King County (Sanders 2019). In 1916, the Pacific Coast Condensed Milk Company closed its plant in Kent and moved operations to Tolt (SoCo Culture 2018). Milk production continued in the White River Valley and by 1920 the Japanese Issei who had settled around Kent supplied 50 percent of the fresh milk consumed in Seattle and more than 70 percent of the fruit and vegetables for Western Washington (see Figure 2-4).

*Figure 2-4. Japanese Farmers Waiting to Deliver Their Produce for Packing in Ice and Shipment on the Railroad in Kent, circa 1935.*



Note: White River Valley Museum photograph number PO-1191.

The 1920s were a time of growth for Kent and a new city hall was built in 1922 (Stein 2001; Jones & Stokes 2004). In the 1920s, Kent became known as the "Lettuce Capital of the World" (Stein 2001). With more improvement to King County's roads and competition from bus lines and the other railroads, the PSE abandoned its entire electric line in 1928, resulting in three railroads serving Kent (Wing 1995). Like every community during the Great Depression of the 1930s, the community suffered a downturn in the economy, but they still persevered. Kent held a lettuce festival in 1934, complete with a lettuce queen and the "world's largest salad" that was attended by more than 25,000 (Stein 2001). By 1940, Japanese-American farms produced 75 percent of the produce in King County (Oron 2017). For Japanese Americans, all changed with WWII; in 1942, all of the Issei and Nisei on the West Coast, including those living in the Kent area, were involuntarily removed to internment camps due to Executive Order 9066 (Our Documents 1989).



Following WWII only 20 percent of the Japanese-American's returned to the White River Valley. The changes in post-WWII America also caused a change in the area around Kent from truck farms no longer being able to compete with year-round vegetable growing areas in California (Andrews 1997). The advent of the Interstate system changed Kent with completion of the Valley Freeway in 1957 and then Interstate 5 in 1966. The Howard A. Hanson dam was completed on the Green River in 1962 by the U.S. Army Corps of Engineers to stop the constant flooding in the White River Valley, but the resultant lack of flooding in the region now attracted industrial development during the late-twentieth century instead of more agriculture. With the sprawl of Seattle slowly creeping southward to Kent foresaw some of this change from rural to suburban and started annexing as much land as possible to expand its tax base for from 1953 to 1970 it went from a city of 1 square mile to being 12.7 miles in size (Stein 2001).

### 2.5.3 Auburn

Auburn, which is also in the White River Valley, has a history somewhat similar to Kent as it was also inhabited by the Muckleshoot people who were displaced by the Euroamerican settlers. In 1854 alone there were 21 donation land claims in the White River Valley around the area of Auburn today. One of those were David and Irene Neely who came with their family in 1854. The Muckleshoot were relocated to a reservation in King County (Sodt 2004; Jones & Stokes 2004). Levi and Mary Ballard came to the White River Valley in 1865. By the 1870s, timber was cleared, and the fertile soil was used for agricultural production like the area around Kent. Hops were the most lucrative crop in the White River Valley and Puget Sound at this time; hops quickly became king in agricultural production (Becker 2006; Stein 2001; Armbruster 1999).

After the PSS railroad left Kent, it crossed through the area where Auburn is today to Stuck Junction, to the south. As with Kent, the PSS changed how agricultural goods could be transported out of the area as before water transportation via the White River was the only way to move large amounts of goods. Although unlike Kent, Auburn did not get its name from the railroad. In 1886, Dr. Levi and Mary Ballard platted the town of Slaughter that was next to the PSS line and the newly constructed NP transcontinental line that stretched over the Cascades instead of using the Oregon Railway and Navigation's line in the Columbia Gorge. Slaughter became a market center for farmers with warehouses and loading docks. Like Kent, hops flourished until 1892 when an infestation of hop aphids quickly devastated the crops and removed hop production in the Auburn area also (Sodt 2004; Becker 2006; *Snoqualmie Valley Record* 2016).



Just as in the Kent area, farmers around Auburn replanted other produce crops or switched to raising dairy cows for milk production instead of hops. Slaughter continued to grow, and it was incorporated in 1891, but by 1893 the citizens of Slaughter thought it best to rename their city into something more pleasant, so Slaughter was renamed Auburn (Sodt 2004). As with Kent, the ST high-speed electric line reached Auburn and connected this growing town with Seattle and Tacoma in 1902. This rapid train service opened up more markets for farm products grown around Auburn to be sold in the growing metropolitan cities as Auburn saw 15 trains every day (Wing 1995). Industry came to Auburn when the Borden Company built a condensery on Main Street to process milk grown in the White River Valley in 1903. Three years later the Northern Clay Company opened up a plant to make terra cotta and brick (Sodt 2004). In 1909, the Milwaukee Road stopped in Auburn on its transcontinental line to Tacoma and that year the East Valley Highway was constructed to link the towns between Renton and Auburn (Wood 1972; Wing 1995). As in Kent the Oregon & Washington Railroad came to Auburn via trackage rights on the Milwaukee Road in 1910 (Asay 1991). Auburn grew dramatically after 1913, when the NP made Auburn the western terminus for its freight trains and opened the Auburn Yard, which was a large freight yard and a repair facility (Sundberg 1997). The roundhouse, shops, and other associated buildings housed over 750 workers who kept the railway running. By 1920, Auburn had tripled in size from 10 years earlier with a population of 3,163. Auburn publicized itself as the “Gateway City” for tourist traveling via car to Mount Rainier National Park. The city continued to grow through the 1920s, with new stores built on Main Street and new community organizations formed before the onset of the Great Depression (Sodt 2004; Sundberg 1997).

One of the larger groups of immigrants in the region around Auburn in the White River Valley were Japanese-American immigrants who were prolific in the development of produce truck farms. Many of them lived in the farming communities of Thomas and Auburndale north of Auburn and south of Kent (Sodt 2004). By 1920, the Japanese Issei supplied more than 70 percent of the fruit and vegetables for Western Washington (Stein 2001). Many Japanese Issei were also owners of packing warehouses such as Sumner Packing Company that was owned by George Yasamura who was the largest hothouse rhubarb grower in the area (Andrews 1997); see Figures 2-5 and 2-6. The Japanese Issei and other farmers lost their rapid source for produce delivery to Seattle or Tacoma when in 1928 when the PSE abandoned its entire electric line so now only three railroads served Auburn (Wing 1995).

**Figure 2-5. Kitty Brand Vegetable Crate Label**



Note: Label from the collection of Kelsey Doncaster.

**Figure 2-6. Kitty Brand Rhubarb Crate Label**



Note: Label from the collection of Kelsey Doncaster.

Like every community during the Great Depression of the 1930s, the community suffered a downturn in the economy, but they persevered. Starting in 1930, the Unemployment League launched a successful effort to put unemployed men to work on local farms. By 1940, Japanese-American farms produced 75 percent of the produce in King County (Oron 2017). For the Japanese Americans, all changed with WWII when, in 1942, all of the Issei and Nisei on the West Coast, which included over 1,000 living in the Auburn area, were involuntarily removed to internment camps due to Executive Order 9066. Those in the Auburn area were assembled at Yasamura's Sumner Packing Company and boarded the train to the internment camps from there on May 22, 1942 (Our Documents 1989; Sadt 2004; Andrews 1997).

Following WWII only 20 percent of the Japanese-American's returned to the White River Valley and very few returned to Auburn. The changes in post-WWII America also caused a change in the area around Auburn from truck farms no longer being able to compete with year-round vegetable growing areas in California (Andrews 1997). Large suburban developments occurred outside of Auburn on these former agricultural lands that now grew houses instead of produce. The advent of the Interstate system changed Auburn with completion of the Valley Freeway in 1957 and then Interstate 5 in 1966. The Howard A. Hanson dam was completed on the

Green River in 1962 by the U.S. Army Corps of Engineers to stop the constant flooding in the White River Valley, but the resultant lack of flooding in the region now attracted industrial development during the late-twentieth century instead of more agriculture. In 1965, Boeing, built its first plant in Auburn to manufacture airplanes, which has morphed into more and more buildings as the decades pass and production increases. In 1965, the Green River Community College was also founded in Auburn. By this time, Auburn's economic base had shifted from rail service and agriculture to commerce and industry, and the city's boom in residential development paralleled its commercial development. In the late 1960s and early 1970s, Auburn had a compact downtown core with older residential areas that were ringed by newer residential developments and light industrial parks (Sodt 2004) (Figure 2-7).

***Figure 2-7. Aerial View of Downtown Auburn in 1965.***



Note: White River Valley Museum photograph number PO-03391.

### 3 Methodology

In compiling this report, Jacobs conducted background literature reviews, archival research, records searches, reconnaissance-level pedestrian survey and a historic building inventory of all structures with the potential to be affected by the Project. Archaeological research and analysis were conducted by Matthew Sterner, MA, who meets the Secretary of the Interior's Professional Qualifications for archaeology. Built environment research and reporting was conducted by Kelsey Doncaster, MS, who meets the Secretary of the Interior's Professional Qualifications for architectural history and history.

#### 3.1 Archaeological Records Search and Literature Review

In addition to consulting geographic, ethnographic, and historic literature reviews for the APE, a records search of the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database was conducted in December 2019. Information was gathered on archaeological sites and surveys within the APE as well as a 0.25-mile buffer area beyond the APE. For the purposes of the archaeological records search, this extended area is referred to as the "study area." Additionally, the King County Cultural Resources Database was consulted to identify archaeological properties that might exist within the APE as well as the 0.25-mile buffer area. Ethnographic reports, historic records, maps, and aerial photographs relevant to the Project area were consulted to better understand the historical development of the region and the Project corridor.

The DAHP, as a component of the WISAARD system, maintains an archaeological predictive model developed to identify the probability of finding precontact archaeological sites across the State of Washington. The model analyzes almost a dozen environmental factors that favor or disfavor the possibility of finding archaeological remains and categorizes this probability into five analytical units from "survey highly advised: very high risk" to "survey contingent on project parameters: low risk". The model is applied in 30-meter-square grids across the entire.

#### 3.2 Archaeological Survey

A strategy for conducting pedestrian survey and shovel testing of the APE was developed in January and February 2020. As most of the APE is paved, the pedestrian survey was designed to identify areas of the APE where construction impacts extended beyond the confines of the roadway and that retained the



possibility of intact sediments. Once these areas were identified, standard shovel tests pits would be excavated to test for archaeological remains.

In preparation for the pedestrian survey, senior archaeologist Matthew Sterner performed a desktop study of the entire Project corridor in February and March 2020. Since the majority of the Project would occur within the street right-of-way, virtual access to the corridor through the use of Google Earth and Google Maps allowed for the preparation of a pre-pedestrian survey list of possible locations where in situ soils might remain.

The very nature of the RapidRide I Line Project, with much of the construction excavation occurring beneath existing impervious surface, suggests that archaeological monitoring would be a significant component of the archaeological field effort; this provides the archaeologist the opportunity to look at the soils to determine the presence (or not) of archaeological resources while the pavement is gone. Jacobs will identify areas of high probability for archaeological remains that may require further investigation or monitoring during construction.

### 3.3 Historic Building Inventory

Jacobs senior architectural historian Kelsey Doncaster developed a strategy for conducting a reconnaissance-level survey of all historic buildings and structures more than 50 years old within the APE. With project completion scheduled for 2023, this required recording of all structures constructed prior to prior to 1973. Since construction was confined to new station locations, station upgrades, and road or intersection improvements, the inventory focused on those structures or buildings adjacent to these locations and within the APE which could potentially be affected. Historic structures or buildings adjacent to the general road corridor where no improvements were planned were not recorded.

In preparation for the reconnaissance survey a records search of WISAARD database was conducted in January 2020 to identify built environment resources in the APE. Additionally, King County Historic Preservation Program's Todd Scott was contacted for information that would not be or was incomplete on the WISAARD in the APE. Additional background research with Sanborn Insurance maps for Renton, Kent and Auburn was done along with referencing prior Historic Resource Surveys for Auburn and Kent conducted over the past 25 years to identify potential historic properties in the APE. There has not been any comprehensive Historic Resource Survey done of downtown Renton so there were not any to consult. Finally, the King County Assessor's website and Google Earth were used to identify current conditions of buildings or structures in the APE or if they had been demolished.



Field documentation would include a current physical description, verification of address, and two photographs if possible, of the resource. Information from the survey combined with archival research on each property after the field work had been done would be used to assemble the required information for a reconnaissance-level survey in WISAARD HPI forms.

## 4 Survey Results

This chapter presents the results of the literature review for both archaeological and built environment resources followed by the results of the field investigations.

### 4.1 Results of the Archaeological Literature Review

The archaeological research of the study area identified 17 known archaeological sites, with 5 that fall wholly or partially within the Project APE (Table 4-1). Figures 4-1 to 4-3 show boundaries of the 5 resources within or touching the APE. A total of 44 previous cultural resources surveys were identified during the records search. A discussion of the relevant archaeological sites and previous cultural resources work is presented below. The search also identified 17 known built environment resources in the APE.

**Table 4-1. Archaeological Sites within the Study Area**

SITE NUMBER	DATE SITE FORM CREATED	SITE TYPE	BRIEF DESCRIPTION	NRHP ELIGIBILITY DETERMINATION
45KI587	2004	Precontact Fishing Site	"The Little Cedar River Fishing Site" identified in two occupation strata approximately 60 centimeters below ground surface.	Not evaluated
45KI1010 <sup>a</sup>	2011	Precontact Camp	Precontact lithic site identified under Renton High School baseball field.	Not evaluated
45KI501 <sup>a</sup>	2001	Midden	The "Renton High School Indian Site" identified in midden deposits approximately 120 centimeters below current ground surface.	Not evaluated
45KI538 <sup>a</sup>	1996	Historic Transportation	Columbia and Puget Sound Railroad Corridor	Potentially eligible
45KI767 <sup>a</sup>	2007	Historic Infrastructure	Remnants of historic concrete check dam on Rolling Hills Creek. Associated historic debris scatter.	Not evaluated

SITE NUMBER	DATE SITE FORM CREATED	SITE TYPE	BRIEF DESCRIPTION	NRHP ELIGIBILITY DETERMINATION
45KI503	2001	Historic Refuse Deposit	Scatter of early- to mid-twentieth century debris associated with the Renton Transit Center construction.	Not evaluated
45KI498 <sup>a</sup>	2001	Historic Refuse Deposit	Historic debris scatter in disturbed context in the vicinity of the Auburn Station.	Not evaluated
45KI1009	2011	Historic Refuse Deposit	Historic debris associated with the Moses Homestead.	Not determined
45KI51	1979	Precontact Habitation	Precontact debris scatter, midden, and burial.	Not evaluated
45KI439	1994	Precontact Midden and Historic Refuse	Precontact features, artifacts, and midden deposits. Historic refuse dating to after 1850s.	Not evaluated
45KI1210	2014	Historic Infrastructure	Three wooden pilings associated with a potential containment/channel wall for the Black River.	Not evaluated
45KI759	2007	Historic Refuse Deposit	Historic debris identified during sonic coring for new foundation.	Not evaluated
45KI848	2009	Historic Commercial	Renton Glass Company factory ruins.	Not eligible
45KI211	2002/ 2007	Historic Commercial	Renton Coal Mine site.	Determined eligible
45KI41	1963	Precontact	Recovery of a dugout canoe eroding out of the bank of the Green River.	Not evaluated
45KI1265	2016	Historic Industrial	Renton Mining Company Spring Brook Mine No. 2.	Not evaluated

SITE NUMBER	DATE SITE FORM CREATED	SITE TYPE	BRIEF DESCRIPTION	NRHP ELIGIBILITY DETERMINATION
"Burke Site" #1187	Unknown	Precontact	Unidentified newspaper article mentions "precontact artifacts found around 200 block in Renton" (from King County Cultural Resources Database)	Not field verified or evaluated

Notes:

<sup>a</sup> Indicates the resource is located within the APE. Other sites are within 0.25 mile of the APE boundary.

This section provides a brief discussion of each of the five archaeological sites that fall within the APE.

#### 4.1.1 45KI1010

Identified in 2011, 45KI1010 consists of a substantial deposit of precontact archaeological remains on the premises of the Renton High School Athletic fields, bordering 2<sup>nd</sup> Avenue S in Renton (see Figure 4-1). Two different precontact deposits were identified and defined as Loci A and B (Shong et al. 2011). Locus A, on the west side of the athletic field complex, consisted of lithic debris including a core, a split cobble, flaked-stone artifacts. The archaeological materials were confined to the upper 60 centimeters of ground surface. Across the remainder of the site, Locus B defines a deeply buried midden deposit or living surface characterized as organically rich, charcoal-stained, silty-fine sand containing fire-modified rock, flaked-stone artifacts and calcined faunal remains. Materials associated with Locus B were generally identified between 160 to 200 centimeters below ground surface. Locus B of this site seems to correspond closely with archaeological site 45KI501, located less than 50 meters to the east, also on the property of the Renton High School. No determination of eligibility is listed in the WISAARD system for this site.

It should be mentioned that while the site boundary as depicted in Figure 4-3 was taken directly from the WISAARD system and depicts the site as crossing south of S 2<sup>nd</sup> Street, this does not represent the site boundary as originally recorded. Shong (2011) draws the site boundary as stopping on the north side of S 2<sup>nd</sup> Street.

#### 4.1.2 45KI501

First identified in 2001 in an excavation trench for new sewer lines immediately south of the main building of Renton High School, 45KI501 (see Figure 4-1) is

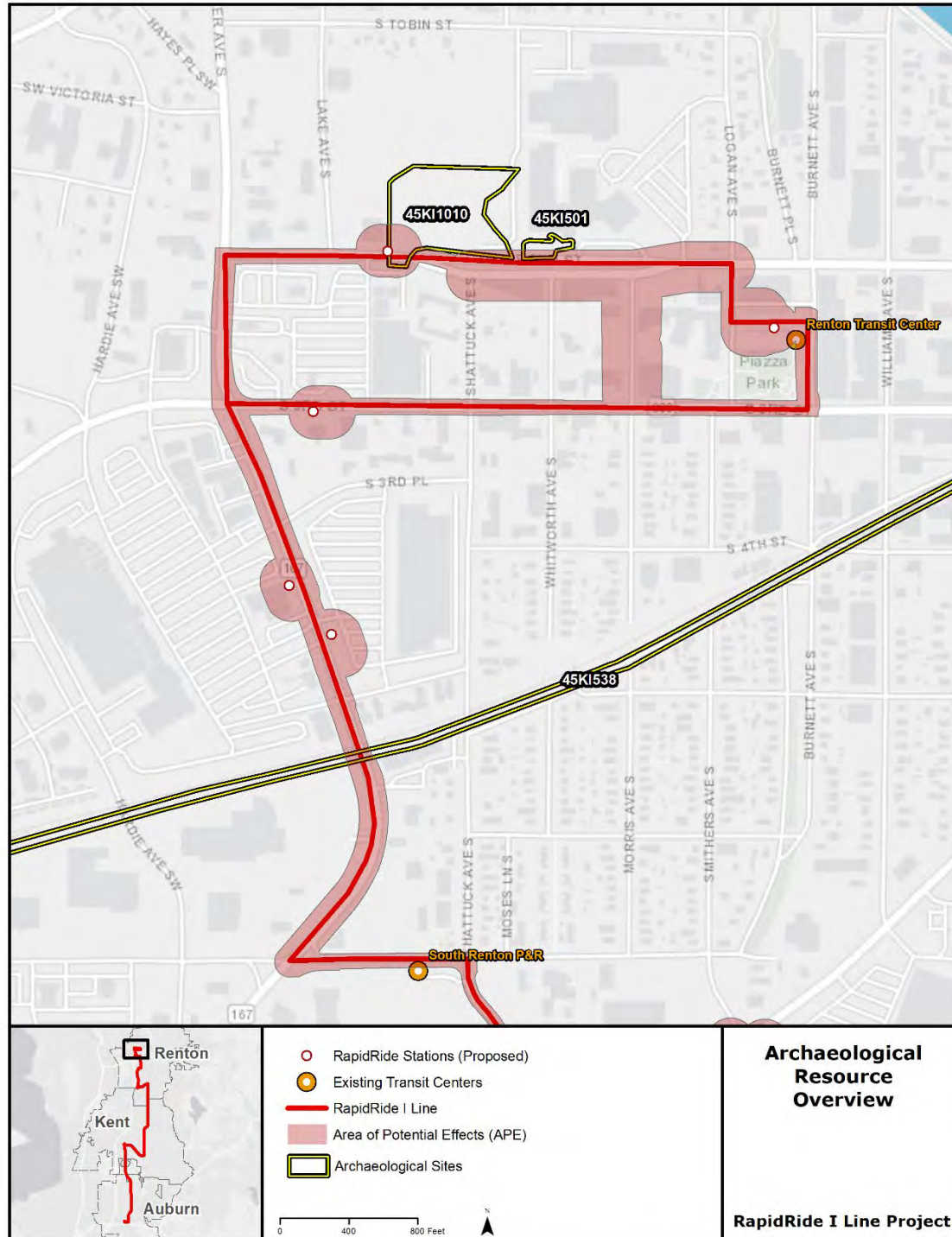
defined as a midden or occupation layer defined by a black, organic silt stratum. Several archaeological horizons were identified, the uppermost layer occurring approximately 120 centimeters below ground surface and 30 centimeters thick and included three distinct occupation strata separated by sterile flood sands. "The archaeological strata were black to dark brown silt and sand that included charcoal fragments and flecks, fragments of calcined bone, burned soil, ash, isolated pebbles, and areas with gravel associated with burned earth (Lewarch 2001)." Lewarch ultimately defined the site as a midden, possibly a fishing camp or village. Subsequent data recovery efforts identified numerous archaeological features and dated the time of occupation between 550 BP and 200 BP. No determination of eligibility is listed in the WISAARD system for this site.

### **4.1.3 45KI538**

This site defines the alignment of the Columbia and Puget Sound Railroad and crosses the APE along Rainier Avenue S south of S 4<sup>th</sup> Place (see Figure 4-1). Nine miles of the original 16.5-mile grade is currently maintained by Burlington Northern Santa Fe (Seattle to Renton), while the remaining 7.5 miles (located outside of the Project corridor) is abandoned and serves as a pedestrian trail. The original rail line was extended from Seattle to Newcastle, Taylor, and Franklin.



**Figure 4-1. Archaeological Site Location - 45KI1010, 45KI501, and 45KI538**



#### **4.1.4 45KI767**

Identified in 2007, 45KI767 identifies the Talbot Road Dam and Retaining Wall site located along the east side of Benson Drive S, south of I-405 (see Figure 4-2). The site consists of a concrete dam, at least four courses of retaining walls, a portion of fence, and a historical-period debris scatter. The dam does not appear on the 1893 General Land Office maps (U.S. Surveyor General) and is obscured on twentieth century aerial maps of the area by vegetation, making its construction date uncertain. No determination of eligibility is listed in the WISAARD system for this site.

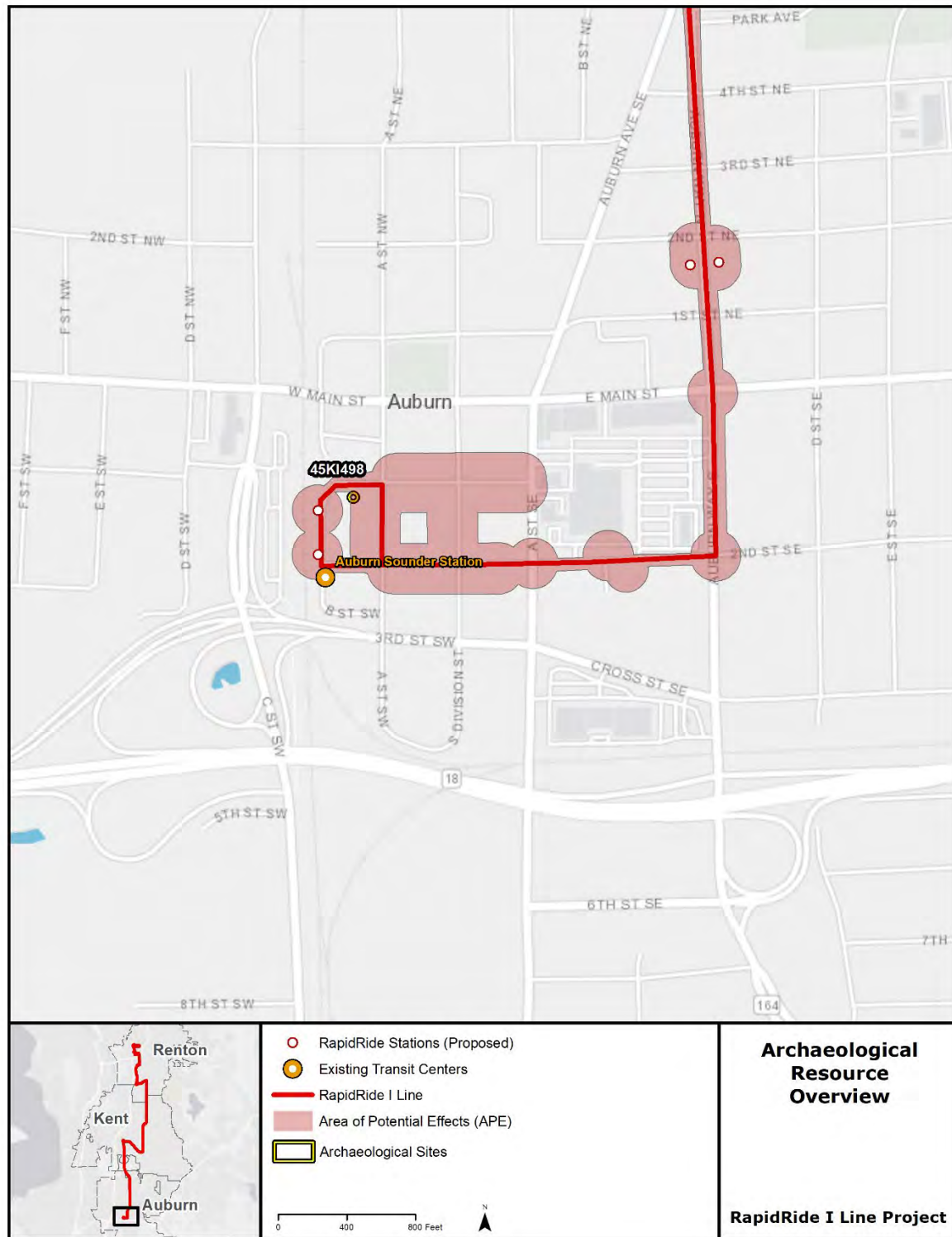
#### **4.1.5 45KI498**

Known as the Auburn Station Garage Site, 45KI498 represented a multicomponent site with both precontact lithic material as well as historical-period refuse (see Figure 4-3). Three possible precontact lithic flakes of “crystalline volcanic rock and numerous historic artifacts were recovered from the top of sediments that were at the ground surface as of 1999” (LeTourneau 2001). The site was presumed destroyed by the construction of the Auburn Commuter Station Garage. No determination of eligibility is listed in the WISAARD system for this site.

**Figure 4-2. Archaeological Site Location - 45KI767**



**Figure 4-3. Archaeological Site Location - 45K1498**





## 4.2 Previous Archaeological Investigations

Forty-four previous cultural resources investigations were also identified within the study area (Table 4-2). Of particular interest for the current project are reports dealing with the archaeological sites (45KI501 and 45KI1010) identified on the property of the Renton High School (Kramer 2001; Lewarch 2001, 2006; Shong et al. 2011), a report documenting the construction of another Metro RapidRide project (Rooke 2010, 2012), and a survey of the I-405 Corridor (Bundy 2008) that identified archaeological site 45KI767.

**Table 4-2. Cultural Resources Studies within the Study Area**

NADB	AUTHOR(S)	DATE	TITLE
1686691	Lenz, Brett	2010	A Cultural Resources Survey of Proposed AutoZone Property, Renton
1683232	Rooke, Lara	2012	Cultural Resources Discipline Report for the RapidRide F Line, NEPA Documented Categorical Exclusion Project – Addendum: Historical, Archaeological, and Cultural Resources Discipline Report - Addendum
1682763	Dellert, Jenny	2012	FINAL: Archaeological Monitoring Report for the Lake Avenue South Storm System Project, City of Renton
1682487	Baldwin, Garth L.	2011	Letter to Ross Widener re: Archaeological Monitoring of Trenching for the Rainier Avenue South Transit Improvement and Shattuck Avenue South Storm Drain Project, City of Renton
1681688	Shong, Michael	2011	Archaeological Assessment for Phase 1 of the Renton High School Field Improvement Project
1354713	Dellert, Jenny	2010	Archaeological Resources Assessment for the City of Renton Lake Avenue South Storm System Project
1354596	Rooke, Laura	2010	Cultural Resources Discipline Report for the Burien to Renton RapidRide Project - F Line, NEPA Documented Categorical Exclusion; Final Historical, Archaeological and Cultural Resources Discipline Report



NADB	AUTHOR(S)	DATE	TITLE
1353105	Berger, Margaret	2009	Letter to Ryan Brennan RE: History of Renton Lutheran Church, Renton Lutheran Compass Center - Regional Veterans Complex Project, Renton, Parcel 7841800045
1352904	Berger, Margaret	2009	Cultural Resources Assessment of the Renton Lutheran Compass Center – Regional Veterans Complex Project, Renton
1352458	Berger, Margaret	2009	Cultural Resources Assessment for the Rainier Avenue South Transit Improvement and Shattuck Avenue South Storm Drain Project, City of Renton
1347769	Lewarch, Dennis E.	2006	Renton High School Indian Site (45KI501) Archaeological Data Recovery
1346243	Shantry, Kate	2005	Fish Processing and Consumption on the Black River, Classification of Features at 45KI501 and 45KI51, Puget Sound
1344552	Hodges, Charles M.	2005	Cultural Resources Assessment for the Merrill Gardens at Renton Center
1343769	Hodges, Charles M.	2004	Cultural Resources Assessment for the Parkside at 95 Burnett Development Project, Renton
1342713	Trudel, Stephanie E.	2003	Community Health Care Facility, City of Renton, Archaeological Resources and Tradition Cultural Places Assessment
1342653	Trudel, Stephanie E.	2003	Renton Retail Site, Archaeological Resources and Traditional Cultural Places Assessment
1342600	Trudel, Stephanie E.	2003	Letter to Tom Trompeter Regarding Preliminary Results for the Proposed Community Health Care Facility Project, City of Renton, Archaeological and Traditional Cultural Places Assessment
1342573	Trudel, Stephanie E.	2003	Letter to Richard Potter Regarding Preliminary Findings for the Proposed Renton Retail Site, Archaeological Resources and Traditional Cultural Places Assessment

NADB	AUTHOR(S)	DATE	TITLE
1340709	Kramer, Stephenie, Leonard A. Forsman, Dennis Lewarch, and Lynn Larson	2001	Renton High School Archaeological Resources and Traditional Cultural Places Assessment, King County, Washington
1339905	Kramer, Stephanie	2001	Letter to Jack Connell Regarding Archaeological Monitoring of Backhoe Sample Points at the Renton High School Indian Site (45KI501)
1339903	Lewarch, Dennis E.	2001	Letter to Jack Connell Regarding Renton High School Indian Site (45KI501), Renton, Consultation with the Office of Archaeology and Historic Preservation, the Muckleshoot Indian Tribe, and the Squamish Tribe
1339902	Lewarch, Dennis E.	2001	Letter to Jack Connell Regarding Renton High School Indian Site (45KI501), Renton, Summary of Site Identification, Tribal Consultation, and Redesign of Utility Lines to Avoid Archaeological Deposits
1349985	Berger, Margaret	2007	Cultural Resources Assessment for the Rainier Avenue/Hardie Avenue Project: Rainier Avenue and Shattuck Avenue Railroad Bridge Replacement, Renton
1686391	Smith, Timothy	2015	Cultural Resources Survey for the WSDOT's I-405/SR 167 Direct Connector Project
1352447	Bundy, Barbara	2008	Cultural Resources Survey Interstate 405 Corridor Survey: Phase 1 Interstate 5 to State Route 169 Improvements Project
1346750	Bowden, Bradley	2005	Cultural Resources Discipline Report for I-405, Renton Nickel Improvement Project I-5 to SR 169
1339887	Juell, Kenneth E.	2001	Cultural Resources Inventory of the Proposed Washington Light Lanes Project
1343241	Forsman, Leonard A.	2003	Carr Road improvements (CIP #400898) Cultural Resources Assessment
1684938	Borth, Holly	2014	SD 2385 SE 192 <sup>nd</sup> and 104 <sup>th</sup> Place SE, 10321 SE 192 <sup>nd</sup> Street, Renton

NADB	AUTHOR(S)	DATE	TITLE
1684930	Goodwin, Matt	2014	Memo to Benjamin White RE: Addendum to Records Search for the Proposed SD2391 Spring Glenn Shopping Center Telecommunications Facility – Survey of Revised Utility Corridor
1352086	Scott, Todd	2008	Historic Resources Survey and Inventory, Kent
1681381	Haney, Faith	2011	Cultural Resource Inventory for the Horseshoe Bend Levee Project, City of Kent
1351628	Cutler, Leigh	2008	Cultural Resources Assessment for the USPS Kent Station, Kent, Parcel 2422049012
1343283	Jones & Stokes	2004	Cultural Resources Discipline Report Cultural Resources Assessment City of Kent Downtown ITS Improvement Project
1689280	Lancaster, Kim	2017	NRCS 2017 John Boyd EQIP Cultural Resources Site Identification Survey (Contract No. 740546161RZ)
1687372	Berger, Margaret	2015	Cultural Resources Assessment for the South 277th Street Corridor Capacity and Non-Motorized Trail Improvements Project, Auburn
1353234	Kelly, Katherine M.	2009	DRAFT: CR Survey and Archaeological Monitoring Plan for 2009 Green River Levee Rehabilitation Projects
1688307	Cowan, Jason	2016	Cultural Resources Survey for the Auburn Municipal Airport Runway 16-34 Extension Project, King County, Washington
1685341	Trost, Theresa	2014	Archaeological Survey for the Phoenix Rising Project at 915 26th Street NE, Auburn
1343308	Forsman, Leonard A.	2001	Proposed Riverpointe Project, Archaeological Resources and Traditional Cultural Places Assessment
1354439	Montgomery, Marcia	2010	Cultural Resources Assessment for the S. Division Street Promenade Project, Auburn

NADB	AUTHOR(S)	DATE	TITLE
1349947	Sundberg, Kent	1997	Historic Resources Survey and Inventory Update for the City of Auburn
1349151	Schwab, Leslie	2007	West Main Street Improvement Project Cultural Resources Survey
1339889	LeTourneau, Philippe D.	2001	Results of Archaeological Field Inspection and Testing at Auburn Commuter Rail Station Garage

NADB = National Archaeological Database

### 4.3 Results of the Built Environment Literature Review

A search of the WISAARD database as part of identification of potential historic resources in the APE identified 22 known built environment resources that fall within the APE (Table 4-3).

**Table 4-3. Known Built Environment Resources within the APE**

HPI #	DESCRIPTION	CITY	NRHP ELIGIBILITY
55538	Residence	Renton	Not evaluated
55576	Renton Village – Pay n Save/Tradewell Stores	Renton	Not evaluated
55575	Ernst Hardware-Malmo Nursery	Renton	Not evaluated
89068	Renton Movie Theatre	Renton	Not evaluated
702099	Washington Mutual Savings Bank	Renton	Not evaluated
718906	Commercial Building	Renton	Determined Not Eligible (2019)
721239	Bowling Alley	Renton	Determined Not Eligible (2020)
342550	Commercial Building	Kent	Determined Not Eligible (2019)
41013	A and W Drive-In Restaurant	Kent	Not evaluated
46569	Gas Station	Kent	Determined Eligible (1994)

HPI #	DESCRIPTION	CITY	NRHP ELIGIBILITY
46570	Gas Station	Kent	Not evaluated
46571	Arctic Circle Restaurant	Kent	Not Eligible (2018)
88178	Residence	Kent	Not evaluated
88200	Residence	Kent	Not evaluated
100879	Mill Creek Earthworks	Kent	Determined Eligible (2009)
127063	Service Building	Kent	Determined Not Eligible (2011)
344429	Commercial Building	Kent	Not evaluated
679830	Residence	Kent	Determined Not Eligible (2015)
38740	John H. and Frances Reardon House	Auburn	Not evaluated
38754	Faucett Family/Pioneer Cemetery	Auburn	Not evaluated
107747	Pacific Telephone and Telegraph Plant	Auburn	Determined Not Eligible (2012)
340812	Masonic Temple Auburn	Auburn	Listed to NRHP (2015)

## 4.4 Results of the Archaeological Survey

As mentioned above, five archaeological sites fall within the APE. Three sites in Renton are of concern: 45KI1010, 45KI501, and 45KI767 for reasons discussed further below.

The remaining two sites are not of concern. Archaeological resource 45KI538, the Columbia and Puget Sound Rail Line, crosses the APE (on Rainier Avenue S, just south of S 4<sup>th</sup> Place) on an elevated trestle. There is no opportunity for the Project to affect this previously evaluated site. Similarly, archaeological site 45KI498, the Auburn Station Garage site, was removed during the construction of the Auburn Station Garage. There is no opportunity for the Project to affect this resource.

Based on the presence and proximity of previously identified archaeological sites, there are two main areas of archaeological concern within the APE in Renton. The first area of concern, bounded by S 2<sup>nd</sup> Street, Lake Avenue S, S 3<sup>rd</sup> Street, and



Logan Avenue S, should be considered archaeologically sensitive. While the archaeological site boundaries for both 45KI1010 and 45KI501 fall within the APE (see Figure 4-1), the currently recorded boundaries of both sites were drawn only to the northern edge of S 2<sup>nd</sup> Street, the extent of the original archaeological investigation. If these boundaries represent the furthest extent of the archaeological deposits, neither site should be impacted by project construction. However, both of these sites exhibited deeply buried precontact resources (more than 2 meters below current ground surface), suggesting that archaeological remains may underlie modern infrastructure. All construction in this area should be monitored for the possibility of deeply buried archaeological remains that could extend beyond the current site boundaries.

The second area of concern is along Benson Drive S, south of S 15<sup>th</sup> Street. At present, the Project has designed a station at the location along Benson Drive S that would directly impact a portion of archaeological site 45KI767 (concrete check dam with retaining walls and historic refuse; see Figure 4-2).

#### **4.4.1 Incorporating the DAHP Predictive Model**

The amount of ground disturbance associated with constructing transportation corridors varies greatly, based on the type of project element and construction techniques. This makes predicting the potential of intact archaeological deposits and where those deposits may be encountered beneath the Project corridor problematic. However, utilizing the DAHP archaeological predictive model, several additional areas of archaeological concern exist along the Project corridor.

The DAHP archaeological predictive model suggests that the archaeological environment at the north end of the APE in downtown Renton is highly sensitive, with nearly the entire APE north of I-405 falling into sensitivity areas 4 or 5. The DAHP predictive model defines sensitivity area 5 as "survey highly advised: very high risk", while area 4 is defined as "survey highly advised: high risk". South of I-405, however, the APE is generally characterized by the 3 lowest archaeological sensitivities (1 to 3), from "low risk" to "moderate risk." This characterization continues until the APE reaches downtown Kent, where intermittent areas of "high risk" and "very high risk" re-emerge. As the APE moves south of Kent, the model continues through sensitivity areas characterized as high or very high risk to the southern terminus at Auburn Station.

### **4.5 Results of the Built Environment Survey**

The field survey of the built environment of the APE occurred in three phases: one in February 2020, one in May 2020 and one in October 2020. In the February

survey done by Jacobs architectural historians Kelsey Doncaster and Michelle Yellin, a wintery mix of weather was encountered with heavy rain or snow with limited visibility at times, but recordation was completed. In May and October 2020 Jacobs architectural historians Connie Walker Gray and Michelle Yellin revisited locations that were not able to be surveyed in February or added since the prior survey. Resources that were built by 1973 or before were inventoried for the Project. At least one photograph was taken of each resource, but some of the resources were not easily accessible from the street due to vegetation, fences or adjacent modern houses that blocked views to capture additional views of each elevation.

As this survey is approximately 17 miles long it covers a range of resources and property types from a cemetery to commercial buildings to homes and a sculpted earthwork. From this survey 137 buildings, structures, and a cemetery were identified as potentially eligible for the NRHP; of these, 22 historic properties are recommended eligible for the NRHP, and one, the Masonic Temple in Auburn, is already listed on the NRHP. There are 23 historic properties recommended eligible for or listed on the NRHP in the APE. The remaining 114 properties are recommended not eligible for the NRHP because they do not satisfy the eligibility criteria. HPI forms with descriptions and evaluations are provided in Appendix B for all of the buildings and structures surveyed. Tables 4-4 to 4-6 list these resources and Appendix A, Built Environment Resources in the APE, show their location. Dates of construction of the built environment resources ranged from the oldest building being 1903 (HPI #88178) to the youngest at 1973 of which both are in Kent (HPI #721392). The Faucett Family Cemetery in Auburn was the oldest resource surveyed having been established in 1866. Commercial buildings form the majority of the resources in the APE. The majority of buildings were built from the 1940s through the 1970s as farmland around Kent and Auburn transformed from rural to suburban, and eventually to urban densities, as redevelopment has continued.

While identified in the literature review when verified in the field survey the John H. and Frances Reardon House in Auburn (HPI #38740) was no longer extant, having been demolished for a new apartment building.

No historic districts were identified in the APE. This was due to a lack of integrity or the lack of continuity between resources due to parking lots from tear downs and the presence of more non-contributing buildings than contributing ones. Therefore, the Project would only be potentially affecting individual properties, not a group of properties in a historic district. Some primary research was done for the built environment resources in the APE but the 2020 COVID-19 pandemic caused plans for a great amount of archival research on buildings to be abandoned as the King County Library, Renton Historical Museum, Kent Historical Museum, and

Washington Secretary of State Puget Sound Region Archives closed for public health and safety reasons. Historical research was limited to what could be found publicly available online, which limited the detail one could add for each building's history and the changes over time which may or may not make it eligible for the NRHP.

**Table 4-4. Renton Historic Resources in the APE**

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
Washington State Employment Security Office	200 S 2 <sup>nd</sup> Street	1961	343849	Not eligible
Commercial Building	305 S 2 <sup>nd</sup> Street	1957	336582	Not eligible
Restaurant	526 S 2 <sup>nd</sup> Street	1949	340508	Not eligible
Bowling Alley	111 S 3 <sup>rd</sup> Street	1942	721239	Not eligible
Commercial Building	125 S 3 <sup>rd</sup> Street	1970	721982	Not eligible
Commercial Building	205 S 3 <sup>rd</sup> Street	1941	336633	Not eligible
Automobile Service Shop	207 S 3 <sup>rd</sup> Street	1958	341240	Not eligible
Residence	212 S 3 <sup>rd</sup> Street	1936	340497	Not eligible
Harold and Nannie Evans House	300 S 3 <sup>rd</sup> Street	1907	339406	Not eligible
Commercial Building	301 S 3 <sup>rd</sup> Street	1942	718906	Not eligible
Fraternal Order of Eagles Hall –Lodge No. 1722	316 S 3 <sup>rd</sup> Street	1946	343732	Not eligible
Renton Printery	315 S 3 <sup>rd</sup> Street	1946	341160	Not eligible
Nova Building	321 S 3 <sup>rd</sup> Street	1963	344046	Not eligible
Ralph's Garage	338 S 3 <sup>rd</sup> Street	1937	337841	Not eligible
Stokes Mortuary	400 S 3 <sup>rd</sup> Street	1929	721693	Eligible

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
Commercial Building	401 S 3 <sup>rd</sup> Street	1949	722088	Not eligible
Commercial Building	405 S 3 <sup>rd</sup> Street	1950	341312	Not eligible
Commercial Building	410 S 3 <sup>rd</sup> Street	1940	336596	Not eligible
Cugini Florist	413 S 3 <sup>rd</sup> Street	1947	341629	Not eligible
<b>Spickler's Chiropractic</b>	<b>415 S 3<sup>rd</sup> Street</b>	<b>1966</b>	<b>336678</b>	<b>Eligible</b>
Covey Bros. Grocery	422 S 3 <sup>rd</sup> Street	1942	339074	Not eligible
Residence	423 S 3 <sup>rd</sup> Street	1906	340072	Not eligible
Fey's Roxy Theatre	504 S 3 <sup>rd</sup> Street	1936	721508	Not eligible
Pacific Finance Loans	505 S 3 <sup>rd</sup> Street	1961	721873	Not eligible
<b>Fey's Renton Theater</b>	<b>507 S 3<sup>rd</sup> Street</b>	<b>1939</b>	<b>89068</b>	<b>Eligible</b>
Restaurant/Lounge	509 S 3 <sup>rd</sup> Street	1947	344414	Not eligible
Sherwin-Williams Store	601 S 3 <sup>rd</sup> Street	1962	343356	Not eligible
Argano Building	613 S 3 <sup>rd</sup> Street	1923	721936	Not eligible
Commercial Building	617 S 3 <sup>rd</sup> Street	1942	722065	Not eligible
J.C. Penny Co. Store	700 S 3 <sup>rd</sup> Street	1955	341227	Not eligible
Northwest Pipeline South Seattle Meter Station	800 S 21 <sup>st</sup> Street	1957	723091	Not eligible
Residence	18429 108 <sup>th</sup> Avenue SE	1957	285224	Not eligible
Gas Station	19044 108 <sup>th</sup> Avenue SE	1964	721963	Not eligible
Gas Station	17426 Benson Road SE	1959	333439	Eligible

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
White-Pope Ford and Lincoln-Mercury Shop	233 Burnett Avenue S	1948	341452	Not eligible
Office Building	10500 SE Carr Road	1972	722017	Not eligible
Convenience Store with Gas Station	10545 SE Carr Road	1969	333301	Not eligible
Ernst Hardware-Malmo Nursery	501 S Grady Way	1965	55575	Not eligible
Renton Village - Pay n Save/Tradewell Stores	601 S Grady Way	1965	55576	Not eligible
Washington Mutual Savings Bank	150 Logan Avenue S	1968	702099	Eligible
Pontiac Dealership	205 Logan Avenue S	1950	343139	Eligible
Office Building	211 Morris Avenue S	1965	721874	Not eligible
Warehouse	221 Morris Avenue S	1953	721876	Not eligible
Roxy Apartments	280 Morris Avenue S	1936	340825	Eligible
Yunker's Auto Sales	439 Rainier Avenue S	1956	341584	Not eligible
Residence	1519 Talbot Road S	1958	55538	Not eligible
Residence	3614 Talbot Road S	1958	362898	Not eligible
Residence	3619 Talbot Road S	1953	723093	Not eligible
Residence	3620 Talbot Road S	1958	723089	Not eligible
Residence	3623 Talbot Road S	1955	279705	Not eligible
Residence	3710 Talbot Road S	1958	476845	Not eligible
Medical Office Building	17820 Talbot Road S	1971	722061	Not eligible



**Table 4-5. Kent Historic Resources in APE**

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
Petridge Drug Store/ Atlantic and Pacific Store	105 Central Avenue N	1926	344255	Not eligible
Commercial Building	112 Central Avenue N	1961	339255	Eligible
Retail Store	116 Central Avenue N	1954	340984	Eligible
Rader Building	211 Central Avenue N	1922	341854	Not eligible
Garage	203 Central Avenue N	1946	342918	Not eligible
Warehouse	310 Central Avenue N	1950	723090	Not eligible
Gas Station	418 Central Avenue N	1955	46570	Not eligible
Arctic Circle Restaurant	501 Central Avenue N	1964	46571	Not eligible
Commercial Building	503 Central Avenue N	1950	344429	Not eligible
Gas Station	111 Central Avenue S	1973	721392	Eligible
Gas Station	208 Central Avenue S	1965	46569	Eligible
Gas Station and Car Wash	209 Central Avenue S	1971	721384	Not eligible
A and W Drive-In Restaurant	421 Central Avenue S	1959	41013	Not eligible
Barber Shop	510 Central Avenue S	1961	723087	Not eligible
Commercial Building	519 Central Avenue S	1950	723088	Not eligible
Residence	529 Central Avenue S	1931	315717	Not eligible
Commercial Building	530 Central Avenue S	1962	341010	Not eligible
Service Building	1036 Central Avenue S	1961	127063	Not eligible

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
Warehouse	1621 Central Avenue S	1969	333188	Not eligible
Residence	308 Jason Avenue	1946	396740	Not eligible
Commercial Building	320 E Meeker Street	1929	339067	Not eligible
Commercial Building	322 Railroad Avenue N	1954	342550	Not eligible
Commercial Building	427 E Smith Street	1970	721370	Not eligible
<b>Medical Building</b>	<b>434 E Smith Street</b>	<b>1963</b>	<b>723092</b>	<b>Eligible</b>
Kent Auto Brokers	515 E Smith Street	1953	339065	Not eligible
Residence	603 E Smith Street	1910	339486	Not eligible
Residence	623 E Smith Street	1903	88178	Not eligible
Duplex	705 E Smith Street	1959	345089	Not eligible
Masonic Lodge	805 E Smith Street	1960	343715	Not eligible
<b>E.W. Bereiter House</b>	<b>855 E Smith Street</b>	<b>1907</b>	<b>399906</b>	<b>Eligible</b>
Royal Cleaner's Drive-Through	225 State Avenue N	1966	343208	Not eligible
<b>Mill Creek Canyon Earthworks</b>	<b>742 E Titus Street</b>	<b>1982</b>	<b>100879</b>	<b>Eligible</b>
Duplex	25601 100 <sup>th</sup> Place SE	1956	345033	Not eligible
Residence	22821 104 <sup>th</sup> Avenue SE	1926	88200	Not eligible
<b>Church</b>	<b>23435 104<sup>th</sup> Avenue SE</b>	<b>1963</b>	<b>338720</b>	<b>Eligible</b>
Commercial Building	25260 104 <sup>th</sup> Avenue SE	1970	721350	Not eligible
Mixed-Use Building	25441 104 <sup>th</sup> Avenue SE	1967	336448	Not eligible

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
Commercial Building	25445 104 <sup>th</sup> Avenue SE	1963	721342	Not eligible
Commercial Building	25451 104 <sup>th</sup> Avenue SE	1963	721327	Not eligible
Residence	22254 105 <sup>th</sup> Avenue SE	1957	323348	Not eligible
Residence	22611 105 <sup>th</sup> Avenue SE	1965	306266	Not eligible
Residence	22619 105 <sup>th</sup> Avenue SE	1965	313563	Not eligible
Residence	22625 105 <sup>th</sup> Avenue SE	1966	392400	Not eligible
Residence	23359 105 <sup>th</sup> Avenue SE	1967	395168	Not eligible
Residence	20005 108 <sup>th</sup> Avenue SE	1960	325440	Not eligible
Residence	20017 108 <sup>th</sup> Avenue SE	1960	679830	Not eligible
Commercial Building	20712 108 <sup>th</sup> Avenue SE	1969	343344	Not eligible
Residence	22357 108 <sup>th</sup> Avenue SE	1958	326267	Not eligible
Residence	10805 SE 217 <sup>th</sup> Street	1963	304906	Not eligible
Residence	10706 SE 224 <sup>th</sup> Place	1966	398561	Not eligible
Residence	10702 SE 224 <sup>th</sup> Place	1966	392863	Not eligible
Residence	10404 SE 228 <sup>th</sup> Street	1960	308223	Not eligible
Residence	10404 SE 235 <sup>th</sup> Street	1964	310392	Not eligible
Residence	10405 SE 235 <sup>th</sup> Street	1963	390193	Not eligible
Residence	10312 SE 248 <sup>th</sup> Street	1953	315787	Not eligible
Texaco Gas Station	10248 SE 256 <sup>th</sup> Street	1962	341015	Not eligible
Commercial Building	10430 SE 256 <sup>th</sup> Street	1969	341025	Not eligible

**Table 4-6. Auburn Historic Resources in APE**

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
Fidelity Mutual Savings Bank	295 E Main Street	1968	341034	Eligible
Patricia Building	201 S Division Street	1964	339482	Eligible
Washington Mutual Savings Bank	24 A Street SE	1967	343459	Not eligible
Auburn Federal Savings and Loan	55 A Street SE	1960	343463	Eligible
Residence	207 B Street SE	1920	310607	Not eligible
Residence	206 B Street SE	1925	316000	Not eligible
Pacific Telephone and Telegraph Plant	10 2 <sup>nd</sup> Street SE	1955	107747	Not eligible
Zion Lutheran Church	124 2 <sup>nd</sup> Street SE	1936	340393	Not eligible
Residence	206 2 <sup>nd</sup> Street SE	1931	320813	Not eligible
Medical Office	222 2 <sup>nd</sup> Street NE	1964	340994	Not eligible
Residence	306 2 <sup>nd</sup> Street NE	1922	344819	Not eligible
Residence	10 2 <sup>nd</sup> Street SW	1954	337366	Not eligible
Restaurant	201 A Street SE	1971	721286	Not eligible
Ames Building	7 Auburn Way S	1925	721276	Not eligible
Masonic Temple - Auburn	10 Auburn Way S	1923	340812	NRHP-Listed
Auburn Court Apartments	100 Auburn Way S	1948	333969	Not eligible
Commercial Building	126 Auburn Way S	1956	340957	Eligible
Commercial Building	2 Auburn Way N	1956	343310	Not eligible

RESOURCE NAME	ADDRESS	YEAR BUILT	WISAARD NUMBER	ELIGIBILITY RECOMMENDATION
National Bank of Commerce – Auburn Branch	101 Auburn Way N	1964	343464	Eligible
Service Station	102 Auburn Way N	1951	342917	Not eligible
Office Building	124 Auburn Way N	1955	339538	Not eligible
Faucett Family Cemetery	802 Auburn Way N	1866, 1889, 1890	38754	Eligible
Commercial Building	820 Auburn Way N	1965	341020	Not eligible
Commercial Building	904 Auburn Way N	1965	341003	Not eligible
Automobile Repair Shop	2220 Auburn Way N	1964	721249	Not eligible
White River Buddhist Temple	3625 Auburn Way N	1964	721964	Eligible
Commercial Building	4055 Auburn Way N	1918	336412	Not eligible
Gas Station	5141 Auburn Way N	1968, 1978	721319	Not eligible

Figures 4-4 through 4-26 show photographs of the 22 recommended eligible historic properties and the listed Masonic Temple – Auburn in the APE. See the specific HPI for more information about a building or structure in Appendix B.

The following building and cemetery were recommended eligible under NRHP Criterion A for their associations with broad patterns of our nation’s past, specifically the communities they were in and functions they served in society:

- Pontiac Dealership at 205 Logan Avenue, Renton
- Faucett Family Cemetery/Pioneer Cemetery, Auburn

The following buildings or structures were recommended eligible under NRHP Criterion C for architecture based on their distinctive characteristics of a type,



period, or method of construction, their representation of the work of a master (architect or artist), or their possession of high artistic value(s):

- Stokes Mortuary at 400 S 3<sup>rd</sup> Street, Renton
- Spickler's Chiropractic at 415 S 3<sup>rd</sup> Street, Renton
- Gas Station at 17426 Benson Road SE, Renton
- Washington Mutual Savings and Loan at 150 Logan Avenue S, Renton
- Roxy Apartments at 280 Morris Avenue, Renton
- Medical Building at 434 E Smith Street, Kent
- Gas Station at 111 Central Avenue S, Kent
- Gas Station at 208 Central Avenue S, Kent
- Commercial Building at 112 Central Avenue N, Kent
- Commercial Building at 116 Central Avenue N, Kent
- Emil Bereiter House at 855 E Smith Avenue, Kent
- Mill Creek Earthworks at 742 E Titus Street, Kent
- Church at 23435 104<sup>th</sup> Avenue SE, Kent
- Fidelity Mutual Savings Bank at 295 E Main Street, Auburn
- Patricia Building at 201 S Division Street, Auburn
- Auburn Federal Savings and Loan at 55 A Street SE, Auburn
- Commercial Business at 126 Auburn Way S, Auburn
- National Bank of Commerce – Auburn Branch at 101 Auburn Way N, Auburn

The following buildings were recommended eligible under NRHP criteria A and C for their associations with broad patterns of our nation's past specifically the communities they were in and functions they served in society and their architecture which embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values:

- Fey's Renton Theatre at 503 S 3<sup>rd</sup> Avenue, Renton
- White River Buddhist Temple at 3625 Auburn Way N, Auburn

The Masonic Temple – Auburn at 10 Auburn Way, Auburn is listed on the NRHP under Criteria A and C.

**Figure 4-4. Stokes Mortuary – Today the Pilgrim Rest Missionary Baptist Church, Renton**



**Figure 4-5. Spickler's Chiropractic at 415 S 3<sup>rd</sup> Street, Renton**





*Figure 4-6. Fey's Renton Theatre at 503 S 3<sup>rd</sup> Avenue, Renton*



*Figure 4-7. Gas Station at 17426 Benson Road SE, Renton*



*Figure 4-8. Washington Mutual Savings and Loan at 150 Logan Avenue S, Renton*



*Figure 4-9. Pontiac Dealership at 205 Logan Avenue, Renton*





*Figure 4-10. Roxy Apartments at 280 Morris Avenue, Renton*



*Figure 4-11. Commercial Building at 112 Central Avenue N, Kent*





**Figure 4-12. Commercial Building at 116 Central Avenue N, Kent**



**Figure 4-13. Gas Station at 111 Central Avenue S, Kent**





*Figure 4-14. Gas Station at 208 Central Avenue S, Kent*



*Figure 4-15. Medical Building at 434 E Smith Street, Kent*





*Figure 4-16. E.W. Bereiter House at 855 E Smith Avenue, Kent*



*Figure 4-17. Mill Creek Earthworks at 742 E Titus Street, Kent*





*Figure 4-18. Church at 23435 104<sup>th</sup> Avenue SE, Kent*



*Figure 4-19. Fidelity Mutual Savings Bank at 295 E Main Street, Auburn*





*Figure 4-20. Patricia Building at 201 S Division Street, Auburn*



*Figure 4-21. Auburn Federal Savings and Loan at 55 A Street SE, Auburn*





*Figure 4-22. Masonic Temple – Auburn at 10 Auburn Way, Auburn*



*Figure 4-23. Commercial Building at 126 Auburn Way S, Auburn*





*Figure 4-24. National Bank of Commerce – Auburn Branch at 101 Auburn Way N, Auburn*



*Figure 4-25. Faucett Family Cemetery/Pioneer Cemetery, Auburn*





*Figure 4-26. White River Buddhist Temple at 3625 Auburn Way N, Auburn*



## 5 Application of the Criteria of Adverse Effect

Section 106 of the NHPA of 1966 mandates that federal agencies consider the impacts of federal projects on historic properties and make every attempt to avoid, minimize, or mitigate affects to those properties. Historic properties are defined as any precontact or historic district, site, building, structure, or object, included in or eligible for inclusion in the NRHP. Under federal regulations (36 CFR 800.5[a][1]), a project would have an adverse effect if it would alter, directly or indirectly, any of the characteristics of a historic property that qualifies it for inclusion in the NRHP including characteristics identified after the original evaluation of the property's NRHP eligibility. Adverse effects could include reasonably foreseeable effects that could occur later in time, be farther removed in distance, or be cumulative.

Five archaeological sites were identified within the APE. As discussed in Section 4.1, four of these sites (45KI501, 45KI1010, 45KI767, and 45KI498) have had no determination of eligibility for listing in the NRHP, and one (45KI538) has been determined eligible in other locations outside of the current APE. Jacobs recommends that archaeological site 45KI767 should be considered **not eligible** for listing in the NRHP because the site is the remnant of an unremarkable concrete dam and retaining wall and exhibits no characteristics worthy of NRHP eligibility.

Tables 4-4 to 4-6 show the 22 historic properties within the APE recommended eligible for the NRHP plus the Masonic Temple that is already listed on it. This chapter presents an analysis of the potential direct and indirect effects of the Project on the 22 historic properties and the listed Masonic Temple. The remaining 113 buildings and 1 structure recommended not eligible for the NRHP are not analyzed for impacts because no further action is required.

### 5.1 Direct Impacts

As stated in Section 1.2, Project Description, this Project would involve excavation, construction of foundations, installation of shelters (where there may or may not be one currently), road widening for short distances, and installation or mounting of equipment on the ground or on signal poles. The discussion in this section will present the Project's effects on historic properties in the APE.

Because the proposed RapidRide I Line route would use busy arterials that today serve existing bus routes, the current baseline conditions for the Project are those of an active transportation and transit corridor having multiple lanes and many transit facilities (e.g. bus shelters and transit hubs). All of the roadways in the APE have been enlarged since the historic era. For example, Benson Road SE/108<sup>th</sup>

Avenue SE, which began as a two-lane road in the 1950s, has grown to five traffic lanes today as the area has evolved from a rural character to its current urban and suburban character.

The Project improvements modify modern street, sidewalk, traffic lights, or other related infrastructure, which is consistent with previous modernizing and construction all along the Project corridor. These improvements would not dramatically alter the environment around the 22 recommended eligible properties. Only 7 of the 22 recommended eligible historic properties would have any construction near to them. The construction near these 7 properties would be associated with the replacement of an existing bus stop with a RapidRide station or, in one location, the installation of a new RapidRide station where there is no existing bus stop. The only location where there would be a new station near a historic property is in Auburn, and the historic property is the Faucett Family Cemetery. However, the new station would be across the street from the cemetery, and Auburn Way at this location is five lanes wide so no construction activities would touch the boundaries of the cemetery. The setting around the cemetery has already been diminished by the commercial development around it, so the presence of the new station across the street would not impact this resource.

As part of the upgraded bus station at E Smith Street and Jason Avenue N in Kent, Metro would re-install the staircase from E Smith Street to the Mill Creek Canyon Earthworks. In the 2008 Landmark nomination for the earthworks, it was noted that there was a staircase at this location which had poor integrity. Since that time, the staircase has been removed by Kent Parks and Recreation so there is no longer access to the bus stop (Maryman 2008). The Project proposes to install a new staircase in the old location within the right-of-way, and an ADA ramp, so people can access the park to/from the bus station. The staircase will be designed to be in harmony with the surroundings while meeting current code. If further research reveals that the staircase was a Herbert Bayer design for the earthworks, like other structures within the landscape, the replacement will follow the U.S. Secretary of Interior Standards for historic properties to be in kind with what there was before so there will be no adverse effect to the Mill Creek Canyon Earthworks.

The Project proposes to include transit signal priority at the intersection of Main Street and Auburn Way N where the NRHP-listed Masonic Temple in Auburn stands on the southeast corner. Adding transit signal priority at this intersection could include new signal cabinet near the intersection. If needed, the new signal cabinet would replace the existing one in its current location or be placed adjacent to it. The Masonic Temple is listed "under Criterion A for its direct connections to the broad patterns of social history in the City of Auburn and the surrounding



communities and under Criterion C as a property that embodies the distinctive characteristics of its type and period of construction” (NRHP 2015b). Its period of significance “begins in 1924, the date of completion of the building and ends in 1953, the date of the last major alterations to the structure” (NRHP 2015b). The installation of a new signal cabinet will not diminish or alter any of the building’s characteristics that qualified it for listing in the NRHP under since the signal cabinet would be installed within the near intersection and would not be attached to or close to the building. Therefore, there are no direct impacts to the NRHP-listed Masonic Temple in Auburn from the Project.

The replacement of existing bus stops and shelters and other improvements, like signs, installed as part of this project would not physically alter or directly impact the other historic properties in the APE. Nor would the Project alter any of the characteristics of these historic properties so that they would not qualify for inclusion in the NRHP or diminish the integrity of the historic property’s location, design, setting, materials, workmanship, feeling, or association. Therefore, there are no direct impacts to the 22 recommended NRHP-eligible properties nor the NRHP-listed Masonic-Temple in Auburn.

With the currently drawn boundaries of the archaeological sites located on the property of the Renton High School (45KI501 and 45KI1010), neither site would be directly impacted by construction. (As previously mentioned, the site boundary as depicted in Figure 4-1 was taken directly from the WISAARD system but it this does not represent the site boundary as originally recorded, which drew the site boundary as stopping on the north side of S 2<sup>nd</sup> Street [Shong et al. 2011]). Similarly, 45KI538 (the Columbia and Puget Sound Railroad) crosses the APE on a dedicated trestle and would not be affected by Project construction. In Auburn, 45KI498 would not be affected by construction because it was presumed removed during the construction of the Auburn Station Garage. Archaeological site 45KI767, east of Benson Drive S and south of I-405 in Renton, was revisited to assess potential impacts as a result of the Project. Since its original recording, the southern half of the site has been thoroughly impacted by a large transient encampment and no longer retains those characteristics described in the 2007 site form. The site form has been updated and the site boundaries have been redrawn to reflect this change in status (Appendix C). This site is recommended as not eligible for listing in the NRHP.

## 5.2 Indirect Impacts

Archaeological sites are generally not affected by indirect impacts from a project and likewise no indirect impacts are expected from the RapidRide I Line Project.

The installation of new elements to existing bus stops for the Project's RapidRide-branded stations would not affect the character defining architectural features of the 22 historic properties that are recommended eligible or the one NRHP-listed Masonic-Temple in Auburn because these stations and other improvements installed by the Project would not physically alter or directly impact the historic properties. Visual impacts would not affect the character defining architectural features of these properties because the height and type of the enhancements to an existing bus stop and shelter or the installation of a new shelter where there was not one before would not obstruct the view or setting of these historic properties. Therefore, the undertaking would be considered a no adverse effect as per 36 CFR 800.5(b).

### 5.3 Construction Impacts

There would be no long-term construction impacts to historic properties in this undertaking for the built environment because property impacts or temporary construction easements, where needed to construction stations, would be minor. Property impacts associated with construction could be on a parcel which contains a historic property, but the construction activity would be in a designated area away from the building so the construction activities would not affect the resource itself. With the current design, there are only two properties where there is the potential for this: a commercial building (HPI#339255), and the Mill Creek Earthworks (HPI#100879).

Potential short-term construction impacts would be temporary and could be noise associated with construction in the installation or modifications to the bus shelters or removal and replacement of existing bus stops. The volume level would be on par with the normal traffic and urban noise of the environment in the APE today.

In Kent, the Project would remove a building (HPI #343208), the former Royal Cleaner's Drive-Through, today the Chin-Burmese Believers Church, to accommodate road widening. This building is not recommended eligible for the NRHP in Table 4-5 as it has been heavily modified to be a church instead of a commercial structure and no longer retains any integrity. Consequently, it is not a historic property. Its demolition would not be an effect to a historic property, and it is not located in a historic district, so its removal does not affect other historic properties in Kent.

Potential construction related impacts to archaeological properties would be addressed through an archaeological monitoring plan that includes a comprehensive Inadvertent Discovery Plan.

## 5.4 Mitigation

Since there are no historic properties that would be affected by the Project, mitigation is not required. A comprehensive archaeological monitoring plan to detail the extent and locations of archaeological monitoring for the Project would be developed and an Inadvertent Discovery Plan would be included to codify the procedures that would be followed if archaeological deposits are discovered.

## 6 Conclusions and Recommendations

This report presents the results of a comprehensive review of the archaeological and built environments for the proposed development of a new RapidRide I Line BRT service connecting the cities of Renton, Kent, and Auburn in south King County. Through the development of a background literature review, records search, archaeological sensitivity analysis, and a historic building inventory, Jacobs recommends 22 historic properties that are potentially eligible for listing in the NRHP and 113 buildings, 1 structure, and 1 archaeological site (45KI767) that are not eligible for listing in the NRHP. The 22 historic properties (NRHP-eligible resources) and the already NRHP-listed Masonic Temple in Auburn would not be impacted by Project construction; therefore, Jacobs recommends a **no adverse effect** determination to historic properties under Section 106 of the NHPA as per 36 CFR 800.5(b).

In order to maintain a no adverse effect to the Mill Creek Canyon Earthworks, it is recommended that ongoing consultation with DAHP's Historic Architect, King County Historic Preservation Officer and other interested parties identified in NHPA Section 106 process occur. This consultation would involve review of the design of the proposed bus station, re-installed staircase, and new ADA ramp, as the Project develops, to ensure the final design is in harmony with the sculpted landscape.

Archaeological monitoring is recommended for those portions of the Project that have the potential to disturb or impact significant archaeological deposits. These would be areas where archaeological sites are known to exist (45KI1010 and 45KI501; see Figure 4-1) or in areas where the DAHP archaeological predictive model suggests a high probability of encountering significant archaeological remains. Construction activities in the urban centers of Renton, Kent, and Auburn may require archaeological monitoring as they are all considered high-sensitivity areas for archaeological remains. The development of a monitoring plan and an Inadvertent Discovery Plan will occur prior to Project construction.

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# CULTURAL RESOURCES REPORT COVER SHEET

Author: Kelsey J. Doncaster

Title of Report: Historic Resources Survey: Building Disposal at Royal Watermaster Headquarters in the Vicinity of Royal City, Washington

Date of Report: January 13, 2016

County(ies): Grant Section: 31 Township: 17 Range: 27E E/W

Quad: Royal Camp Acres: 6.6

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☒ Yes ☐ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

DAHP Archaeological Site #:

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- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

# RECLAMATION

*Managing Water in the West*

## Historic Resources Survey

**Building Disposal at Royal Watermaster Headquarters in the Vicinity of Royal City, Washington**



Prepared by:

Kelsey J. Doncaster  
Historian



**U.S. Department of the Interior  
Bureau of Reclamation  
Pacific Northwest Region**

January 2016

# Contents

	Page
<b>Introduction.....</b>	<b>1</b>
Description of Undertaking.....	1
<b>Research Design .....</b>	<b>1</b>
Survey Methodology.....	1
Expectations.....	2
Area Surveyed.....	2
Locations.....	2
<b>Historic Overview .....</b>	<b>2</b>
Historical Development .....	2
Royal Watermaster Headquarters .....	3
Quonset Hut (Building No. 1423).....	8
Survey Results .....	9
Building No. 1423.....	9
<b>Requirements for Eligibility for the National Register .....</b>	<b>12</b>
National Register Historic Districts .....	12
Period of Significance.....	13
<b>Determinations of Eligibility .....</b>	<b>13</b>
Criterion A .....	13
Building No. 1423.....	13
Royal Watermaster Headquarters .....	13
Criterion B .....	14
Criterion C .....	14
Building No. 1423.....	14
Royal Watermaster Headquarters .....	14
Criterion D .....	15
Integrity.....	15
Location and Setting .....	15
Design, Materials and Workmanship.....	15
Feeling and Association.....	16
<b>Summary and Report Recommendations.....</b>	<b>16</b>
<b>Bibliography .....</b>	<b>18</b>

## Figures

	Page
Figure 1. U.S. Geolocical Survey 7.5 minute Royal Camp Quadrangle Map showing location of Building No. 1423 at the Royal Watermaster Headquarters.....	3
Figure 2. Royal Watermaster Headquarters under construction .....	5
Figure 3. Operation and Maintenance Headquarters – Royal Trees and Lawns.....	6
Figure 4. Aerial view of Royal Camp. Columbia Basin Project.....	7
Figure 5. Quonset Hut at Warden Camp.....	9
Figure 6. Building No. 1423 looking west at oblique view of front and southeast elevations .....	10

Figure 7. Building No. 1423 looking north at oblique view of southeast and rear elevations .....	10
Figure 8. Building No. 1423 looking southeast at northwest elevation .....	11
Figure 9. Building No. 1423 interior looking northwest.....	11



# Introduction

The U.S. Department of the Interior, Bureau of Reclamation (Reclamation) is proposing to grant Quincy Columbia Basin Irrigation District (QCBID) the permission to dispose of a Quonset Hut (Building No. 1423) on Reclamation property at the Royal Watermaster Headquarters located in the western portion of the Columbia Basin Project (CBP).<sup>1</sup>

The purpose of this report is to provide the documentation required by 36 CFR 800.11(d) when an agency is considering a Finding of No Historic Properties Affected under the National Historic Preservation Act of 1966, as amended.

## Description of Undertaking

The proposed action will involve QCBID disposing of Building No. 1423.

## Research Design

The objectives of this evaluation are to:

- Inventory the area where the building is to be disposed;
- Assess the areas current condition;
- Determine eligibility of the complex/individual buildings;
- Define possible mitigation (if an adverse effect);
- Prepare a report documenting these findings.

## Survey Methodology

The research phase involved standard techniques of locating primary and secondary documents. Historical background was researched and developed to gain a historical overview and determine what was there during the period of significance versus what exists today at the Royal Watermaster Headquarters. This was accomplished with primary documents on file (Reclamation Project Histories, plans, site data, etc.) at Reclamation's Ephrata Field Office and Columbia – Cascades Area Office. A literature search was done on the Washington Information System for Architectural and Archaeological Records Data to identify any previously recorded historic properties in the Area of Potential Effect (APE). Additionally, all of the buildings at the headquarters had originally been surveyed by Kelsey Doncaster on April 1, 2008 and were revisited by again by him on June 5, 2015. From these visits the area was then assessed for its

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<sup>1</sup> Over the years Reclamation has also called this the Royal Divisional Headquarters or the Royal Camp Watermaster Headquarters. To keep consistency it will be called Royal Watermaster Headquarters as that is what it is called today.

integrity and eligibility using *National Register Bulletin 15*. This report will assist in future Reclamation work on the CBP's Royal Watermaster Headquarters if the need shall arise in the future.

## **Expectations**

Survey results were expected to be predictable as this building is still managed by Reclamation and monitored by the QCBID under their operation and maintenance (O&M) contract for the CBP. Additional potentially eligible properties at this location are not anticipated.

## **Area Surveyed**

The Area of Potential Effect (APE) is considered to be the area that Building No. 1423 occupies. Additionally, Building No. 1423 was also considered in its relation to the whole headquarters complex. Since there will be no new ground disturbance in the proposed disposal, no archaeological survey is necessary.

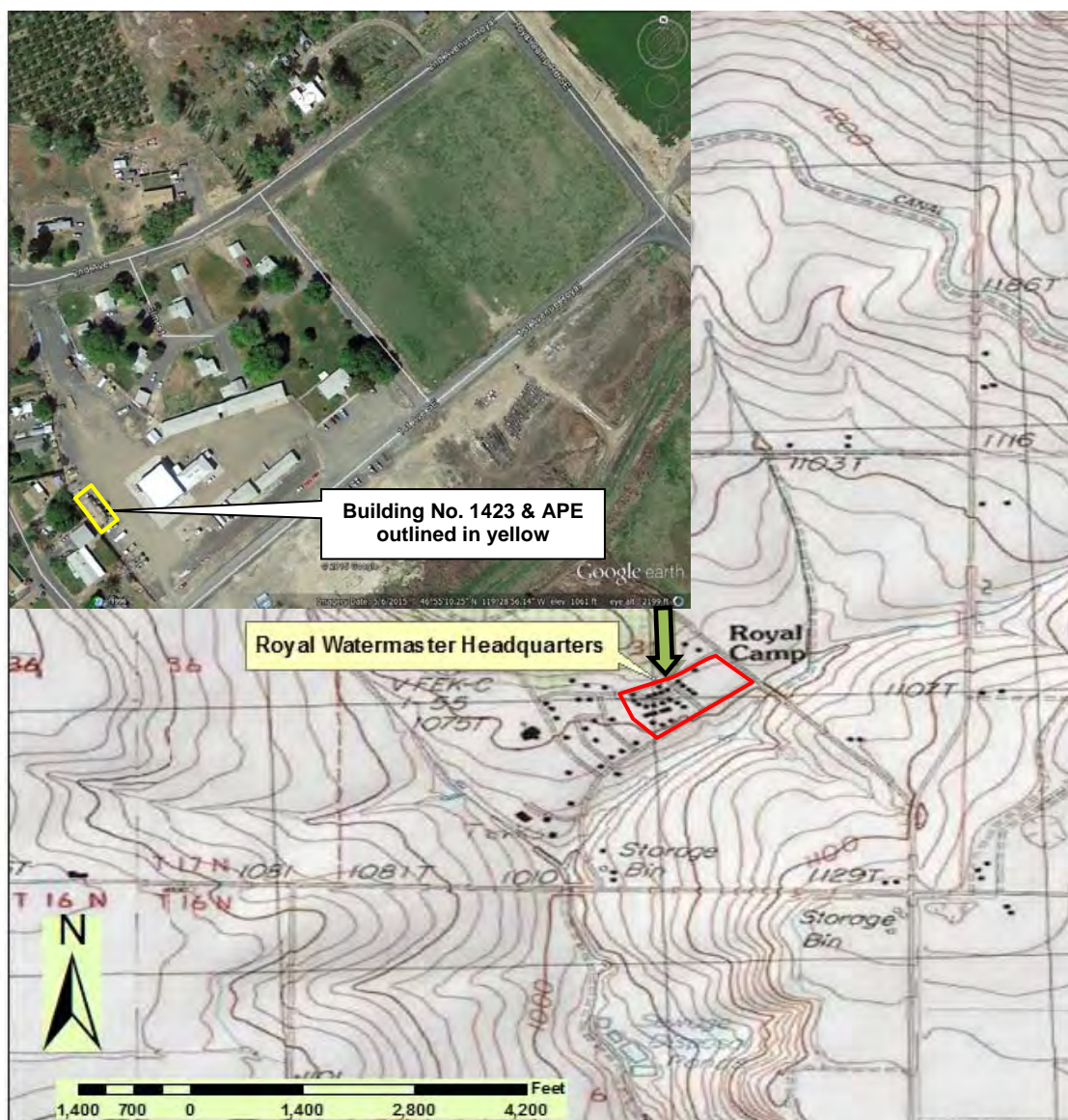
## **Locations**

The subject area for disposal in this report is on Reclamation property at the following location (see Figure 1). The Royal Watermaster Headquarters is approximately 7 miles northeast of Royal City, Washington. The legal location is T17N, R27E, Section 31, NE ¼ Section, SW ¼ ¼, NW ¼ Section, SE ¼ ¼, SW ¼ Section, NE ¼ ¼, SE ¼ Section, NW ¼ ¼ Section in Grant County, Washington, and covered by the Royal Camp 7 ½ minute quadrangle.

# **Historic Overview**

## **Historical Development**

The CBP is the largest Reclamation project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then



**Figure 1:** U.S. Geological Survey 7.5 minute Royal Camp Quadrangle Map showing location of Building No. 1423 at the Royal Watermaster Headquarters.

makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

## Royal Watermaster Headquarters

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

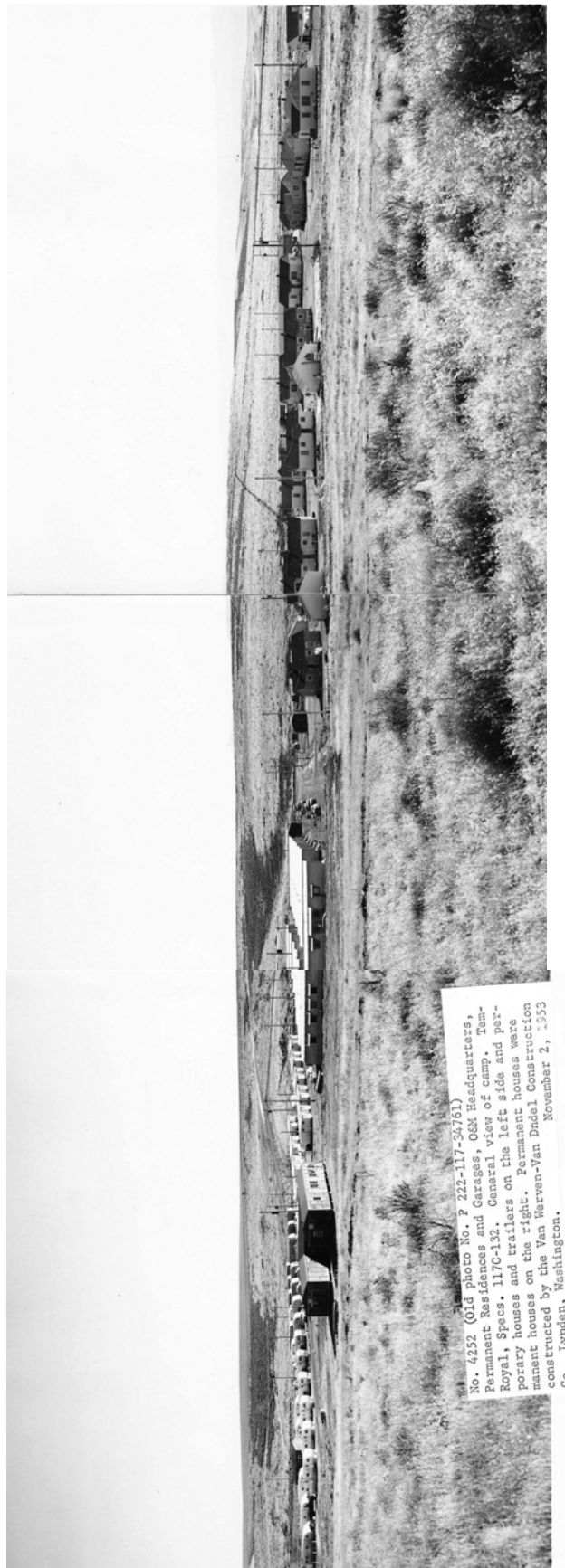
“Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems.

Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided.” (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: “a watermaster headquarters office, residences (O&M housing), and O&M service buildings” (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up “to control an area of about 40,000 acres each, under the direction of the four subdivisions”, with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello’s offices were the same design, Royal’s office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 followed by the O&M service along with the headquarters office which was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). See Figures 2-4 for plan of the headquarters and historic photographs.

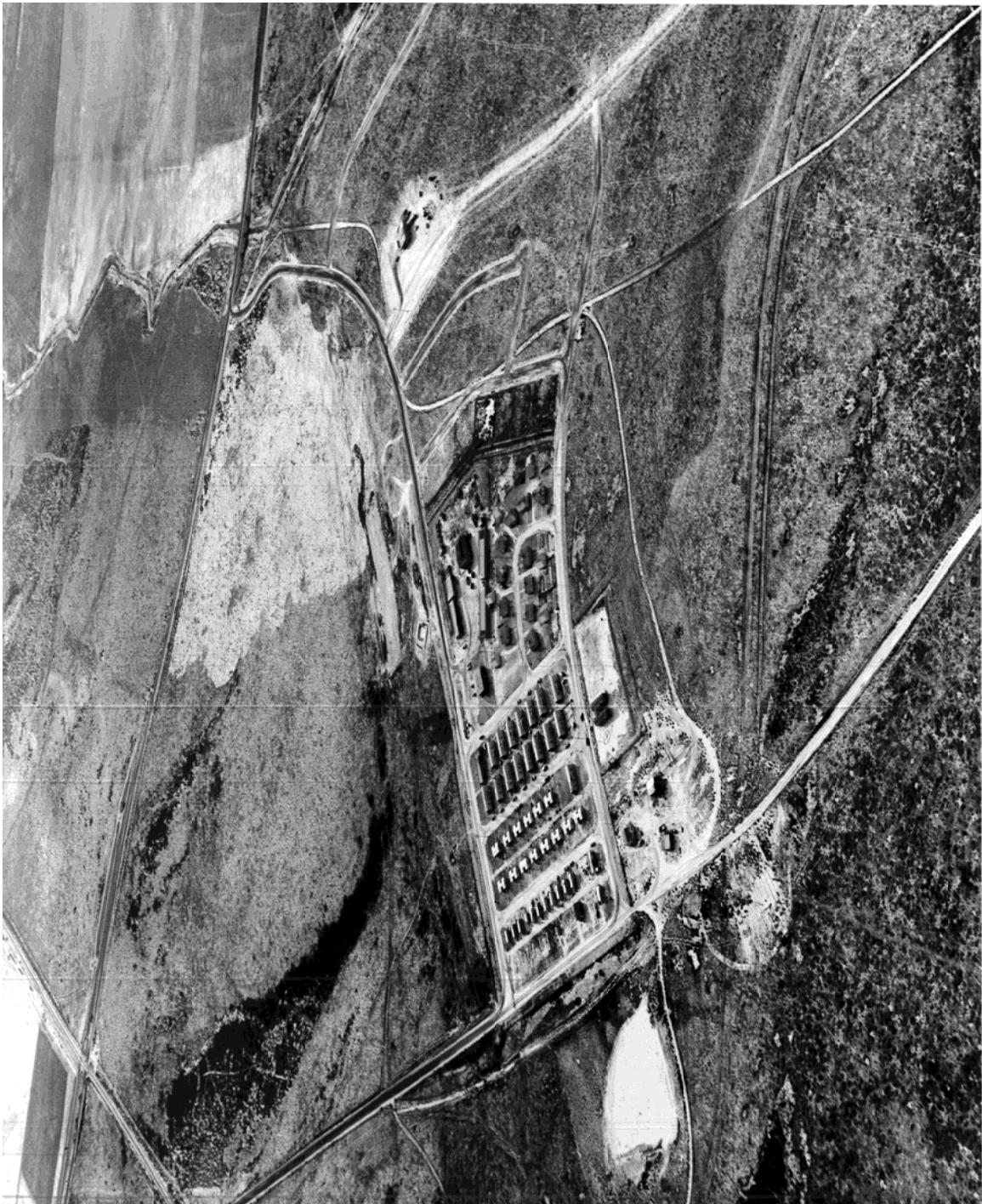
In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP’s period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952 (see Figures 2 & 4). Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were still being occupied in the Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold off in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. After 1983 the rest of the Quonset Huts were sold, except for Building No. 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).



**Figure 2: Royal Watermaster Headquarters under construction. Reclamation photograph No. 4252 from November 2, 1953.**







**Figure 4:** Aerial view of Royal Camp. Columbia Basin Project. Reclamation photograph No. P222-117-38331 from January 9, 1957 by Stan Rasmussen. Photograph courtesy of the Grand County Historical Museum.

The complex that is left today consists of the following Reclamation styles:

<b>Types of Buildings at Royal</b>
<b>O&amp;M Housing</b>
3-B Q-3
Garage Type G-3
<b>Watermaster Headquarters Office</b>
Office Type S-24
<b>O&amp;M Service</b>
Storehouse, Type 1 (S-10)
Ten-Truck Garage (S-11)
Ten-Car Garage (S-12)
General Purpose Shop (S-9)
Quonset Hut (S-25)

## Quonset Hut (Building No. 1423)

As mentioned above Royal Watermaster Headquarters had 16 Quonset Huts. These Quonset Huts were part of the 200 surplus Quonset Huts purchased by Reclamation from the U.S. Army to solve the temporary housing shortage in the CBP for the construction crews and O&M facilities (Pfaff, 2007, p. 124; Reclamation and the Housing Shortage, June 1947, p. 135). Research did not reveal when the Quonset Huts were moved to this location or where they came from, but based upon photographs it did not occur until after October 22, 1952 when the permanent O&M housing was built and the utilities were put in (Gaston, 1953?, pp. 5 & 26). Building No. 1423 is a Quonset Stran-Steel Hut model which had a side entrance with two shed type dormers with six light wood windows. The typical curved sides were made of corrugated metal with a factory curved panel at the ridge and recessed wood ends of the hut with paired six light wood windows. The side opposite of the entrance had four shed type dormers with six light windows. The Quonset Stran-Steel Hut was the third and final generation of the Quonset Hut type. This third design came in two sizes, 20 feet by 48 feet and 20 feet by 56 feet, which were produced by Stran-Steel of Detroit, Michigan. This style had many of the same structural components of the second design, but was lighter and thinner (Decker & Chiei, 2005, p. 148). Building No. 1423 is the longer size model. When it became a part of Royal Watermaster Headquarters it was designated Construction Quarters Building No. 14-23. It was the S-25 style of Reclamation buildings. It had two bedrooms, living room, dining room combined with a kitchen, utility room, and one bathroom (Angwin, 2011, 1959 inventory for Building 14-23).



**Figure 5: Quonset Hut at Warden Camp. Reclamation photograph No. 4256 (old photo number 222-116-39465) from August 14, 1957. This is CBP Reclamation Style S-25. Note Building No. 1423 looked exactly like this.**

## Survey Results

An intensive historical survey was done to determine the specific eligibility of the building slated for disposal as it exists today. In preparation of this report, Historic Property Inventory Reports were prepared for this building and the other 11 Reclamation built/owned buildings at the watermaster headquarters. The survey covered Building No. 1423's existing footprint located in the watermaster headquarters complex northeast of Royal City. The overall condition of the building is poor.

### Building No. 1423

Today this building is just a shell of its former self having been completely gutted and both original wooden ends and its wooden floor removed when it was moved and placed on a high concrete foundation. The plywood addition on the northwest end is solid, while the one on the southeast end has crude plywood double doors with a pedestrian entrance in one of them. The original side entrance and the windows on either side of it were removed and replaced with plywood. It is in poor condition as it being used as a storage shed with no maintenance. The six original windows left have been boarded up with plywood. Chipboard has also replaced original wood clapboard siding in several of the shed type dormers.





**Figure 6:** Building No. 1423 looking west at oblique view of front and southeast elevations. Note that the Quonset Hut has been raised on a concrete foundation along with removal of the original side entrance with windows. June 5, 2015. Reclamation digital photo by Kelsey Doncaster.



**Figure 7:** Building No. 1423 looking north at oblique view of southeast and rear elevations. Note the plywood double doors on the southeast end and plywood wall. June 5, 2015. Reclamation digital photo by Kelsey Doncaster.





**Figure 8:** Building No. 1423 looking southeast at northwest elevation. Note the solid plywood wall where windows and clapboard had been. June 5, 2015. Reclamation digital photo by Kelsey Doncaster.



**Figure 9:** Building No. 1423 interior looking northwest. Note the interior walls are all gone and a trolley rail had been installed at the top. June 5, 2015. Reclamation digital photo by Kelsey Doncaster.

# Requirements for Eligibility for the National Register

For a historic property be eligible individually to the National Register, at least one of the National Register Criteria must apply while having integrity. The four criteria are:

- A. . . . [Be] associated with events that have made a significant contribution to the broad patterns of our history; or
- B. . . . [Be] associated with the lives of persons significant to our past; or
- C. . . . [E]mbody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. . . . [H]ave yielded, or may yield, information important to prehistory or history. (U.S. Department of the Interior, National Park Service, 1991, p. 37)

## National Register Historic Districts

In addition to individual eligibility, the Royal Camp Watermaster Headquarters was evaluated for the potential of being a historic district. According to the National Register an eligible historic district will possess “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (U.S. Department of the Interior, National Park Service, 1985, p. 1). The historic district is made up of resources that are contributing or noncontributing to the historic significance of said property. National Register definitions are as follows:

A **contributing** building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

A **noncontributing** building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria (U.S. Department of the Interior, National Park Service, 1985, p. 45).

## **Period of Significance**

The significance of the CBP is from 1946-1959 as those were the major construction years for the project. The period of significance for the Royal Watermaster Headquarters in this evaluation is from the first year of construction of buildings (1952) to 1959 (Gaston, 1953?, p. 2).

## **Determinations of Eligibility**

The Royal Watermaster Headquarters was built from 1952 to 1955 and satisfies the 50-year age threshold for National Register eligibility. The Determinations of Eligibility will consider the National Register criteria and the seven aspects of integrity in order for Building No. 1423 to be eligible or not for the National Register and if the headquarters would be a Historic District. Please see the specific Historic Property Inventory forms for descriptions of the current condition of the 12 buildings.

### **Criterion A**

#### **Building No. 1423**

As the CBP as a whole is eligible for listing in the National Register under Criterion A at the regional and national levels for its contribution to U.S. history the CBP watermaster headquarters and the buildings contained within may contribute to this eligibility under this criterion “specifically in relation to the buildup, construction, and maintenance of the CBP” (Doncaster, 2009, p. 19). Nonetheless, Building No. 1423 has not retained its association as housing for people building the CBP since circa 1983 it was moved, gutted, raised and remodeled into a storage building. Therefore Building No. 1423 is not eligible under this criterion.

#### **Royal Watermaster Headquarters**

As the CBP as a whole is eligible for listing in the National Register under Criterion A at the regional and national levels for its contribution to U.S. history the CBP watermaster headquarters and the buildings contained within may contribute to this eligibility under this criterion “specifically in relation to the buildup, construction, and maintenance of the CBP” (Doncaster, 2009, p. 19). However, if the individual buildings do not retain enough physical integrity or contributing elements to convey the period of significance of the CBP then they would not be eligible on their own and if there are enough non-contributing buildings then the whole complex would not be eligible as a district (Doncaster, 2009, p. 19). While there is one building (Royal Operation & Maintenance Headquarters Office) which is eligible on its own under this criterion, the rest of the 11 buildings left in the complex are not eligible individually due to the many

modifications/remodels of the housing and service buildings.<sup>2</sup> Consequently, while the Royal Operation & Maintenance Headquarters Building No. R-1 would be considered contributing, unfortunately all of the other 11 buildings are not contributing. Therefore the whole complex is not eligible as a historic district under Criterion A as it does not possess a majority of contributing/eligible buildings from its period of significance.

## **Criterion B**

Research has indicated that Building No. 1423 and the subject headquarters has no association with significant historical persons. Therefore Building No. 1423 and the Royal Watermaster Headquarters is not eligible under this criterion.

## **Criterion C**

### **Building No. 1423**

The architectural style of a Quonset Hut is one of a prefabricated portable design that was quick to assemble or disassemble to provide the most protection and comfort possible for the Allied forces serving in World War II (WWII). It also was used on the U.S. Homefront for base housing or support structures. After WWII this temporary housing was reused by civilians or agencies, like Reclamation, to relieve the post war housing shortage (Decker & Chiei, 2005, pp. 3 & 68). As the Quonset Stran-Steel Hut model was a standard design it is important that for this type of housing to have retained its character defining features/contributing elements for it to be eligible under this criterion. Building No. 1423 has not retained its craftsmanship as the original side elevations, front entrance, doors and its interior walls of a residence are gone. Additionally, it has been placed upon a high concrete wall where it originally sat on the ground and had a wooden floor. Today it no longer resembles housing for people living and working on the CBP. Therefore, Building No. 1423 is not eligible under this criterion.

### **Royal Watermaster Headquarters**

The architectural styles in CBP Watermaster Headquarters reflect simplified and economical Modern forms such as Minimal Traditional and Ranch or are Utilitarian in style. Architectural plans for all of the buildings were standard designs used in the watermaster headquarters. However, to be considered eligible under Criterion C the buildings must have retained enough integrity and contributing elements to convey the architectural styles. While the Royal Operation & Maintenance Headquarters Office Building No. R-1 has retained its integrity the rest of the buildings at the Royal Watermaster Headquarters have not retained their integrity due to removal of original character defining features such as their original doors and windows with modern vinyl ones or in the case of the 10-Truck or Car Garages the doors were removed and the bays

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<sup>2</sup> The changes from 2008-2015 which occurred at Royal Watermaster Headquarters conducted by the QCBID were not approved or consented by Reclamation's Cultural Resource Management staff (both EFO & CCAO). These changes were only discovered by the author revisiting the headquarters in 2015.

were filled in. Therefore, the Royal Watermaster Headquarters is not eligible under this criterion.

## **Criterion D**

Building No. 1423 and the Royal Watermaster Headquarters complex do not contain any additional research potential that can contribute to the understanding of these resources beyond this recordation (or documentation) in history.

## **Integrity**

The following elements addressing integrity are considered for the Royal Watermaster Headquarters and Building No. 1423: location, setting, design, materials, workmanship, feeling and association.

### **Location and Setting**

#### ***Building No. 1423***

Building No. 1423 has changed its location as it was moved from the construction housing part of the headquarters to the service complex. The setting of Building No. 1423 has completely changed since it was originally surrounded with other Quonset Huts in the construction camp area of the headquarters complex while today it has been moved to the industrial maintenance part of the complex. Therefore, Building No. 1423 has not retained its setting or location.

#### ***Royal Watermaster Headquarters***

The Royal Watermaster Headquarters has retained its original location when built. The setting of the headquarters has changed slightly as it still has agriculture on the south and east sides, but the north and western sides of the complex is now surrounded by private modern housing that was not there during the period of significance (see Figures 1 & 4). Therefore, the headquarters has retained its location and part of its setting.

### **Design, Materials and Workmanship**

#### ***Building No. 1423***

Building No. 1423 does not retain its original design, materials and workmanship due to it being moved and remodeled to where it lost major parts of its design, materials and the workmanship of a Quonset Stran-Steel Hut residence.

#### ***Royal Watermaster Headquarters***

Unfortunately, every building except for the Royal Operation & Maintenance Headquarters Office in the headquarters has had impacts to its design, materials and workmanship. In the houses and service area the character defining 1950s key



architectural materials have been removed. Original materials such as the character defining 12-light wood sash windows or metal windows been replaced with vinyl single pane or modern vinyl slider windows. Likewise, all of the original character defining wooden roll-up doors or metal roll-up doors on the service buildings have been replaced with vinyl ones. Furthermore, a large addition and a smaller one to the General Purpose Shop has forever altered its design. Finally the removals of 26 trailers, 14 Transa-Homes, 14 Quonset Huts, six permanent houses, two bath houses, one Hutmet, a Recreation Hall, and Concrete Laboratory has caused this complex to lose its original layout and design. Today it only has 12 of the original 76 buildings.<sup>3</sup> Therefore the whole complex does not have enough integrity of design, workmanship and materials from the period of significance to have integrity as a historic district.

## Feeling and Association

### ***Building No. 1423***

While Building No. 1423 is still associated with the CBP as its used as a storage shed today, the feeling of CBP worker housing has been completely lost with the modifications to the original design, materials, workmanship, and move to the O&M Service portion of the Royal Watermaster Headquarters which have forever altered the historic character of the building. Building No. 1423 no longer has a feeling of a Quonset hut for housing.

### ***Royal Watermaster Headquarters***

While the Royal Watermaster Headquarters is still associated with the CBP, the feeling has been completely lost with the modifications to the original design, materials, workmanship which have forever altered the historic character of the buildings. The Royal Watermaster Headquarters no longer has a feeling of a 1950s CBP watermaster headquarters.

## Summary and Report Recommendations

While Building No. 1423 is a part of the original Royal Watermaster Headquarters complex that existed during the period of significance of the CBP it has been moved from its original historic CBP location. It also is not a contributing property for the complex or eligible on its own under any of the four criteria as it does not retain historic integrity. Therefore Reclamation has determined that **no historic properties will be affected** by the proposed undertaking 36CFR 800.4(d)(1).

Furthermore, the Royal Watermaster Headquarters is not eligible as a historic district to the National Register. There is only one historic property in the complex being the Royal Operation & Maintenance Headquarters Office Building No. R-1.

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<sup>3</sup> Note that the number total includes the garages as separate buildings, but they are associated with their respective house in the Historic Property Inventory forms.

If additional information on the project becomes available, or if any archaeological resources are uncovered during disposal we will halt work in the area of discovery and contact the appropriate Native American Tribes and the Department of Archeology and Historic Preservation for further consultation.

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Kelsey J. Doncaster  
Historian

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## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Operation & Maintenance Headquarters Residence No. 1  
Common Name: Building No. 1401  
Property Address: 11523 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	NE	SW	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894564  
Northing: 580146  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/07/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House		Current Use: Domestic - Single Family House	
Plan: L-Shape	Stories: 1	Structural System: Platform Frame	
Changes to Plan:		Changes to Interior:	
Changes to Original Cladding: Intact		Changes to Windows: Extensive	
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Minimal	Shingle -	Gable	Asphalt / Composition -
Traditional	Concrete/Asbestos		Shingle
Modern			
Foundation:	Form/Type:		
Concrete - Poured	Single Family - Gable Front and Wing		

## Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	1952 Built Date
	2010 Remodel
	Builder: Van Werven & Van Andel
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

## Historic Inventory Report

See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3).

In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1401:

## Historic Inventory Report

This house was built under Reclamation Specification No. 117C-132. It was 1 of 11 permanent residences built from April 7, 1952 to October 22, 1952 by Van Werven & Van Anel of Lynden, Washington under contract I36r-7137 for the Royal Watermaster Headquarters. The 11 were composed of six 2-bedroom and five 3-bedroom houses. The specification called for grading and leveling of the whole headquarters/construction camp area; water supply and distribution system; sewer system and tank; electrical system in the camp area; grading of streets, parking and service areas and surfacing of them, and finally the construction of the permanent houses. The well and landscaping were done by different contractors. This residence was built in just a little over three months as work started on its foundation excavation on July 3, 1952 and the finish coat of paint on the exterior was completed on October 15, 1952 (Gaston, 1952, pp. 1 & 6). In 2003 the bathroom was remodeled and all of the plumbing was replaced in the whole house (Angwin, 2011, p. 0222140100B). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows. This caused this house to lose all of its integrity due to removal a majority of its character defining features, especially the 12 pane picture window, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This one story frame house (style Q-3) was built in 1952 and cost \$12,464 to build. It is on a 60' x 120' lot and was built according to standard Reclamation drawing no. 222-116-23515. It is only one story and has 900 square feet. The home contains a living room, kitchen, bathroom, three bedrooms, utility room, six closets, and an attic for storage. To the rear of the home there is a two-car detached garage style G-3, which was erected at the same time as the main house. This garage was shared with building No. 1402 [now gone] (Angwin, 2011, p. 0222140100B). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows. Likewise during that time it was repainted and the original windows in the garage were removed. The Reclamation Real Property unique number for this building is R0222140100B.

Major  
Bibliographic  
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## Photos



Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
Bldg No. 1401 looking west at east side elevation & garage.  
2008



Note original window is gone that was there in 2008.  
Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg 1401 garage oblique view of front & east elevations.  
2015



Note all original windows have been replaced with vinyl.  
Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1401 oblique view front & west side elevations.  
2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1401 oblique view east side & rear elevations.  
2015



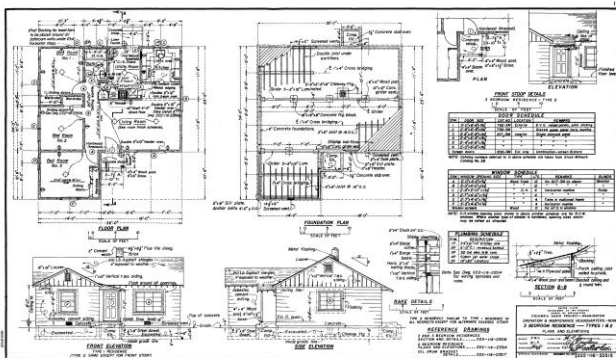
# Historic Inventory Report



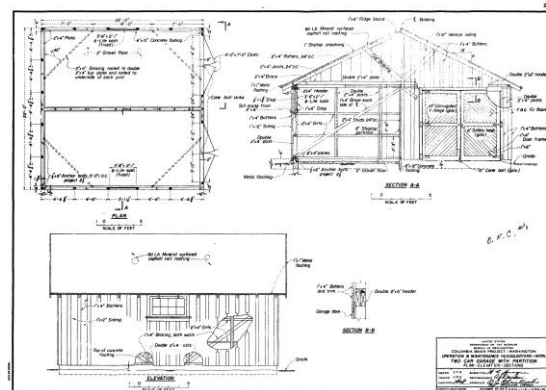
Note at this time it still has its original windows. Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
Bldg No. 1401 oblique view front & east side elevations.  
2008



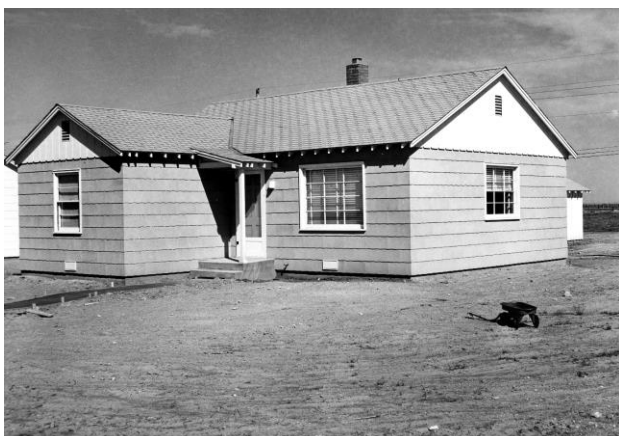
Note the changes from 2008. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1401 oblique view front & east side elevations.  
2015



USBR drawing No. 222-116-23515. 12/29/1951.  
3 Bedroom Residence - Types 1 & 2  
1951



USBR drawing No. 222-116-23519. 12/29/1951.  
Two Car Garage with Partition.  
1951







## Historic Inventory Report

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Stock Reclamation photo for Q-3 housing in the project,  
although this is of house number 10 in Othello.  
3-Bedroom permanent residence Columbia Basin Project  
style Q-3  
1950



## Historic Inventory Report

### Location

Field Site No. DAHP No.

Historic Name: Royal Operation & Maintenance Headquarters Residence No. 4

Common Name: Building No. 1404

Property Address: 11550 1st Ave SE, Royal City, WA 99344

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	NW	SE	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894411

Northing: 580062

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters

Date Recorded: 01/07/2016

Field Recorder: Kelsey J. Doncaster

Owner's Name: U.S.B.R. Ephrata Field Office

Owner Address: P.O. Box 815

City: Ephrata

State: WA

Zip: 98823

Classification: Building

Resource Status:

Comments:

Survey/Inventory

not eligible/not contributing

Within a District? No

Contributing? No

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

## Historic Inventory Report

### Description

Historic Use: Domestic - Single Family House		Current Use: Domestic - Single Family House	
Plan: L-Shape	Stories: 1	Structural System: Platform Frame	
Changes to Plan:		Changes to Interior:	
Changes to Original Cladding: Intact		Changes to Windows: Extensive	
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Minimal	Shingle -	Gable	Asphalt / Composition -
Traditional	Concrete/Asbestos		Shingle
Modern			
Foundation:	Form/Type:		
Concrete - Poured	Single Family - Gable Front and Wing		

### Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	1952 Built Date
	2010 Remodel
	Builder: Van Werven & Van Andel
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

## Historic Inventory Report

See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). See In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1404:

## Historic Inventory Report

This house was built under Reclamation Specification No. 117C-132. It was 1 of 11 permanent residences built from April 7, 1952 to October 22, 1952 by Van Werven & Van Anel of Lynden, Washington under contract I36r-7137 for the Royal Watermaster Headquarters. The 11 were composed of six 2-bedroom and five 3-bedroom houses. The specification called for grading and leveling of the whole headquarters/construction camp area; water supply and distribution system; sewer system and tank; electrical system in the camp area; grading of streets, parking and service areas and surfacing of them, and finally the construction of the permanent houses. The well and landscaping were done by a different contractor. This residence was built in just a little over four months as work started with its foundation excavation on June 11, 1952 and the finish coat of paint on the exterior was completed on October 21, 1952 (Gaston, 1952, pp. 1 & 6). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows. This caused this house to lose all of its integrity due to removal a majority of its character defining features, especially the 12 pane picture window, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This one story frame house (style Q-3) was built in 1952 and cost \$12,464 to build. It is on a 60' x 120' lot and was built according to standard Reclamation drawing no. 222-116-23515, but is a mirror image since its reversed from the plan. It is only one story and has 900 square feet. The home contains a living room, kitchen, bathroom, three bedrooms, utility room, six closets, and an attic for storage. To the rear of the home there is a two-car detached garage style G-3, which was erected at the same time as the main house. This garage was shared with building No. 1403 [now gone] (Angwin, 2011, p. 0222140400B). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows. The Reclamation Real Property unique number for this building is R0222140400B.

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.

Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.

Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1985?) Columbia Basin Project Buildings and Quarters Disposals. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.

Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.



## Photos



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1404 oblique view front & east side elevations.  
 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1404 oblique view front & west side elevations.  
 2015



Stock Reclamation photo for Q-3 housing in the project, Circa  
 March 10, 1959.  
 3-Bedroom permanent residence Columbia Basin Project  
 style Q-3.  
 1959



Note door added to the west elevation. Reclamation digital  
 photo by Kelsey Doncaster. 6/5/2015.  
 Bldg 1404 garage oblique view of front & west elevations.  
 2015



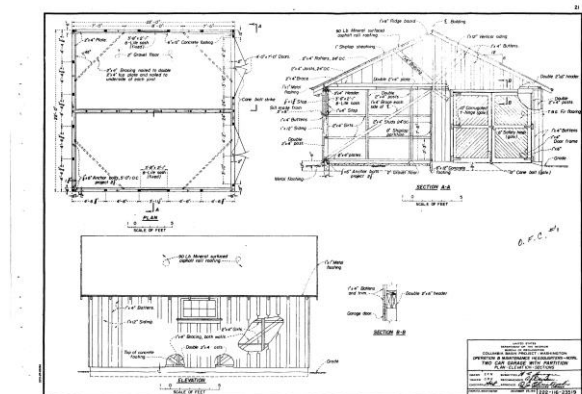
Note it still had its original windows at this time. Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
 Bldg No. 1404 oblique view front & west side elevations.  
 2008



Note it still had its original windows at this time. Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
 Bldg No. 1404 oblique view front & east side elevations.  
 2008



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1404 east side elevation.  
 2015



USBR drawing No. 222-116-23519. 12/29/1951.  
 Two Car Garage with Partition  
 1951





## Historic Inventory Report

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Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1404 oblique view rear & west side elevations.  
2015



## Historic Inventory Report

### Location

Field Site No. DAHP No.

Historic Name: Royal Operation & Maintenance Headquarters Residence No. 5

Common Name: Building No. 1405

Property Address: 11565 1st Ave SE, Royal City, WA 99344

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	NW	SE	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894268

Northing: 580071

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters

Date Recorded: 01/07/2016

Field Recorder: Kelsey J. Doncaster

Owner's Name: U.S.B.R. Ephrata Field Office

Owner Address: P.O. Box 815

City: Ephrata

State: WA

Zip: 98823

Classification: Building

Resource Status:

Comments:

Survey/Inventory

not eligible/not contributing

Within a District? No

Contributing? No

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



## Historic Inventory Report

### Description

Historic Use: Domestic - Single Family House		Current Use: Domestic - Single Family House	
Plan: L-Shape	Stories: 1	Structural System: Platform Frame	
Changes to Plan:		Changes to Interior:	
Changes to Original Cladding: Intact		Changes to Windows: Extensive	
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Minimal	Shingle -	Gable	Asphalt / Composition -
Traditional	Concrete/Asbestos		Shingle
Modern			
Foundation:	Form/Type:		
Concrete - Poured	Single Family - Gable Front and Wing		

### Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	1952 Built Date
	2010 Remodel
	Builder: Van Werven & Van Andel
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.



## Historic Inventory Report

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### Royal Watermaster Headquarters:

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All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

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The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1405:

## Historic Inventory Report

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Description of  
Physical  
Appearance:

This one story frame house (style Q-3) was built in 1952 and cost \$12,464 to build. It is on a 60' x 120' lot and was built according to standard Reclamation drawing no. 222-116-23515, but is a mirror image since its reversed from the plan. It is only one story and has 900 square feet. The home contains a living room, kitchen, bathroom, three bedrooms, utility room, six closets, and an attic for storage. To the rear of the home there is a two-car detached garage style G-3, which was erected at the same time as the main house. This garage was shared with building No. 1406 [now gone] (Angwin, 2011, p. 0222140500B). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows. The Reclamation Real Property unique number for this building is R0222140500B.

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.  
Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.  
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U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.  
U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.  
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U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.  
U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.  
Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.

## Photos



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1405 oblique view of front & north elevation.  
 2015



Stock Reclamation photo for Q-3 housing in the project, Circa  
 March 10, 1959.  
 3-Bedroom permanent residence Columbia Basin Project  
 style Q-3  
 1959



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1405 garage front elevation looking west.  
 2015



Note original windows are gone. Reclamation digital photo by  
 Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1405 oblique view of front & south elevation.  
 2015



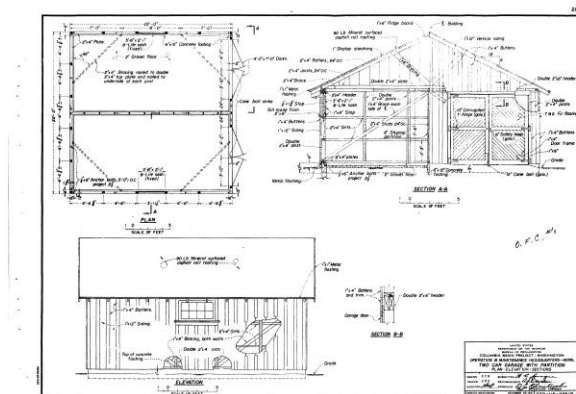
# Historic Inventory Report



Note it has original windows at this time. Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
Bldg No. 1405 oblique view of front & south elevation.  
2008



Note it has original windows at this time. Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
Bldg No. 1405 oblique view of north & rear elevation.  
2008



USBR drawing No. 222-116-23519. 12/29/1951.  
Two Car Garage with Partition.  
1951



## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Camp Operation & Maintenance Headquarters Residence No. 7  
Common Name: Building No. 1407  
Property Address: 11555 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SW	NE	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894329  
Northing: 579962  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/08/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House		Current Use: Domestic - Single Family House	
Plan: L-Shape	Stories: 1	Structural System: Platform Frame	
Changes to Plan:		Changes to Interior:	
Changes to Original Cladding: Intact		Changes to Windows: Extensive	
Changes to Other:			
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Minimal	Shingle -	Gable	Asphalt / Composition -
Traditional	Concrete/Asbestos		Shingle
Modern			
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

## Narrative

Study Unit	Other
Agriculture	Irrigation
Date of Construction:	Builder: Van Werven & Van Andel
1952 Built Date	
2010 Remodel	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

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Royal Watermaster Headquarters:

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"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1407:

## Historic Inventory Report

This house was built under Reclamation Specification No. 117C-132. It was 1 of 11 permanent residences built from April 7, 1952 to October 22, 1952 by Van Werven & Van Anel of Lynden, Washington under contract I36r-7137 for the Royal Watermaster Headquarters. The 11 were composed of six 2-bedroom and five 3-bedroom houses. The specification called for grading and leveling of the whole headquarters/construction camp area; water supply and distribution system; sewer system and tank; electrical system in the camp area; grading of streets, parking and service areas and surfacing of them, and finally the construction of the permanent houses. The well and landscaping were done by a different contractor. This residence was built in just a little less than six months as work started on its foundation excavation on April 17, 1952 and the finish coat of paint on the exterior was completed on October 1, 1952 (Gaston, 1952, pp. 1 & 7). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows. Additionally it was also repainted during that time into a different color. During this period the garage also had its original wood doors replaced with vinyl roll-up doors. This caused this house to lose all of its integrity due to removal a majority of its character defining features, especially the 12 pane picture window, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This one story frame house (style Q-3) was built in 1952 and cost \$12,464 to build. It is on a 60' x 120' lot and was built according to standard Reclamation drawing no. 222-116-23515, but is a mirror image since its reversed from the plan. It is only one story and has 900 square feet. The home contains a living room, kitchen, bathroom, three bedrooms, utility room, six closets, and an attic for storage. To the rear of the home there is a two-car detached garage style G-3, which was erected at the same time as the main house. This garage was shared with building No. 1408 [now gone] (Angwin, 2011, p. 0222140700B). Sometime from 2009-2014 all of its original wood windows were replaced with vinyl windows and the original wooden garage doors were replaced with vinyl roll-up doors. The Reclamation Real Property unique number for this building is R0222140700B.

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.

Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.

Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1985?) Columbia Basin Project Buildings and Quarters Disposals. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.

Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.

## Photos



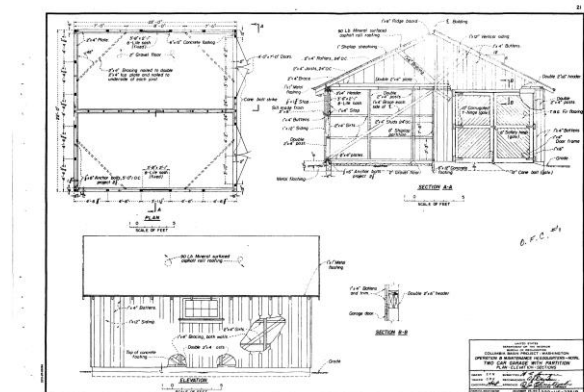
Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Note new vinyl windows.  
 Bldg No. 1407 front elevation.  
 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1407 garage front & east side elevation.  
 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1407 oblique view of front & north elevation.  
 2015



USBR drawing No. 222-116-23519. 12/29/1951.  
 Two Car Garage with Partition.  
 1951





Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Bldg No. 1407 east side elevation.  
 2015



Stock Reclamation photo for Q-3 housing in the project, Circa  
 March 10, 1959.  
 3-Bedroom permanent residence Columbia Basin Project  
 style Q-3  
 1959



Note it still has original windows at this time. Reclamation  
 digital photo by Kelsey Doncaster. 4/1/2008.  
 Bldg No. 1407 oblique view front & east side elevations.  
 2008



Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
 Note at this time it had original doors.  
 Bldg No. 1407 garage front & west side elevation.  
 2008





## Historic Inventory Report

### Location

Field Site No. DAHP No.

Historic Name: Royal Operation & Maintenance Headquarters Residence No. 9

Common Name: Building No. 1409

Property Address: 11549 1st Ave SE, Royal City, WA 99344

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SE	NW	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894461

Northing: 579958

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters

Date Recorded: 01/08/2016

Field Recorder: Kelsey J. Doncaster

Owner's Name: U.S.B.R. Ephrata Field Office

Owner Address: P.O. Box 815

City: Ephrata

State: WA

Zip: 98823

Classification: Building

Resource Status:

Comments:

Survey/Inventory

not eligible/not contributing

Within a District? No

Contributing? No

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

## Historic Inventory Report

### Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: L-Shape	Stories: 1		
Changes to Plan: Intact	Structural System: Platform Frame		
Changes to Original Cladding: Intact	Changes to Interior:		
Changes to Other:	Changes to Windows: Extensive		
Other (specify):			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Minimal	Shingle -	Gable	Asphalt / Composition -
Traditional	Concrete/Asbestos		Shingle
Modern			
Foundation:	Form/Type:		
Concrete - Poured	Single Family - Gable Front and Wing		

### Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	1952 Built Date
Builder:	Van Werven & Van Andel
Engineer:	U.S. Bureau of Reclamation
Architect:	U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways. See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

## Historic Inventory Report

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1409:

## Historic Inventory Report

This house was built under Reclamation Specification No. 117C-132. It was 1 of 11 permanent residences built from April 7, 1952 to October 22, 1952 by Van Werven & Van Anel of Lynden, Washington under contract I36r-7137 for the Royal Watermaster Headquarters. The 11 were composed of six 2-bedroom and five 3-bedroom houses. The specification called for grading and leveling of the whole headquarters/construction camp area; water supply and distribution system; sewer system and tank; electrical system in the camp area; grading of streets, parking and service areas and surfacing of them, and finally the construction of the permanent houses. The well and landscaping was done by a different contractor. This residence was built in just a little less than six months as work started on its foundation excavation on April 18, 1952 and the finish coat of paint on the exterior was completed on October 9, 1952 (Gaston, 1952, pp. 1 & 6). In 2004 the 12 pane fixed window was replaced with vinyl slider window and by 2008 all of the original windows had been replaced with vinyl ones (Angwin, 2011, p. 0222140900B). This caused this house to lose all of its integrity due to removal a majority of its character defining features, especially the 12 pane picture window, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This one story frame house (style Q-3) was built in 1952 and cost \$12,464 to build. It is on a 60' x 120' lot and was built according to standard Reclamation drawing no. 222-116-23515, but is a mirror image since its reversed from the plan. It is only one story and has 900 square feet. The home contains a living room, kitchen, bathroom, three bedrooms, utility room, six closets, and an attic for storage. To the rear of the home there is a two-car detached garage style G-3, which was erected at the same time as the main house. This garage was shared with building No. 1410 [now gone] (Angwin, 2011, p. 0222140900B). From 2004-2008 all of its original wood windows were replaced with vinyl windows. The Reclamation Real Property unique number for this building is R0222140900B.

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.  
Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.  
Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.  
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U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.  
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Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.

## Photos



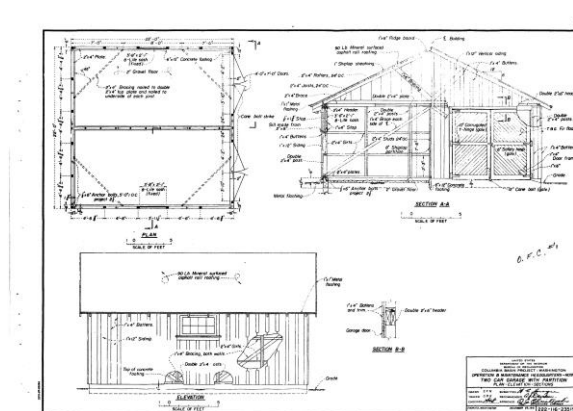
Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1409 oblique view front & northeast side elevations.  
2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1409 southwest side looking east.  
2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Bldg No. 1409 oblique view rear & northeast side elevations.  
2015



USBR drawing No. 222-116-23519. 12/29/1951.  
Two Car Garage with Partition  
1951



## Historic Inventory Report



Note new lift up doors which were installed prior to 1997. Reclamation digital photo by Kelsey Doncaster. 6/5/2015. Bldg No. 1409 garage oblique view of front & southwest elevations. 2015



Note it has its original windows at this time. Reclamation photo taken in May 1997. Photographer unknown. Bldg No. 1409 oblique view of front & east elevations. 1997



Stock Reclamation photo for Q-3 housing in the project, Circa March 10, 1959. 3-Bedroom permanent residence Columbia Basin Project style Q-3 1959



Reclamation digital photo by Kelsey Doncaster. 4/1/2008. Bldg No. 1409 front elevation & garage. 2008



## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Operation & Maintenance Headquarters Office Building No. R-1  
Common Name: Buidling No. 1451  
Property Address: 11522 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SE	NW	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894713  
Northing: 579937  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/08/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ eligible  
Within a District? No  
Contributing? Yes  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:

## Historic Inventory Report

### Description

Historic Use: Government - Government Office		Current Use: Government - Government Office	
Plan: Rectangle	Stories: 1.5	Structural System: Platform Frame	
Changes to Plan: Intact		Changes to Interior: Intact	
Changes to Original Cladding: Intact		Changes to Windows: Intact	
Changes to Other: Extensive			
Other (specify): Original front doors & rear door replaced c. 2009.			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Stripped Classical	Veneer - Brick	Hip	Asphalt / Composition - Shingle
Modern			
Foundation:	Form/Type:		
Concrete - Poured	Industrial Commercial		

### Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	Builder: Nelse Mortenson & Company
1953 Built Date	
1954 Built Date	
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

## Historic Inventory Report

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### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

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The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). See Figures 2-4 for plan of the headquarters and historic photographs.

In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold off starting in 1963 with the concrete laboratory to by 1979 only five Quonset Huts were left in 1979. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold off though 1985 and moved off the complex (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

## Historic Inventory Report

### Building No. 1451:

The Royal Operation & Maintenance Watermaster Headquarters Office Building R-1 was built under Reclamation Specification No. 117C-205. It was one of five buildings built from October 5, 1953 to April 27, 1954 by Nelse Mortensen Company of Seattle, Washington under contract 14-06-116-1723 for the Royal Watermaster Headquarters Office and Service Buildings (U.S. Department of the Interior, Bureau of Reclamation, 1953A, p. 21 & U.S. Department of the Interior, Bureau of Reclamation, 1954, p. May:3). This contract covered the Office, Storehouse: Type 1, Ten-Truck Garage, Ten-Car Garage, General Purpose Shop/Storehouse. An additional Ten-Truck garage was built under a different specification (No. 117-184). Landscaping was done by Yoroza Kimura Landscaping under Reclamation Specification No. 117C-179 (U.S. Department of the Interior, Bureau of Reclamation, 1953A, p. 17; U.S. Department of the Interior, Bureau of Reclamation, 1953B, cover) In c. 2010 the original metal front and rear doors were replaced with modern ones. Nonetheless, except for the doors this building has retained the rest of its original components/features. It has a majority of its integrity having retained location, design, materials, workmanship, feeling, association with only its setting slightly compromised with the removal of the construction camp and all of the style Q-2 permanent houses. This headquarters office was unique enough back in the 1950s that it has its own specific numerical designation (S-24) in building types of the CBP. No other headquarters office was built like this in the whole CBP its design is unique for the CBP building styles. Therefore Royal Operation & Maintenance Watermaster Headquarters Office Building R-1 (Building No. 1451) is eligible under Criterion A & C of the National Register of Historic Places Criteria for its association with the support buildings of the CBP and its modern architecture style is unique in Reclamation.

### Description of Physical Appearance:

This 30 foot 2 inch by 56 foot 2 inch story and a half rectangle brick clad office building is constructed of reinforced concrete with 1,688 square feet on each floor. It was built according to Reclamation drawing numbers 222-116-23520 through 222-116-23531. It was built in 1953-1954 at a cost of \$60,101. The half story is considered a basement. It has office spaces, restrooms and two vaults. In c. 2010 the original metal front and rear doors were replaced with modern ones. The Reclamation Real Property unique number for this building is R0222145100B today (Angwin, 2011, p. 0222145100B).

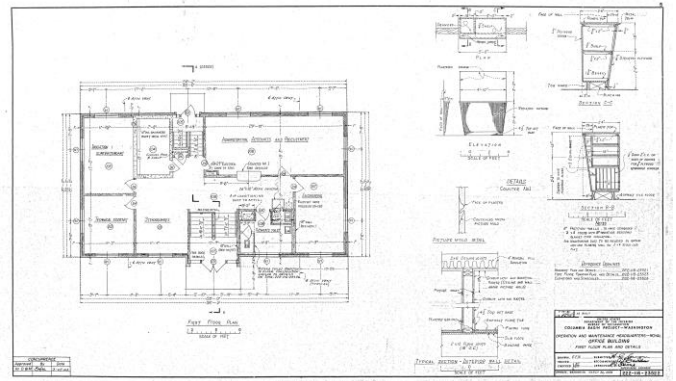
### Major Bibliographic References:



## Photos



Reclamation photo No. 4249. Exterior of office building. South of main entrance and end view. Photo taken from southeast look northwest. 5/26/1954. Royal Office Building. 1954



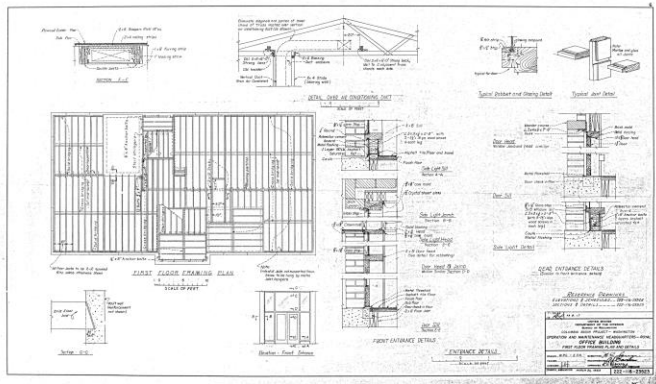
USBR drawing 222-116-23524. As built drawing from 7/30/1956 (originally drawn in 1953). Royal Office Building first floor plan & details. 1956



Reclamation digital photo by Kelsey Doncaster. 6/5/2015. Front elevation of Building No. 1451. 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015. Right elevation of Building No. 1451. 2015



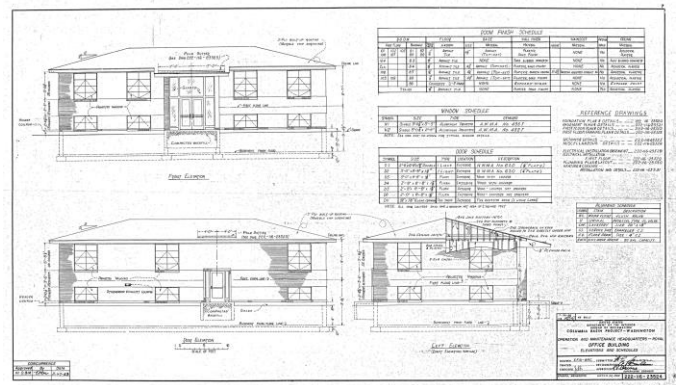
USBR drawing 222-116-23523. As built drawing from  
 7/30/1956 (originally drawn in 1953).  
 222-116-23523  
 1956



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Oblique view of front and left elevations of Building No. 1451.  
 2015



Compare with 2008 photo taken at this location showing  
 changes to the front doors. Reclamation digital photo by  
 Kelsey Doncaster. 6/5/2015.  
 Royal Operation & Maintenance Watermaster Headquarters  
 Office Building.  
 2015



USBR drawing 222-116-23524. As built drawing from  
 7/30/1956 (originally drawn in 1953).  
 Royal Operation & Maintenance Office Building elevations &  
 schedules..  
 1956

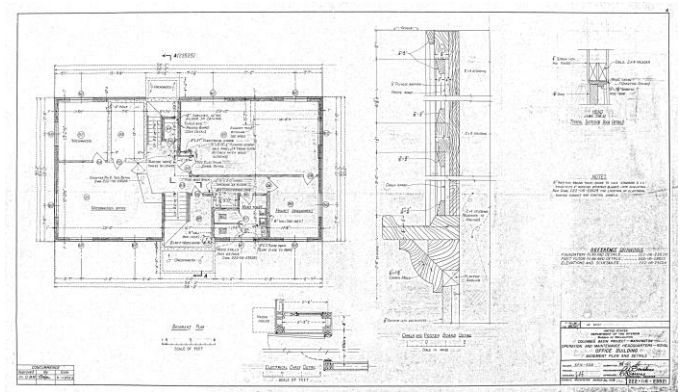


## Historic Inventory Report



Note it still has its original doors & compare with historic photo. Reclamation digital photo by Kelsey Doncaster. 4/1/2008.

Royal Operation & Maintenance Headquarters Office Building compare with historic photo. 2008



USBR drawing 222-116-23521. As built drawing from 7/30/1956 (originally drawn in 1953).

Royal Office Building basement plan & details. 1956



Reclamation digital photo by Kelsey Doncaster. 6/5/2015. Left elevation of Building No. 1451. 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015. Oblique view of rear and right elevations of Building No. 1451. 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Rear elevation of Building No. 1451.  
2015



## Historic Inventory Report

### Location

Field Site No. DAHP No.

Historic Name: Royal Construction Quarters Quonset Hut Building No. 14-23

Common Name: Building No. 1423

Property Address: 11522 1st Ave SE, Royal City, WA 99344

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SW	NE	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894257

Northing: 579673

Projection: Washington State Plane South

Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters

Date Recorded: 01/11/2016

Field Recorder: Kelsey J. Doncaster

Owner's Name: U.S.B.R. Ephrata Field Office

Owner Address: P.O. Box 815

City: Ephrata

State: WA

Zip: 98823

Classification: Building

Resource Status:

Comments:

Survey/Inventory

not eligible/not contributing

Within a District? No

Contributing? No

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



# Historic Inventory Report

## Description

Historic Use: Domestic - Single Family House		Current Use: Agriculture/Subsistence - Storage	
Plan: Rectangle	Stories: 1	Structural System: Steel	
Changes to Plan: Moderate		Changes to Interior: Extensive	
Changes to Original Cladding: Moderate		Changes to Windows: Intact	
Changes to Other: Extensive			
Other (specify): Original ends/windows & side entrance w/ door replaced with plywood wall/or plywood doors			
Style:	Cladding:	Roof Type:	Roof Material:
Modern - Quonset Hut	Metal - Corrugated	Barrel Vault	Metal - Corrugated
	Wood - Plywood		
Foundation:	Form/Type:		
Concrete - Poured	Utilitarian		

## Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Military	Army Quonset Hut
Agriculture	Irrigation
Date of Construction:	Builder: USDI/USBR
1943 Built Date	
1983 Remodel	
	Engineer: Stran-Steel of Detroit, Michigan
	Architect: Stran-Steel of Detroit, Michigan

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways. See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

## Historic Inventory Report

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1423:

## Historic Inventory Report

As mentioned above Royal Watermaster Headquarters had 16 Quonset Huts. These Quonset Huts were part of the 200 surplus Quonset Huts purchased by Reclamation from the U.S. Army to solve the temporary housing shortage in the CBP for the construction crews and O&M facilities (Pfaff, 2007, p. 124; Reclamation and the Housing Shortage, June 1947, p. 135). Research did not reveal when the Quonset Huts were moved to this location or where they came from, but based upon photographs it did not occur until after October 22, 1952 when the permanent O&M housing was built and the utilities were put in (Gaston, 1953?, pp. 5 & 26). Building No. 1423 is a Quonset Stran-Steel Hut model which had a side entrance with two shed type dormers with six light wood windows, the typical curved sides made of corrugated metal with a factory curved panel at the ridge and recessed wood ends of the hut with paired six light wood windows. The side opposite of the entrance had four shed type dormers with six light windows. The Quonset Stran-Steel Hut was the third and final generation of the Quonset Hut type. This third design came in two sizes, 20 feet by 48 feet and 20 feet by 56 feet, which were produced by Stran-Steel of Detroit, Michigan. This style had many of the same structural components of the second design, but was lighter and thinner (Decker & Chiei, 2005, p. 148). Building No. 1423 is the longer size model. When it became a part of Royal Watermaster Headquarters it was designated Construction Quarters Building No. 14-23. It was the S-25 style of Reclamation buildings. It had two bedrooms, living room, dining room combined with a kitchen, utility room, and one bathroom (Angwin, 2011, 1959 inventory for Building 14-23).

As the CBP as a whole is eligible for listing in the National Register of Historic Places under Criterion A at the regional and national levels for its contribution to U.S. history the CBP watermaster headquarters and the buildings contained within may contribute to this eligibility under this criterion "specifically in relation to the buildup, construction, and maintenance of the CBP" (Doncaster, 2009, p. 19). Nonetheless, Building No. 1423 has not retained its association (Criterion A) as housing for people building the CBP since circa 1983 it was moved, gutted, raised and remodeled into a storage building. Research has indicated that Building No. 1423 has no association with significant historical persons (Criterion B). The architectural style of a Quonset Hut is one of a prefabricated portable design that was quick to assemble or disassemble to provide the most protection and comfort possible for the Allied forces serving in World War II (WWII). It also was used on the U.S. Homefront for base housing or support structures. After WWII this temporary housing was reused by civilians or agencies, like Reclamation, to relieve the post war housing shortage (Decker & Chiei, 2005, pp. 3 & 68). As the Quonset Stran-Steel Hut model was a standard design it is important that for this type of housing to have retained its character defining features/contributing elements for it to be eligible under this criterion. Building No. 1423 has not retained its craftsmanship as the original side elevations, front entrance, doors and its interior walls of a residence are gone. Additionally, it has been placed upon a high concrete wall where it originally sat on the ground and had a wooden floor. Today it no longer resembles housing for people living and working on the CBP. Therefore Building No. 1423 is not eligible under Criterion C. Building No. 1423 does not contain any additional research potential that can contribute to the understanding of these resources beyond this recordation (or documentation) in history (Criterion D).

Building No. 1423 has changed its location as it was moved from the construction housing part of the headquarters to the service complex. The setting of Building No. 1423 has completely changed since it was originally surrounded with other Quonset Huts in the construction camp area of the headquarters complex while today it has been moved to the industrial maintenance part of the complex. Therefore, Building No. 1423 has not retained its setting or location. Building No. 1423 does not retain its original design, materials and workmanship due to it being moved and remodeled to where it lost major parts of its design, materials and the workmanship of a Quonset Stran-Steel Hut residence. While Building No. 1423 is still associated with the CBP as its used as a storage shed today, the feeling of CBP worker housing has been completely lost with the modifications to the original design, materials, workmanship, and move to the O&M Service portion of the Royal Watermaster Headquarters which have forever altered the historic character of the building. Building No. 1423 no longer has a feeling of a Quonset hut for housing.

## Historic Inventory Report

Description of Physical Appearance:	<p>Today this 20 feet by 56 feet long building is just a shell of its former self having been completely gutted and both original wooden ends removed when it was moved and placed on a high concrete foundation.</p> <p>The plywood addition on the northwest end is solid, while the one on the southeast end has a crude plywood double doors with a pedestrian entrance. The original side entrance and the windows on either side of it were removed and replaced with plywood. It is in poor condition as it being used as a storage shed with no maintenance. The six original windows left have been boarded up with plywood and chipboard has replaced original wood clapboard siding in several of the shed type dormers.</p>
Major Bibliographic References:	<p>Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.</p> <p>Decker, Julie &amp; Chris Chiei. (2005) Quonset Hut – Metal Living for a Modern Age. New York: Princeton Architectural Press.</p> <p>Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.</p> <p>Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>Pfaff, Christine (2007) The Bureau of Reclamation's Architectural Legacy: 1902-1955. Denver, CO: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>Reclamation and the Housing Shortage. (June 1947) The Reclamation Era, p. 132-136.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1953) Annual Project History Columbia Basin Project – Calendar Year 1953, Volume 21. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1985?) Columbia Basin Project Buildings and Quarters Disposals. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.</p> <p>Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.</p>



## Photos



Note that the Quonset Hut has been raised on a concrete foundation along with removal of the original side entrance with windows. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Building No. 1423 looking west at oblique view of front and southeast elevations.  
 2015



Note windows that are covered over. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Building No. 1423 interior looking northwest.  
 2015



Note the solid plywood wall where windows and clapboard had been. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Building No. 1423 looking southeast at northwest elevation.  
 2015



Note trolley rail added in the center. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Building No. 1423 interior looking northwest.  
 2015



## Historic Inventory Report



Note entrance that was removed & covered over.  
 Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Building No. 1423 interior looking northwest.  
 2015



Note the plywood double doors on the southeast end and  
 plywood wall. Reclamation digital photo by Kelsey Doncaster.  
 6/5/2015.  
 Building No. 1423 looking north at oblique view of southeast  
 and rear elevations.  
 2015



Note entrance in center that was removed and plywood  
 placed over it. Reclamation digital photo by Kelsey Doncaster.  
 6/5/2015.  
 Building No. 1423 front elevation.  
 2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Building No. 1423 looking west at oblique view of front and  
 northwest elevations.  
 2015



Reclamation photograph No. 4256 (old photo number 222-116-39465) from August 14, 1957. This is CBP Reclamation Style S-25. Note Building No. 1423 looked exactly like this. Quonset Hut at Warden Camp.  
1957



## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Watermaster Headquarters Operation & Maintenance General Purpose Shop No. R-2  
Common Name: Building No. 1452  
Property Address: 11522 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SW	NE	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894457  
Northing: 579752  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/08/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:



## Historic Inventory Report

### Description

Historic Use: Government - Public Works	Current Use: Government - Public Works		
Plan: L-Shape	Stories: 1-2		
Changes to Plan: Extensive	Structural System: Concrete - Block		
Changes to Original Cladding: Intact	Changes to Interior: Extensive		
Changes to Other: Extensive	Changes to Windows: Moderate		
Other (specify): Original wood doors replaced w/ vinyl ones.			
Style:	Cladding:	Roof Type:	Roof Material:
Other - Utilitarian	Concrete - Block	Hip	Other
Other - Industrial			Asphalt / Composition - Built Up
Foundation:	Form/Type:		
Concrete - Poured	Utilitarian		
	Industrial		

### Narrative

Study Unit	Other	
Politics/Government/Law	USDI/USBR	
Agriculture	Irrigation	
Date of Construction:	1953 Built Date	Builder: Nelse Mortenson & Company
	1954 Built Date	
	1996 Addition	
	2003 Addition	
	2010 Addition	
	Engineer: U.S. Bureau of Reclamation	
	Architect: U.S. Bureau of Reclamation	

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

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

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

Statement of  
Significance:

## Historic Inventory Report

The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

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### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.



## Historic Inventory Report

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1452:

The Royal Watermaster Headquarters Operation & Maintenance General Purpose Shop No. R-2 was built under Reclamation Specification No. 117C-205. It was one of five buildings built from October 5, 1953 to April 27, 1954 by Nelse Mortensen Company of Seattle, Washington under contract 14-06-116-1723 for the Royal Watermaster Headquarters Office and Service Buildings (U.S. Department of the Interior, Bureau of Reclamation, 1953, p. 21 & U.S. Department of the Interior, Bureau of Reclamation, 1954, p. May:3). This contract covered the Office, Storehouse: Type 1, Ten-Truck Garage, Ten-Car Garage, General Purpose Shop/Storehouse. An additional Ten-Truck garage was built under a different specification (No. 117-184). Prior to 1996 a small gable roofed addition was added to the northeast (right) elevation, then sometime from 2009-2014 vinyl windows and doors were added to this addition. Prior to 2003 an open air shed was added to the rear elevation. Then in 2004 the original wood roll-up doors were replaced with vinyl roll-up doors. Then in c. 2010 a huge two story 70 foot by 60 foot addition with 120 foot by 86 foot wide concrete pad was added to the west (left) elevation that forever changed the design/look of this shop (Angwin, 2011, p. 0222145200B). This caused this shop to lose all of its integrity due to this addition along with the removal a majority of its character defining features, especially the wooden roll-up doors, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

## Historic Inventory Report

Description of Physical Appearance:	<p>The Royal Watermaster Headquarters General Purpose Shop – Type 1 was built according to Reclamation standard drawing numbers 222-116-23540, 222-116-23541, 222-116-23542. It was built in 1953-1954 at a cost of \$45,454. It is a concrete block and reinforced concrete building. When built this shop had 2,414 square feet. Prior to 1996 a small gable roofed addition was added to the northeast (right) elevation, then sometime from 2009-2014 vinyl windows and doors were added to this addition. Prior to 2003 an open air shed was added to the rear elevation. Then in 2004 the original wood roll-up doors were replaced with vinyl roll-up doors. A very large addition was added in c. 2010 so today the square footage was increased to over 6,614 feet. It is unknown what additional equipment is in these additions or how much of the original wall was cut out when it was added. The building is in a gravel service area that is fenced with 5' chain link fencing that is topped with 3-wire barbed wire. The Reclamation Real Property unique number for this building is R0222145200B (Angwin, 2011, p. 0222145200B).</p>
Major Bibliographic References:	<p>Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.</p> <p>Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.</p> <p>Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1953) Annual Project History Columbia Basin Project – Calendar Year 1953, Volume 21. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1985?) Columbia Basin Project Buildings and Quarters Disposals. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.</p> <p>Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.</p>

## Photos



Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
Right elevation of Building No. 1452.  
2008



Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
Left and front elevation of Building No. 1452.  
2008

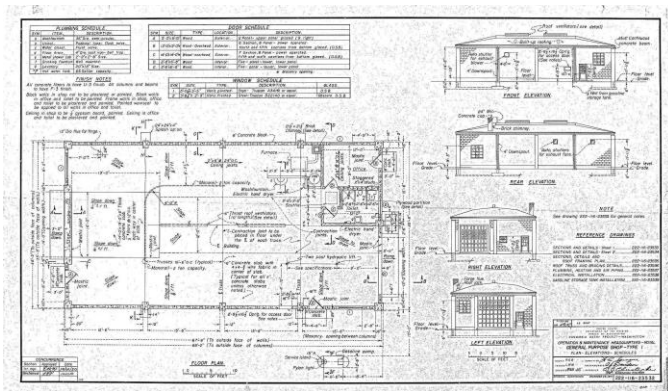


Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
New addition at left & front elevation at right of Building No. 1452.  
2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
New addition at right & rear elevation at left of Building No. 1452.  
2015

## Historic Inventory Report



USBR drawing 222-116-23532. As built drawing from 7/30/1956 (originally drawn in 1951).  
 Royal Operation & Maintenance Headquarters General Purpose Shop - Type 1.  
 1956



Exterior view of General Purpose Shop. Masonry and roof sheathing complete. Workmen are installing gutters and down-spouts. Reclamation photo No. 4250 taken on February 10, 1954.  
 Royal General Purpose Shop under construction.  
 1954



Note huge c. 2010 addition to building at the left elevation.  
 Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Right elevation of Building No. 1452.  
 2015



## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Watermaster Headquarters Operation & Maintenance Storehouse No. R-3  
Common Name: Building No. 1453  
Property Address: 11522 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SE	NW	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894532  
Northing: 579694  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/08/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:



## Historic Inventory Report

### Description

Historic Use: Government - Public Works	Current Use: Government - Public Works
Plan: Rectangle	Stories: 1
Changes to Plan: Intact	Structural System: Concrete - Block
Changes to Original Cladding: Intact	Changes to Interior: Extensive
Changes to Other: Extensive	Changes to Windows: Not Applicable
Other (specify): Original wood roll up door replaced with vinyl.	
Style:	Cladding:
Other - Utilitarian	Concrete - Block
Other - Industrial	
Foundation:	Form/Type:
Concrete - Poured	Utilitarian
	Industrial
Roof Type:	Roof Material:
Hip	Asphalt / Composition - Shingle

### Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	Builder: Nelse Mortenson & Company
1953 Built Date	
1954 Built Date	
1994 Remodel	
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

## Historic Inventory Report

See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1453:

## Historic Inventory Report

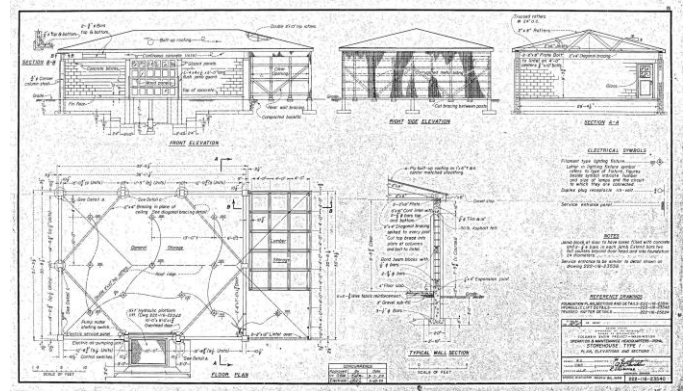
The Royal Watermaster Headquarters Operation & Maintenance Storehouse No. R-3 was built under Reclamation Specification No. 117C-205. It was one of five buildings built from October 5, 1953 to April 27, 1954 by Nelse Mortensen Company of Seattle, Washington under contract 14-06-116-1723 for the Royal Watermaster Headquarters Office and Service Buildings (U.S. Department of the Interior, Bureau of Reclamation, 1953, p. 21 & U.S. Department of the Interior, Bureau of Reclamation, 1954, p. May:3). This contract covered the Office, Storehouse: Type 1, Ten-Truck Garage, Ten-Car Garage, General Purpose Shop/Storehouse. An additional Ten-Truck garage was built under a different specification (No. 117-184). Prior to 1994 the ceiling which had been open was sheet-rocked and insulated. Then in 2004 the original wood roll-up door was replaced with a vinyl roll-up door (Angwin, 2011, p. 0222145300B). This caused this storehouse to lose all of its integrity due to the removal of its character defining features, especially the wooden roll-up door, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of Physical Appearance:	The Royal Storehouse is a Type 1 Storehouse and was built according to Reclamation drawing no. 222-116-23540. It was built in 1953-1954 at a cost of \$15,016. The building has 1,196 square feet. The building is in a gravel service area that is fenced with 5' chain link fencing that is topped with 3-wire barbed wire. Prior to 1994 the ceiling which had been open was sheet-rocked and insulated. Then in 2004 the original wood roll-up door was replaced with a vinyl roll-up door. The Reclamation Real Property unique number for this building is R0222145300B (Angwin, 2011, p. 0222145300B).
Major Bibliographic References:	<p>Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.</p> <p>Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.</p> <p>Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1953) Annual Project History Columbia Basin Project – Calendar Year 1953, Volume 21. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (1985?) Columbia Basin Project Buildings and Quarters Disposals. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.</p> <p>U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.</p> <p>Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.</p>

## Photos



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Front elevation of Building No. 1453.  
 2015



USBR drawing 222-116-23540. As built drawing from  
 7/30/1956 (originally drawn in 1953).  
 Royal Operation & Maintenance Headquarters Storehouse -  
 Type 1.  
 1956



Note original wood roll-up door has been replaced with vinyl.  
 Reclamation digital photo by Kelsey Doncaster. 4/1/2008.  
 Oblique view of front and east elevations of Building No.  
 1453.  
 2008



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
 Oblique view of rear and east elevations of Building No. 1453.  
 2015



Reclamation stock photo for S-10 general purpose shop.  
Photo was taken at Winchester Watermaster Headquarters  
with date 2-3-1960 from B&Q inventory book.  
CBP style S-10 storehouse  
1960





## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Watermaster Headquarters Operation & Maintenance 10-Truck Garage No. R-4  
Common Name: Building No. 1454  
Property Address: 11522 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SE	NW	Grant	ROYAL CAMP
T17R27E	31	SW	NE		

### Coordinate Reference

Easting: 1894437  
Northing: 579847  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/08/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001

## Historic Inventory Report

Determination Comments:

### Description

Historic Use: Government - Public Works	Current Use: Government - Public Works
Plan: Rectangle	Stories: 1
Changes to Plan: Extensive	Structural System: Concrete - Block
Changes to Original Cladding: Intact	Changes to Interior: Extensive
Changes to Other: Extensive	Changes to Windows: Not Applicable
Other (specify): All original wooden roll up doors replaced with vinyl or sealed off with T-111.	
Style:	Cladding:
Other - Utilitarian	Concrete - Block
	Roof Type:
	Hip
	Roof Material:
	Asphalt / Composition - Shingle
Foundation:	Form/Type:
Concrete - Poured	Utilitarian

### Narrative

Study Unit	Other
Politics/Government/Law	USDI/USBR
Agriculture	Irrigation
Date of Construction:	1953 Built Date
	2000 Remodel
	Builder: United Industries, Inc.
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways. See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

## Historic Inventory Report

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1454:

## Historic Inventory Report

The Royal Watermaster Headquarters Operation & Maintenance 10-Truck Garage No. R-4 was built under Reclamation Specification No. 117C-184. It was built after March 19, 1953 to July 15, 1953 by United Industries, Inc. under contract for the Royal Watermaster Headquarters Office and Service Buildings (U.S. Department of the Interior, Bureau of Reclamation, 1953A, p. 4; U.S. Department of the Interior, Bureau of Reclamation, 1953B, cover). In 2000 a major remodel of this garage occurred to where bay one and five were completely closed off with interior walls, concrete floors and their wooden roll-up doors replaced with walls covered in metal standing seam siding. In addition bays five to ten had their wooden roll-up doors replaced with vinyl roll-up doors and bays three and four had their separation column removed and two metal slider doors installed. In 2004 the last wooden roll-up door in bay number two was replaced with a vinyl roll up door (Angwin, 2011, p. 0222145400B). This caused this Ten-Truck Garage to lose all of its integrity due to the removal of its character defining features in the wooden roll-up doors, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This 10-truck garage was built in 1953 at a cost of \$15,150, and was based on Reclamation standard drawing 222-116-25003. It is 2,996 square feet and is one bay wide. In 2000 a major remodel of this garage occurred to where bay six and ten were completely closed off with interior walls, concrete floors and their wooden roll-up doors replaced with walls covered in metal standing seam siding. In addition bays one to five had their wooden roll-up doors replaced with vinyl roll-up doors and bays seven and eight had their separation column removed and two metal slider doors installed. In 2004 the last wooden roll-up door in bay number nine was replaced with a vinyl roll up door. The building is located in a gravel service area that is fenced with 5' chain link fence that is topped with 3-wire barbed wire. The building is currently used for operation and maintenance purposes. The Reclamation Real Property unique number for this building is R0222145400B (Angwin, 2011, p. 0222145400B).

## Historic Inventory Report

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.

Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.

Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

U.S. Department of the Interior, Bureau of Reclamation. (1950) "Annual Project History Columbia Basin Project, Part 2 – Ephrata Section", Volume 18. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1953A) Annual Project History Columbia Basin Project – Calendar Year 1953, Volume 21. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1953B) Office and Service Buildings Operation and Maintenance Headquarters Royal, Washington, Specifications No. 117C-205. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.

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U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.

Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.



## Photos



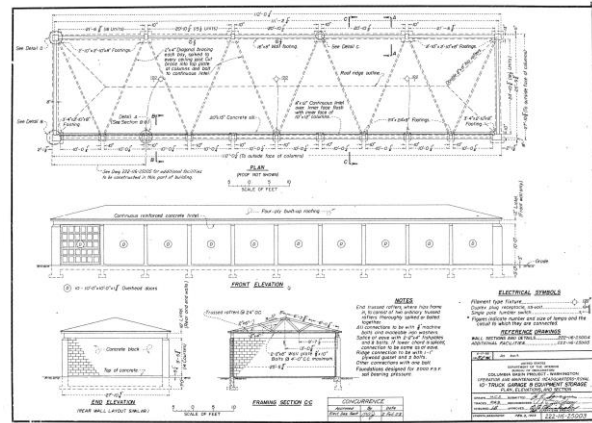
Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Rear elevation of Building No. 1454.  
2015



Stock Reclamation photo for S-11 Ten-Truck Garages in the project. Location unknown. Circa March 2, 1959.  
Ten-Truck Garage Columbia Basin Project style S-11  
1959



Note all original wood roll-up doors are replaced with vinyl, bay 1 & 5 are closed off and a sliding door over bay 3 & 4.  
Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Oblique view of front and east elevations of Building No. 1454.  
2015



USBR drawing 222-116-25003. As built drawing from 6/17/1955 (originally drawn in 1953).  
Royal Operation & Maintenance Headquarters 10-truck garage & equipment storage..  
1955



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Oblique view of front and west elevations of Building No.  
1454.  
2015



## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Watermaster Headquarters Operation & Maintenance 10-Truck Garage No. R-5  
Common Name: Building No. 1455  
Property Address: 11522 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SE	NW	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894558  
Northing: 579892  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/11/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:

## Historic Inventory Report

### Description

Historic Use: Government - Public Works	Current Use: Government - Public Works
Plan: Rectangle	Stories: 1
Changes to Plan: Extensive	Structural System: Concrete - Block
Changes to Original Cladding: Intact	Changes to Interior: Extensive
Changes to Other: Extensive	Changes to Windows: Not Applicable
Other (specify): All original wooden roll up doors replaced with vinyl or sealed off with T-111.	
Style:	Cladding:
Other - Utilitarian	Concrete - Block
	Roof Type:
	Hip
	Roof Material:
	Asphalt / Composition - Shingle
Foundation:	Form/Type:
Concrete - Poured	Utilitarian

### Narrative

Study Unit	Other
Agriculture	Irrigation
Date of Construction:	Builder: Nelse Mortenson & Company
1953 Built Date	
1954 Built Date	
2003 Remodel	
2004 Remodel	
	Engineer: U.S. Bureau of Reclamation
	Architect: U.S. Bureau of Reclamation

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

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

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

Statement of Significance: The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways. See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

## Historic Inventory Report

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1455:



## Historic Inventory Report

The Royal Watermaster Headquarters Operation & Maintenance 10-Car Garage No. R-5 was built under Reclamation Specification No. 117C-205. It was one of five buildings built from October 5, 1953 to April 27, 1954 by Nelse Mortensen Company of Seattle, Washington under contract 14-06-116-1723 for the Royal Watermaster Headquarters Office and Service Buildings (U.S. Department of the Interior, Bureau of Reclamation, 1953, p. 21 & U.S. Department of the Interior, Bureau of Reclamation, 1954, p. May:3). This contract covered the Office, Storehouse: Type 1, Ten-Truck Garage, Ten-Car Garage, General Purpose Shop/Storehouse. An additional Ten-Truck garage was built under a different specification (No. 117-184). Prior to 2003 a concrete pad was added in-front of bays five to ten. Plus bays in six, seven and nine where closed off and prior to 2008 bays one, five, eight and ten were also closed off and enclosed. Then in 2004 the original wood roll-up doors were replaced with a vinyl roll-up doors in bays two, three and four. Plus bays in one, six, seven and nine where closed off. Prior to 2008 bays five, eight and ten were also closed off (Angwin, 2011, p. 0222145500B). This caused this Ten-Truck Garage to lose all of its integrity due to the removal of its character defining features in the wooden roll-up doors, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This 10-truck garage was built in 1953-1954 at a cost of \$15,150, and was based on Reclamation standard drawing 222-116-23543 & 222-116-23544. It is 2,996 square feet and is one bay wide. In 2004 the original wood roll-up doors were replaced with a vinyl roll-up doors in bays two, three and four. Plus bays in one, six, seven and nine where closed off and prior to 2008 bays five, eight and ten were also closed off (Angwin, 2011, p. 0222145500B). The building is located in a gravel service area that is fenced with 5' chain link fence that is topped with 3-wire barbed wire. The building is currently used for operation and maintenance purposes. The Reclamation Real Property Unique number for this building is R0222145500B (Angwin, 2011, p. 0222145500B).

## Historic Inventory Report

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.

Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.

Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

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U.S. Department of the Interior, Bureau of Reclamation. (1954) Annual Project History Columbia Basin Project – Calendar Year 1954, Volume 22. Ephrata, Washington: Author.

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U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.

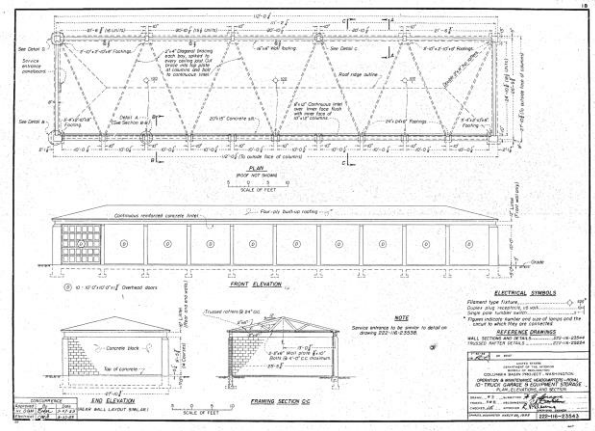
U.S. Department of the Interior, Bureau of Reclamation. Oral History of William Gray, Bureau of Reclamation Oral History Program, By Brit Storey, April 5-6, 2004.

Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.

## Photos



Note that all original wooden doors are gone and stalls 1, 6, 7 & 9 are closed off. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Front elevation of Building No. 1455.  
2015



USBR drawing 222-116-23543. As built drawing from 7/30/1956 (originally drawn in 1953).  
Royal Operation & Maintenance Headquarters 10-truck garage & equipment storage..  
1956



Stock Reclamation photo for S-11 Ten-Truck Garages in the project. Location unknown. Circa March 2, 1959.  
Ten-Truck Garage Columbia Basin Project style S-11  
1959



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Oblique view of rear and east elevations of Building No. 1455.  
2015



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Oblique view of front and west elevations of Building No.  
1455.  
2015



## Historic Inventory Report

### Location

Field Site No. \_\_\_\_\_ DAHP No. \_\_\_\_\_  
Historic Name: Royal Watermaster Headquarters Operation & Maintenance 10-Car Garage No. R-6  
Common Name: Building No. 1456  
Property Address: 11522 1st Ave SE, Royal City, WA 99344  
Comments:  
Tax No./Parcel No. \_\_\_\_\_  
Plat/Block/Lot \_\_\_\_\_  
Acreage \_\_\_\_\_  
Supplemental Map(s) \_\_\_\_\_

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T17R27E	31	SE	NW	Grant	ROYAL CAMP

### Coordinate Reference

Easting: 1894601  
Northing: 579756  
Projection: Washington State Plane South  
Datum: HARN (feet)

### Identification

Survey Name: Royal Watermaster Headquarters Date Recorded: 01/11/2016  
Field Recorder: Kelsey J. Doncaster  
Owner's Name: U.S.B.R. Ephrata Field Office  
Owner Address: P.O. Box 815  
City: Ephrata State: WA Zip: 98823  
Classification: Building  
Resource Status: \_\_\_\_\_ Comments: \_\_\_\_\_  
Survey/Inventory \_\_\_\_\_ not eligible/not contributing  
Within a District? No  
Contributing? No  
National Register:  
Local District:  
National Register District/Thematic Nomination Name:  
Eligibility Status: Not Determined - SHPO  
Determination Date: 1/1/0001  
Determination Comments:



## Historic Inventory Report

### Description

Historic Use: Government - Public Works

Current Use: Government - Public Works

Plan: Rectangle

Stories: 1

Structural System: Concrete - Block

Changes to Plan:

Changes to Interior:

Changes to Original Cladding: Intact

Changes to Windows: Not Applicable

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Other - Utilitarian

Concrete - Block

Hip

Asphalt / Composition -  
Shingle

Foundation:

Form/Type:

Concrete - Poured

Utilitarian

### Narrative

Study Unit

Other

Politics/Government/Law

USDI/USBR

Agriculture

Irrigation

Date of Construction:

1953 Built Date

Builder: Nelse Mortenson & Company

1954 Built Date

2004 Remodel

Engineer: U.S. Bureau of Reclamation

Architect: U.S. Bureau of Reclamation

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

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

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

Statement of  
Significance:

The Columbia Basin Project (CBP) is the largest U.S. Bureau of Reclamation (Reclamation) project in Washington. At 670,000 acres under irrigation today, the CBP is still unfinished as it is planned to irrigate over 1,095,000 acres in the project area (U.S. Department of the Interior, Bureau of Reclamation, 2004, p. 44 & Warne, 1973, p. 127). The project area is in Adams, Douglas, Franklin, Lincoln, Grant and Walla Walla Counties. It turned dry-farmed lands and sagebrush into one of the most productive agricultural areas in Washington. This project was also to spur settlement of new farms for veterans returning from World War II. After World War II the boom experienced in the development of the CBP was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres (Warne, 1973, p. 138). Water is pumped up from behind Grand Coulee Dam and impounded in Banks Lake behind Dry Falls Dam then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals, and 3,500 miles of drains and wasteways.

See <http://www.usbr.gov/projects/> and CBP History for more information about the CBP.

## Historic Inventory Report

### Royal Watermaster Headquarters:

Eleven watermaster headquarters were built from 1950-1959 in the CBP for the purposes of construction and maintenance of the various facilities of the system:

"Operating plans for the Columbia Basin Project envision centrally located sub-headquarters spaced so as to control individual lateral area groups or systems. Such headquarters are located when possible in existing small towns and are generally fifteen to twenty miles apart. Construct[ion] of the sites is designed to provide sufficient housing for the anticipated number of permanent employees, office space, storage and repair facilities sufficient for permanent operation and maintenance requirements. Temporary housing for location and construction people is also provided." (Kennedy, 1952?, p. 1)

All of the watermaster headquarters are composed of three parts: "a watermaster headquarters office, residences (O&M housing), and O&M service buildings" (Doncaster, 2009, p. 9). These buildings were standard designs that differed depending on the size of the headquarters and its needs from the number of total buildings, orientation, and/or different sized headquarter offices (Doncaster, 2009, pp. 8-9). These watermaster headquarters were set up "to control an area of about 40,000 acres each, under the direction of the four subdivisions", with the four subdivisions being the headquarters at Quincy, Othello, Royal and Eltopia (U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 53). The size of the headquarters office is scaled down from the Ephrata office, which is the largest of all the buildings in the CBP, based on size and importance of the headquarters (Doncaster, 2009, p. 9). In addition Quincy, Othello and Royal had more substantial brick buildings built in their headquarters. While Quincy and Othello's offices were the same design, Royal's office is the only one of its type in the CBP.

The Royal Watermaster Headquarters was built 23 miles northwest of Othello under Reclamation Specifications No. 117C-132, 117C-184, and 117C-205 for the buildings. The first buildings built at the headquarters were the 11 O&M permanent residences which started on April 7, 1952 and the O&M service along with the headquarters office was finished by April 27, 1954 (Gaston, 1953?, p. 2; U.S. Department of the Interior, Bureau of Reclamation, 1954, April - 3). In 1954, when the complex was completed, there were a total of 76 buildings which made it the fourth largest of the 11 watermaster headquarters in number of buildings from the CBP's period of significance. It had all types of housing from permanent to Quonset Huts to trailers and had a large construction camp in it (Doncaster, 2009, p. 11). Buildings were moved to other ditchrider or watermaster headquarter locations or sold off when no longer needed. At Royal Watermaster Headquarters the trailers in the construction camp portion left first. An aerial photo from 1957 shows that half of the trailers are gone that were there in 1952. Reclamation records do not indicate when the Transa-Homes left, but it would have been after 1959 when major construction stopped on the CBP. Certainly in 1960 two Transa-Homes were being occupied in Royal Watermaster Headquarters (U.S. Department of the Interior, Bureau of Reclamation, 1985?, Building No. 14-53 & Building No. 14-54). More buildings in this part of the complex were sold in 1963 with the concrete laboratory and by 1979 only five Quonset Huts were left. Then after 1983 the rest of the Quonset Huts were sold off, except for Building 1423 which was moved to the O&M part of the complex, raised and remodeled into a storage shed (Angwin, 2011, Building No. 1423). Starting in 1984 the six smaller 2-Bedroom O&M permanent residences were sold and moved off the complex by 1985 (U.S. Department of the Interior, Bureau of Reclamation, 2008, p. 3).

The complex that is left at Royal Watermaster Headquarters today consists of the following Reclamation styles:

O&M Housing: 3-B Q-3 & Garage Type G-3

Watermaster Headquarters Office: Office Type S-24

O&M Service: Storehouse, Type 1 (S-10), Ten-Truck Garage (S-11), Ten-Car Garage (S-12), General Purpose Shop/Storehouse (S-9) & Quonset Hut (S-25).

Building No. 1456:

## Historic Inventory Report

The Royal Watermaster Headquarters Operation & Maintenance 10-Car Garage No. R-6 was built under Reclamation Specification No. 117C-205. It was one of five buildings built from October 5, 1953 to April 27, 1954 by Nelse Mortensen Company of Seattle, Washington under contract 14-06-116-1723 for the Royal Watermaster Headquarters Office and Service Buildings (U.S. Department of the Interior, Bureau of Reclamation, 1953, p. 21 & U.S. Department of the Interior, Bureau of Reclamation, 1954, p. May:3). This contract covered the Office, Storehouse: Type 1, Ten-Truck Garage, Ten-Car Garage, General Purpose Shop/Storehouse. An additional Ten-Truck garage was built under a different specification (No. 117-184). Prior to 2003 bay eight was closed off and made into a room, then in 2004 all of the original wood roll-up doors were replaced with a vinyl roll-up doors (Angwin, 2011, p. 0222145600B). This caused this Ten-Car Garage to lose all of its integrity due to the removal of its character defining features in the wooden roll-up doors, and therefore makes it completely ineligible under any of the four National Register of Historic Places Criteria.

Description of  
Physical  
Appearance:

This 10-car garage was built in 1953-1954 at a cost of \$11,360, and was based on Reclamation standard drawing 222-116-23545. It is 1,961 square feet and is one bay wide. The building is currently used for construction, operation, and maintenance purposes. Prior to 2003 bay eight was closed off and made into a room, then in 2004 all of the original wood roll-up doors were replaced with a vinyl roll-up doors. The building is in a gravel service area that is fenced with 5' chain link fencing that is topped with 3-wire barbed wire. The Reclamation Real Property Unique number for this building is R0222145600B (Angwin, 2011, p. 0222145600B).

Major  
Bibliographic  
References:

Angwin, Keith (2011) Columbia-Cascades Area Office Building and Quarters Inventory Columbia Basin Project Building No's 1401 thru 1758. Yakima, Washington: Columbia-Cascades Area Office.

Doncaster, Kelsey. (2009) Columbia Basin Project Building Disposals Historic Resources Survey Watermaster Headquarters Adco, Eltopia, George, Mesa, Warden Grant/Franklin Counties, Washington State. Yakima, Washington: Columbia-Cascades Area Office.

Gaston, D.H. (1953?) Final Construction Report Permanent Residences and Garages, and Utilities Operation and Maintenance Headquarters at Royal Camp, Specifications 117C-132, Contract No. I36r-7137. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

Kennedy, Mathias W. (1952?) Constructing Permanent Residences, One-Car Garages, Streets and Utilities at the Operation and Maintenance Headquarters, Mesa, Washington, Specifications R1-CB-71, Contract No. I74-1485. Ephrata, Washington: U.S. Department of the Interior, Bureau of Reclamation.

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U.S. Department of the Interior, Bureau of Reclamation. (1985?) Columbia Basin Project Buildings and Quarters Disposals. Ephrata, Washington: Author.

U.S. Department of the Interior, Bureau of Reclamation. (2008) Columbia Basin Project (0222) Building Disposals. Ephrata, Washington: Author.

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Warne, W. E. (1973) The Bureau of Reclamation. New York: Prager.

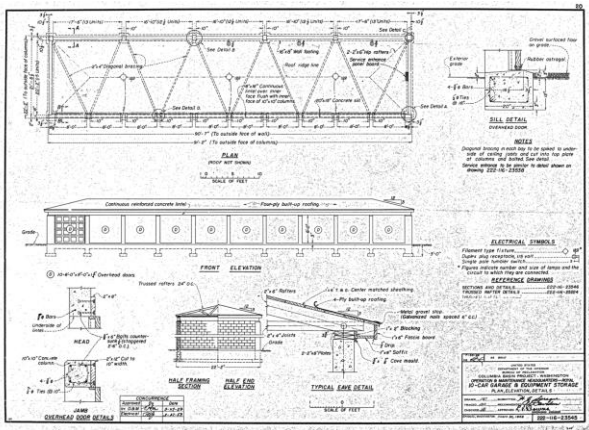
## Photos



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Oblique view of front and west elevations of Building No. 1456.  
2015



Note that all of the original wooden roll-up doors are gone & stall 3 that is closed off. Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Front elevation of Building No. 1456.  
2015



USBR drawing 222-116-23545. As built drawing from 7/30/1956 (originally drawn in 1953).  
Royal Operation & Maintenance Headquarters 10-car garage & equipment storage..  
1956



Reclamation digital photo by Kelsey Doncaster. 6/5/2015.  
Oblique view of rear and east elevations of Building No. 1456.  
2015



Stock Reclamation photo for S-12 Ten-Car Garages in the project. Photo was taken at Adco Watermaster Headquarters on March 2, 1959.

Ten-Car Garage Columbia Basin Project style S-12  
1959



United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for Individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Columbia Basin Project Irrigation Division Headquarters Office

other names/site number Ephrata Field Office/Columbia Basin Project Building No. 2201

### 2. Location

street & number 32 C Street Northwest

☐ not for publication

city or town Ephrata

☐ vicinity

state Washington code WA county Grant code 025 zip code 98823

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national X statewide    local

Applicable National Register Criteria

X A    B    C    D

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets    does not meet the National Register criteria.

Signature of commenting official

Date

State Historic Preservation Officer

Washington State SHPO

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

   entered in the National Register

   determined eligible for the National Register

   determined not eligible for the National Register

   removed from the National Register

   other (explain:)

Signature of the Keeper

Date of Action

# Waterville Historic Preservation Commission

## Town of Waterville, Washington

PO Box 580, Waterville, WA 98858 509-745-8871

### WATERVILLE REGISTER OF HISTORIC PLACES NOMINATION FORM

*This form is required to nominate properties to the Waterville Register of Historic Places per Waterville Municipal Code 2.50. Complete all entries and complete all applicable sections. Contact the Waterville Town Hall with any questions at 509-745-8871.*

#### PART 1: PROPERTY INFORMATION

04/2022

##### Property Name

Historic Name: Fletcher-Richert House

Common Name: Kat Russell Residence

##### Location

Street Address 516 East Ash Steet, Waterville, Washington Zip: 98858

Parcel No(s). 11600200213	Legal Description and Plat or Addition: South 9 feet in Lot 2, East 5 feet of North 108 feet of Block 2, Kellogg's 1st Addition
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##### Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Principal Structure   | <input type="checkbox"/> Site   |
| <input checked="" type="checkbox"/> Historic Additions    | <input checked="" type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input type="checkbox"/> Accessory Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative)           |

##### Owner of Property

Name Katherine Russell

Address PO Box 45 City Waterville State WA\_ Zip 98858

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted. Yes ☒ No ☐

Owner Signature, if possible:

Nominations to the Waterville Register of Historic Places are processed according to the procedures and standards described in WMC 2.50. Submittal of a nomination form does not obligate the Town to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other Town, state or federal regulations.

### Form Preparer

Name/Title Kelsey Doncaster/Senior Company/Organization: Doncaster Consulting, LLC  
Historian

Address PO Box 1611 City: Choteau State: MT Zip: 59422

Phone 406-466-2158 Email: doncaster@3rivers.net

### Nomination Checklist—Attachments

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Map (REQUIRED)  | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i>                       | <input type="checkbox"/> Historical Plans               |
| <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i> | <input type="checkbox"/> Other (please indicate):       |

FOR OFFICE USE

Date Received \_\_\_\_\_

## PART 2: PHYSICAL DESCRIPTION

### Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Are Original Materials Intact			Are Original Materials Intact	
Plan (i.e.: no additions to footprint, relocation of walls, or roof plan)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

### Physical Description Narrative

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

The Fletcher-Richert House is a 1 story wood frame residence in the eastern residential portion of Waterville. This 47-footwide by 51-foot-long residence is rectangular in shape and faces north with a modern garden shed in the backyard. The house rests on a concrete foundation with a crawl space. It is located at 516 East Ash with mature trees at the rear of the property, the east and west sides are lined with arborvitae, with a concrete driveway to Ash Street, and a clapboard privacy wall on the northeast corner with small trees at the front of the property.

The Fletcher-Richert House is a good example of the Populuxe/Googie style with its canted entry wall, large brick chimney, low profile, and large windows. The flat roof line of the carport which extends into the house and the lapped horizontal privacy siding along its carport accentuates this style. The house has cross-gabled roof in an "L" shape with wide overhanging boxed eaves, board and batten cladding, all original wood windows, and wood doors with two aluminum windows in the circa 1963 addition.

The front elevation faces north with the driveway and carport on the right, the brick chimney in the center (which is the northwest corner of the house). The wood front door with its matching original wood screen door is hidden behind the canted entry, and a triple picture window with casement windows in the bottom in the living room complete the front elevation. The Number 5 screen door has an original Macklanburg-Duncan Company Alacrome insert of a curly reed design with a bird in the center. A vent is in the top of the gable also on this elevation. The flat roof of the carport protrudes out past the driveway to the east and stretches two-thirds of the way across the front elevation. Inside the carport on this front elevation is a wood and glass pedestrian door with two solid wooden doors for storage.

The west elevation consists of the carport wall consisting of six vertical posts and a large covering consisting of six wide horizontal clapboards surrounding the posts. Inside the carport of this elevation is the wooden 1-over-1 double window for the kitchen of the house. To the rear of the carport is the western facing gable end. This gable end has an aluminum sliding window with a vent at the top of the gable. North of this window is a hidden Dutch-door for storage in the cladding.

The rear elevation has an aluminum slider window on the right (west) side addition while there are two fixed wood windows in the gable end for the bedrooms in the original house. These two windows have casement windows at the bottom and matching roll-down exterior metal shades. There is a vent at the top of the gable on this rear elevation.

The east elevation has another fixed window with a casement window at the bottom on the south (left) side of this elevation like those on the rear elevation. There are two double hung windows, followed by a solid wood door with a fixed picture window attached to the north of the door. This attached window has a casement below with a horizontal wood bottom. The door also has an original Number 5 screen door just like the front door with the same Macklanburg-Duncan Company Alacrome insert of a curly reed design with a bird in the center. Like the front elevation there is a wood triple-picture window on the north (right) side of this elevation with casement windows on the bottom. On this elevation is a concrete patio and a wooden privacy screen composed of six wooden horizontal clapboards with a cap forming an "L" in the northeast corner.

## Narrative Continuation

This page may be edited or copied as needed. Continued from page 3

The interior of the home is typical of this era with the bedrooms at the rear, the living room at the front and kitchen in the center. The more unique features of the house are in the living room with its brick planter, the large brick chimney with built-in-bookcase, and the kitchen with the original sink, cabinets, tile work on the kitchen counter and backsplash. Additional details within the house are the multiple original ivory Bakelite electrical switch and socket covers in all of the rooms except for the kitchen and remodeled bathroom.

When Joseph Ludeman purchased the house he removed the carpeted flooring in the living room and hallway along with the linoleum in the kitchen, workroom (circa 1963 addition), entry off the carport replacing it with vinyl plank. The bathroom was originally two rooms: one with a toilet and sink in an *ensuite* from the master bedroom, accessed through a pocket door while the other room was accessed from the hallway. This second of two rooms in the bathroom contained red tile surrounding the tub, sink and toilet. Like the flooring this bathroom was remodeled and enlarged by Ludeman into the current larger bathroom with just one toilet, sink and shower which removed all of the original 1950s features.

One of the unique features of this house is the native plants throughout the property that were planted by Susie Fletcher and Bertha Richert that are still extant. They are located on the north (front) elevation against the house below the casement windows and across the south (rear) elevation. In the yard on the southern edge there are also native plants and a few on the eastern edge before the southern terminus of the cedars. There are also a few on the northern side of the privacy fence.



## PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

### Historical Narrative

Please provide historic background that places the property in historic context, and shows why it is significant in the criteria selected on the next page. This section should include a thorough narrative of the property's history, context, occupants, and uses.

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Waterville, Washington, is located in North Central Washington State on the Waterville Plateau. It is the county seat for Douglas County, which is surrounded by gently rolling farmland in the Big Bend Country. Waterville, since its inception, has been the center of the farming community for those growing wheat and other grains, cattle or fruit at an altitude of 2,650 feet elevation (Garfield and Jacobsen 1987, Section 7, 1).

The southwest quarter section of Township 25 North Range 22 Section 22, totaling 160 acres, was a cash entry of a 160-acre homestead by James H. Kincaid on May 21, 1891, as the promoters were exuberant about the possibilities of a growing Waterville (Certificate for Township 25 North, 22 East, Section 22, Southwest quarter, 1891, 1). While Kincaid platted other parts of Waterville in his Kincaid's 1st (1889) and 2nd Additions (1891), by the early 1900s he decided to sell the 40 acres of the northeast quarter section to Lucien E. Kellogg, who was also a like-minded promoter of Waterville. Lucien E. Kellogg had established the Big Bend Empire in 1888 and was Douglas County Auditor by 1902. This time Kellogg platted an addition to Waterville on November 28, 1903, named Kellogg's First Addition (Rose, 1904, 567 & 614). The Fletcher-Richert house was one of the few post-World War II houses built in Waterville and in Kellogg's First Addition as the addition was mostly developed by then.

This lot was vacant until 1955 when Susie Fletcher got a building permit to have a contractor build her this home (There's a building boom on here...", 1955, 8). Susie had native plant landscaping at her home and was very proud of what she had done, having several tours of her home with the Local Garden Club (Local Garden Club Has Tour of Fine Gardens, 1957, 10). Susie Than was born and raised in Iowa who on February 18, 1909, married Fred Thomas Fletcher, a Douglas County native (State of Washington, 1909, 1). They had two children, Lillian Fletcher who was born at the farm in 1910 and a boy who died right after being born in 1915. They farmed in the Withrow area (Department of Commerce – Bureau of the Census, 1940, Sheet 1 B). As with most farmers in the Waterville Plateau, the Fletcher's looked to retire in Waterville. Unfortunately, Fred died in 1948 at the farm, but Susie did get to live in Waterville in this new house. Susie went with a new modern design of Populuxe/Googie for this house.

Populuxe is used to describe the time of the post-World War II (WWII) era from the 1950's-1960's when a futuristic design style was prominent in American culture influencing cars to countertops, clothing, homes, businesses, and everything else inbetween. This style evoked a luxury for the middle class where the future was bright. Within it was the Googie style of modern architecture that started in Southern California in 1949, with the Googie coffee shop in West Hollywood. It was a "golden age" of futurist design built on exaggeration, dramatic angles, with many different types of materials from the wide-eyed technical optimism of the Space Age. It spread throughout the United States in the 1950s-1960s and faded away by the mid-1970s. It was used not only in homes, but especially in everyday businesses like coffee shops, car washes, restaurants, banks, airports and even more dramatic structures like the Space Needle in Seattle. It was something that was not for the wealthy but for the common person which brought about the spirit of the modern age to their everyday lives "Googie is undeniably the supraesthetic of 1950s and '60s American retro-futurism — a time when America was flush with cash and ready to deliver the technological possibilities that had been promised during WWII." (Novak, 2012).

The Fletcher-Richert house was a complete dramatic shift from the houses all around Waterville, which, by 1955, were primarily Victorian or Craftsman in style. The design of this house with its canted entry, large picture windows, massive brick chimney and the horizontal lines of the carport evoke the very popular design of the Googie/Populuxe style of the 1950s-1960s. The Fletcher-Richert house was significantly different architecturally than other ranch style houses built post-WWII in Waterville.

## Narrative Continuation

This page may be edited or copied as needed. Continued from page 5

In 1962 Susie sold this house to Henry Richert (Henry Richert has purchased the home of Susie Fletcher, 1962, 8). Henry was a Waterville Highschool graduate who went to radio schools and landed a job at KPQ in Wenatchee. This stint in radio ended when his father died and he was needed back to run the family farm near Farmer, Washington (Teresa, 2009). Henry Richert married Bertha Strand on August 20, 1962, and this newlywed couple moved into 516 East Ash while Henry continued to work on his family's farm until 1980 (State of Washington, 1962, 19521; Teresa, 2009; Rogers, 2003, 1). An addition was added to the west elevation behind the carport in circa 1963 along with the lapped wood fence. The windows and eaves on this addition are different than the rest of the house. Bertha continued the gardening and landscaping with native plants. Henry died in 2003, and Bertha died in 2011 with the house being sold to Joseph Ludeman. Joseph remodeled the interior to accommodate his disability. Joseph sold it again in 2018 to Kat Russell, the current occupant of the home (Parcel Number 11600200213, 2024).

## BIBLIOGRAPHY

"Certificate for Township 25 North, 22 East, Section 22, Southwest quarter." Document 485. 1891. Washington, D.C.: U.S. Bureau of Land Management, Government Land Office Records. (Accessed on May 30, 2024) <https://glorerecords.blm.gov>.

Department of Commerce – Bureau of the Census, "Sixteenth Census of the United States: 1940 – Population Schedule", S.D. No. 7 E.D. No. 9-35, Washington, D.C.: United State Census Bureau.

Garfield, Leonard and Jacobsen, Alice. 1987. "Waterville Downtown Historic District National Register of Historic Places Registration Form." On file at Washington Department of Archeology and Historic Preservation.

"Henry Richert has purchased the home of Susie Fletcher", *Waterville Empire Press*, July 26, 1962.

"Local Garden Club Has Tour of Fine Gardens", *Waterville Empire Press*, August 15, 1957.

Novak, Matt. "Googie: Architecture of the Space Age." *Smithsonian Magazine*, June 12, 2012. (Accessed June 12, 2024) <https://www.smithsonianmag.com/history/googie-architecture-of-the-space-age-122837470/>

"Parcel Number 11600200213", 2024, Douglas County Assessor, Waterville, Wash.

Rogers, Jim. "Henry Richert was a friend to many", *Waterville Empire Press*, March 27, 2003.

Rose, Arthur P. 1904. *An Illustrated History of the Big Bend Country, Embracing Lincoln, Douglas, Adams, and Franklin Counties, State of Washington*. Spokane, Wash: Western Historical Publishing Company.

State of Washington, "Certificate of Marriage", 1909, Waterville, Wash.: Douglas County.

State of Washington, "Marriage Certificate", No 19521, 1962, Wenatchee, Wash.: Chelan County.

Teresa. "Henry J Richert", [www.findagrave.com](http://www.findagrave.com), June 9, 2009.

"There's a building boom on here...", *Waterville Empire Press*, June 9, 1955.

### Criteria for Designation

Waterville Municipal Code recognizes five criteria of eligibility for inclusion on the Waterville Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

Any building, structure, site, object, **feature** or district may be eligible for inclusion in the Waterville register of historic places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community. The property must be at least 50 years old or, if it is of lesser age, must be of exceptional importance. The property must also fall into at least one of the below-listed categories. Please select those for which there is documented evidence (included in this nomination form) that apply to this property.

- ☐ 1. The property is associated with events significant in history at a local, state, or national level.
- ☐ 2. The property is associated with the lives of persons, or identifiable groups of people, significant in the past at a local, state, or national level.
- ☒ 3. The property embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, displays unique or innovative engineering, or is the work of a designer, builder, or architect significant in or local, state, or national history.
- ☐ 4. The property exemplifies or reflects special elements of Waterville's cultural, political, aesthetic, engineering or architectural history.
- ☐ 5. The property has yielded, or may yield information pertinent to extant archaeological research themes

In addition to having documented significance in one or more of the criteria listed above, the property must also retain aspects of integrity – location, design, setting, materials, workmanship, feeling and association – sufficient to convey that significance. Under special circumstances, properties lacking specific aspects of integrity may also be considered eligible for inclusion in the Waterville Register.

- ☐ 6. The property has been removed from its original location but is significant primarily for architectural value, or is the only surviving structure significantly associated with an historic person or event.
- ☐ 7. The property is a reconstructed building that has been executed in an historically accurate manner on the original site.
- ☐ 8. The property is a birthplace or grave of an historical figure of outstanding importance **and** is the only surviving structure or site associated with that person.

### Historical Data (if known)

Date(s) of Construction 1 9 5 5

Other Date(s) of Significance: Addition circa 1963

Architect(s) \_\_\_\_\_

Builder \_\_\_\_\_

Engineer \_\_\_\_\_

Architectural  
Style(s): Populuxe /  
Googie

Material(s) Wood (Board & Batten), Concrete, Asphalt/Composition Shingles &  
Rolled Tar Roofing

### Statement of Significance

Describe in detail how the property meets **each** criterion for the Waterville Register of Historic Places selected on the previous page (use additional sheets if necessary). If using another historical context narrative from an existing nomination form or a Multiple Property Nomination that is already on record, please reference it by name and source.

Research has revealed that the significance of this residence is in its architecture. It is a good example of Populuxe/Googie style architecture. It has retained most of its original architectural features and retained a majority of the seven aspects of integrity for the Waterville Register of Historic Places. Not only is it rare for Waterville, but this style is also rare for Washington State in domestic architecture. The period of significance for this house is from 1955-circa 1963 which covers its years of construction and addition by the Richerts.

The Fletcher-Richert house is recommended to be nominated under **Category 3** (architecture) for listing in the Waterville Register of Historic Places for its Populuxe /Googie architectural design.

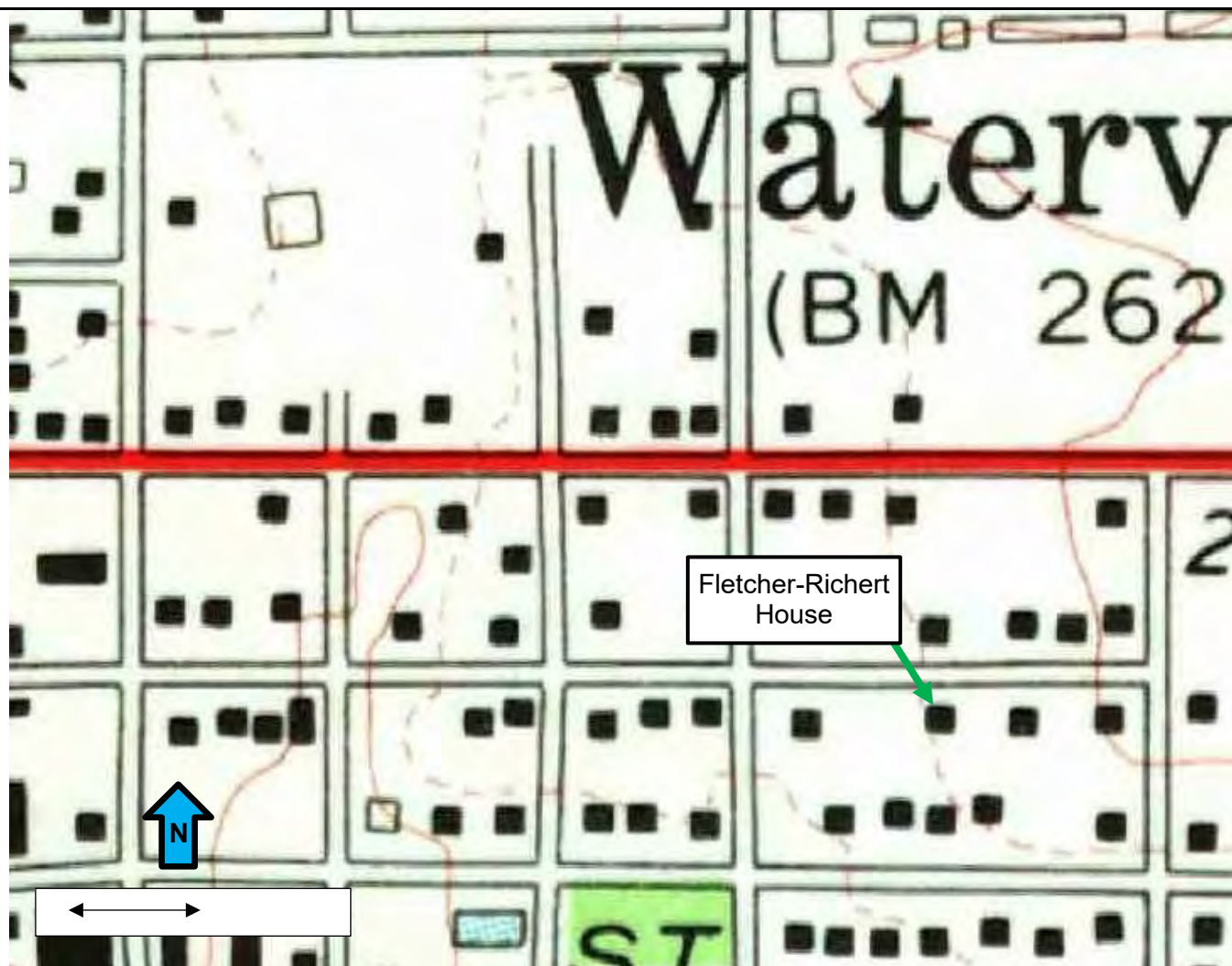
Location/Site Map



Aerial View of the Fletcher-Richert House in red rectangle. From Google Earth, 2024.

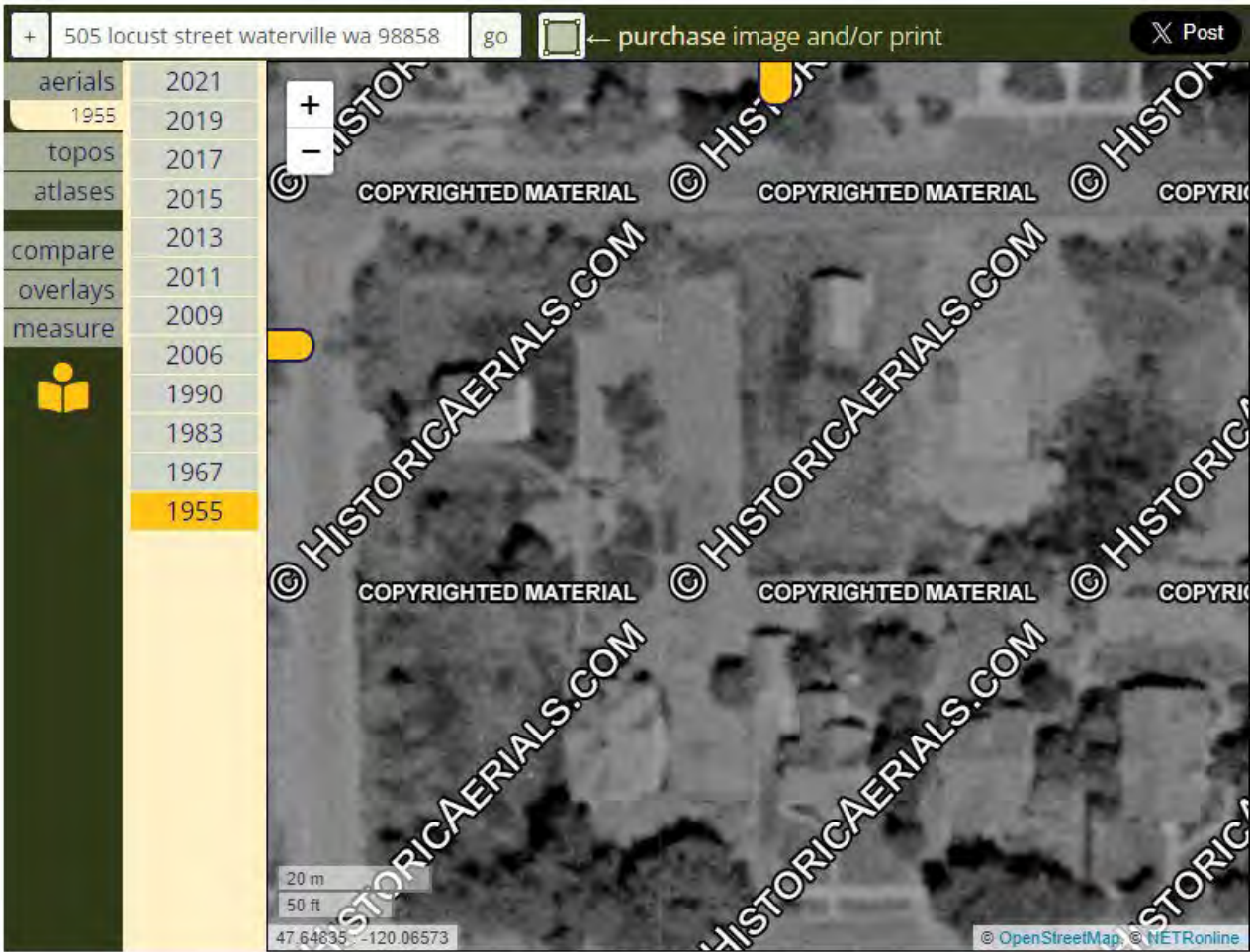


## Location/Site Map – USGS Quadrangle



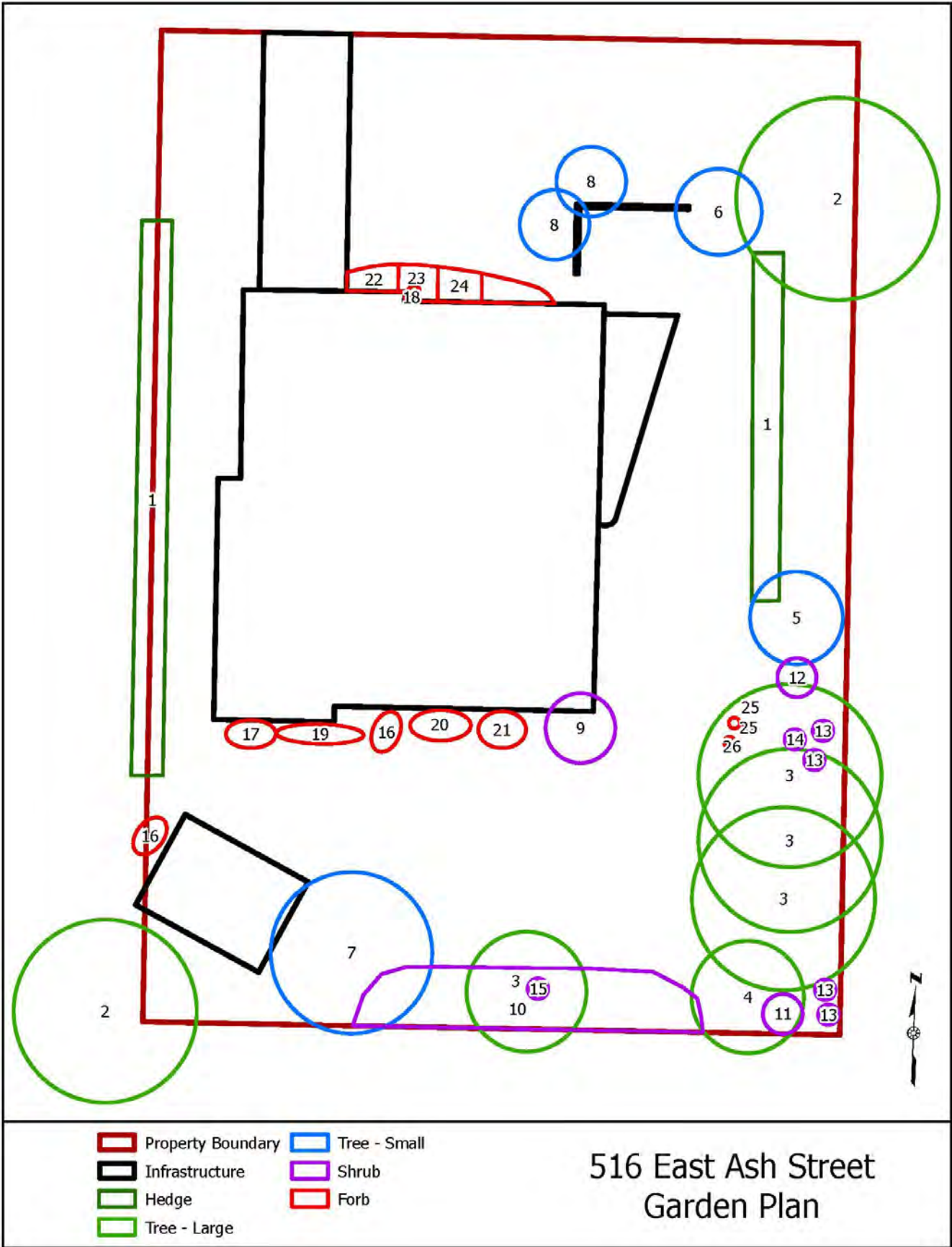
Fletcher-Richert House on USGS 7.5 Minute Waterville Quadrangle Map.

Historic Map



1955 Aerial photograph showing house under construction. From [www.historicaerials.com](http://www.historicaerials.com), accessed 6/11/2024.

Garden Plat Map



## Map Key

	Common Name	Scientific Name	Origin
1	American Pillar Arborvitae	<i>Thuja occidentalis</i>	Eastern North America
2	Blue Spruce	<i>Picea pungens</i>	Rocky Mountains
3	Brewer Spruce	<i>Picea breweriana</i>	Western North America
4	Rocky Mountain Lodgepole Pine	<i>Pinus contorta</i> var. <i>latifolia</i>	Western North America
5	Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	Western North America
6	Pacific yew	<i>Taxus brevifolia</i>	Pacific Northwest
7	Purple-Leaf Sand Cherry	<i>Prunus x cistena</i>	Hybrid: <i>P. Pumila</i> (NA) x <i>P. Cerasifera</i> (E. Europe)
8	Mugo Pine	<i>Pinus mugo</i>	Central Europe
9	Dwarf Shore Pine	<i>Pinus contorta</i> 'Spaan's Dwarf'	Washington State
10	Oregon Grape	<i>Mahonia aquifolium</i>	Western North America
11	Burning Bush	<i>Euonymus alatus</i>	China
12	Birchleaf Spirea	<i>Spiraea betulifolia</i>	Western North America - temperate areas
13	Golden Current	<i>Ribes aureum</i>	Western / Central North America
14	Common Snowberry	<i>Symphoricarpos albus</i>	Pacific Northwest
15	Twinberry Honeysuckle	<i>Lonicera involucrata</i> spp.	North America - temperate areas
16	Showy Milkweed	<i>Asclepias speciosa</i>	Western North America
17	Wild Geranium (purple)	<i>Geranium maculatum</i>	North America - eastern woodlands
18	Wild Geranium (pink)	<i>Geranium maculatum</i>	North America - eastern woodlands
19	Blanket Flower	<i>Gaillardia</i>	Western North America
20	Western Aster	<i>Aster occidentalis</i>	Western North America
21	Yellow Yarrow	<i>Achillea</i> 'Moonshine'	North America - temperate areas
22	Wild Strawberries	<i>Fragaria virginiana</i>	North America - temperate areas
23	Western Pearly Everlasting	<i>Anaphalis margaritacea</i>	Western North America / Eastern Asia
24	Common Yarrow (white)	<i>Achillea millefolium</i>	North America - temperate areas
25	Western Red Columbine	<i>Aquilegia formosa</i>	Western North America
26	Rocky Mountain Columbine (blue)	<i>Aquilegia coerulea</i>	Rocky Mountains



## Historic Advertisement

**M-D**  
MACKLANBURG-DUNCAN CO.

**FITS-ALL NO. 5**  
Gracefully designed, yet fully adjustable for nearly all wood or metal doors! Made of silvery-satin Alacrome that will not rust or tarnish. Patented holder makes installing easy! Surface clamps for fastening grille to outside of door included.

**Attractive Display Carton Shows 'em and Sells 'em!**  
Each grille packed in individual, colorful carton with complete instructions for installing and suggestions for arranging scrolls. Really an eye-catching display!

**Beautifies Screen Doors...  
PROTECTS THEM, TOO!..**

**FITS-ALL NO. 1**—Instantly adjustable to all screen doors. Accordion-like action permits expansion from 16" to 30 $\frac{1}{4}$ " in width between stiles and from 40 $\frac{1}{2}$ " to 30 $\frac{1}{4}$ " high. Squared up size is 30 $\frac{1}{4}$ " x 30 $\frac{1}{4}$ ". Packed 12 to carton—screws furnished. Made of Alacrome—silvery-satin finish.

**FITS-ALL NO. 2**—For doors with divided sections. Each side adjusts from 13" wide and 19 $\frac{1}{4}$ " high to 14 $\frac{1}{2}$ " wide and 17 $\frac{1}{2}$ " high. Will not rust or tarnish. Packed 12 pairs to carton.

**FITS-ALL NO. 3**—For lower section of door with cross-bar. Fully adjustable from 14" wide and 32 $\frac{1}{2}$ " high between stiles to 25" wide and 25" high between stiles. Silvery-satin Alacrome finish. Packed 12 to carton.

**FITS-ALL NO. 4**—For upper section of doors. Adjusts from 19 $\frac{1}{2}$ " wide and 34" high between stiles to 33 $\frac{1}{2}$ " wide and 20 $\frac{3}{4}$ " high between stiles. Will not rust or tarnish. Packed 12 to carton.

**FITS-ALL NO. 7**—Adjusts from 18" wide to 32" high between stiles to 24 $\frac{1}{4}$ " wide to 27" high. Squares up at 26" x 26". Packed 12 to carton.

**ORDER TODAY! Your order will be shipped same day received!**  
**MACKLANBURG-DUNCAN CO.**  
OKLAHOMA CITY, OKLAHOMA

PAT. No. 2,082,012

1954 Advertisement from the American Lumberman for the insert which is in the two Fletcher-Richert House screen doors.



## Photograph Index

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All photographs taken by Kelsey Doncaster on May 15, 2024 unless noted.

1. Front Elevation of Fletcher-Richert House, looking south.
2. Front Elevation of Fletcher-Richert House, looking southeast.
3. East Elevation of Fletcher-Richert House, looking southwest.
4. West Elevation of Fletcher-Richert House, looking northwest.
5. Rear Elevation of Fletcher-Richert House, looking northeast.
6. West Elevation of Fletcher-Richert House, looking north.
7. West Elevation showing horizontal lapped boards over posts on the carport, looking northeast.
8. Front Elevation of Fletcher-Richert House looking south in carport.
9. Front Elevation of Fletcher-Richert House, looking southwest.
10. Horizontal lapped wood fence in northwest corner of Fletcher-Richert House, looking north.
11. Looking southeast in the interior at living room/dining room with built-in brick planter. May 16, 2018.  
Photograph by Kat Russell.
12. Looking northwest at fireplace and built in bookcase. May 16, 2018. Photograph by Kat Russell.
13. Looking west in kitchen. November 9, 2022. Photograph by Kat Russell.

## Photographs



1. Front Elevation of Fletcher-Richert House, looking south.



2. Front Elevation of Fletcher-Richert House, looking southeast.



## Photographs



3. East Elevation of Fletcher-Richert House, looking southwest.



4. West Elevation of Fletcher-Richert House, looking northwest.



## Photographs



5. Rear Elevation of Fletcher-Richert House, looking northeast.



6. West Elevation of Fletcher-Richert House, looking north.

## Photographs



7. West Elevation showing horizontal lapped boards over posts on the carport, looking northeast.



## Photographs



8. Front Elevation of Fletcher-Richert House looking south in carport.



9. Front Elevation of Fletcher-Richert House, looking southwest.



## Photographs



10. Horizontal lapped wood fence in northwest corner of Fletcher-Richert House, looking north.



11. Looking northwest at fireplace and built in bookcase. May 16, 2018. Photograph by Kat Russell.



## Photographs



12. Looking southeast in the interior at living room/dining room with built-in brick planter. May 16, 2018. Photograph by Kat Russell.



13. Looking west in kitchen. November 9, 2022. Photograph by Kat Russell.



Jim Ruud  
Douglas County Assessor P.O. Box 387 Waterville, WA 98858-0609

[Assessor](#)   [Treasurer](#)   [Appraisal](#)   [MapSifter](#)

Parcel

Parcel#:

11600200213

Owner Name:

RUSSELL, KATHERINE

DOR Code:

11 - Residential - Single Family

Address1:

Situs:

516 E ASH ST

Address2:

PO BOX 45

Map Number:

2522-22-13-000116-002-00213

City, State:

WATERVILLE WA

Status:

Zip:

98858

Description:

TAX 40 EX S 9' IN LOT 2; E 5' OF N 108' OF TAX 15; BLK 2; KELLOGG'S 1ST ADD

Comment:

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$29,400	Land:	\$29,400	District:	15 - W-209-H2-C2-L-MOSQ (ST;CO;PORT;)
Improvements:	\$190,400	Improvements:	\$190,400	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$219,800	Total	\$219,800	Total Acres:	0.21000

Ownership

Owner's Name	Ownership %	Owner Type
RUSSELL, KATHERINE	100%	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/03/18	3212243	1	102772	LUDEMAN, JOSEPH D	RUSSELL, KATHERINE	\$177,000
05/09/11	3151595-	1	90220	RICHERT, ESTATE/BERTHA O	WILLMS ET AL, KENNETH J	\$0
09/10/10	3145957-	1	89331	RICHERT, BERTHA O	LUDEMAN, JOSEPH D	\$130,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	RUSSELL, KATHERINE	\$29,400	\$190,400	\$0	\$219,800	\$0	\$219,800
2023	RUSSELL, KATHERINE	\$25,500	\$179,700	\$0	\$205,200	\$0	\$205,200
2022	RUSSELL, KATHERINE	\$23,500	\$159,700	\$0	\$183,200	\$0	\$183,200
2021	RUSSELL, KATHERINE	\$22,500	\$129,500	\$0	\$152,000	\$0	\$152,000
2020	RUSSELL, KATHERINE	\$19,600	\$129,500	\$0	\$149,100	\$0	\$149,100

# Parcel Comments

No Comments Available

## Property Images

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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Columbia Basin Project Irrigation Division Headquarters Office

other names/site number Ephrata Field Office/Columbia Basin Project Building No. 2201

## 2. Location

street & number 32 C Street Northwest ☐ not for publication

city or town Ephrata ☐ vicinity

state Washington code WA county Grant code 025 zip code 98823

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national X statewide    local

Applicable National Register Criteria

X A    B    C    D

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

State Historic Preservation Officer \_\_\_\_\_ Washington State SHPO  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

   entered in the National Register    determined eligible for the National Register

   determined not eligible for the National Register    removed from the National Register

   other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

☐ private  
☐ public - Local  
☐ public - State  
☒ public - Federal

### Category of Property

(Check only **one** box.)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
1	buildings
	district
	site
	structure
	object
1	<b>Total</b>

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

GOVERNMENT/Government Office

### Current Functions

(Enter categories from instructions.)

GOVERNMENT/Government Office

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement

Modern Stripped Classical

### Materials

(Enter categories from instructions.)

foundation: CONCRETE, BRICK

walls: BRICK, CONCRETE

roof: SYNTHETICS/Vinyl

other: METAL (windows)

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

The U.S. Department of the Interior, Bureau of Reclamation Columbia Basin Project Irrigation Division Headquarters Office building is near the heart of Ephrata, Washington. The building is located one block to the west of the main commercial core of the downtown area. It sits on the northeast corner of "C" Street Northwest and Division Avenue West with the front elevation facing "C" Street, directly across the street from the Grant County Courthouse. The site is flat with minimal landscaping. Plantings are limited to foundation shrubs, lawn and large street trees, located within the sidewalk adjacent to the curb.

At the southwest corner of the site are a modern brick and metal two sided sign for the Ephrata Field Office and flagpole. These two features are located diagonally in-between the building and the sidewalk. The flagpole is a 50-foot tapered aluminum pole with an eight-inch aluminum ball at the top.

The 140 ft. long x 100 ft. wide building is U-shaped, with the open part of the U facing the alley between "C" and Basin Streets Northwest. The 40 ft. tall building utilizes a raised poured concrete foundation and is clad with raked brick veneer.<sup>1</sup> To enhance a strong horizontal aesthetic, the brick veneer is executed in two patterns banded around the entire façade of the building: 1) a band of Flemish bond bricks is found above and below the windows, and 2) fields of common bond brick separate the windows and doors. These bands are defined by a continuous, projecting window header which wraps around the building, and a continuous band of flush header bricks at the window sill level. This course is broken by projecting brick window sills.<sup>2</sup>

The main façade is also defined by nine window bays. Here original steel windows with a 12 pane configuration can be found. These original windows have a centered awning style operable unit resting on a hopper style two-pane unit. All the windows have a mirrored glazing film applied to the glass.

Entry to the building is via a short rise of six concrete steps which are flanked by a low brick retaining wall. An ADA accessible wheelchair ramp of concrete and brick has been attached to the south side of the stairs. At the top of the stairs is a modern full-height glass entry door system. A large sliding glass/metal sensor doors are offset to the left side of the glass opening. Above is a thin covered entry canopy with a flat roof that projects approximately four feet from the façade of the building. Secondary side and rear elevations have a similar aesthetic quality but the windows are 8-pane and featured only the central awning style window. Some rear windows and all of the basement windows have been replaced. In total the building originally had 188 windows.

The rear elevation has seen the most change. Here two modern metal and concrete fire escapes were installed in 1999. Vestiges of the original rear access garage area can be found at the north wing of the U-plan.

Inside the main entry door is a small airlock vestibule. This space is unadorned and has carpet and simple wall coverings. Another modern storefront entry system allows access to a simple lobby area, also unadorned. Inside, the building is laid out in a U shape with double-loaded corridors. Within each of the U shaped interior hallways are two walk-in safes on each floor of the building including the basement. Stairwells are located on either side of the safes and are designed with simple concrete steps and metal pipe railings. On each floor

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<sup>1</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-2.

<sup>2</sup> The original drawings of this building and photographs denote/show colored mortar in the common bond section. In a visual inspection today this difference is not noticeable.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

there are a myriad of doors to offices, storage rooms, and bathroom spaces. The hallways are carpeted and have modern dropped acoustical ceilings. The interior doors are either laminated natural finish hardwood or hardwood with glass or steel with glass construction.

The major interior walls are 12 inch thick concrete "brick" with partitions between the interior and exterior walls being metal lath and plaster over steel framing. These masonry walls contain all electrical conduit and outlet boxes, plus the plumbing in pipe chases. The interior has retained the original design of the hallways, but the rooms have been reconfigured with permanent partitions. Per original plans, rooms were originally defined by larger, movable prefabricated steel panels. The bathrooms have been remodeled and no longer retain original fixtures, lighting or flooring.

Reinforced concrete floors are found between each floor in the building with the first, second and third floors being "composed of reinforced-steel beam and steel pan construction". Drop ceilings also cover over the original exposed pan formed joists in the office spaces. Per historic images, originally the hallway walls were painted in two tone colors with a chair rail strip in-between them, but are now completely white. The floors are carpeted, but originally had been asbestos tile. Vinyl windows have been installed in the inside of the window openings on each floor.

When built the roof was composed of steel joists spaced on 2 foot centers, covered by 45 degree wood planking that was covered by a four-ply built up asphalt roof that was then "covered by 400 pounds of gravel per hundred square feet".<sup>3</sup> Since then the roof has been replaced or redone several times with the most recent replacement covering it in a white Ethylene Propylene Polymers type roof.

Alterations to the building are limited. They consist of the following:

- In 1960 the front entrance swing doors were moved forward 3 feet 9 inches from the original design in a remodel of the vestibule and interior lobby. This involved the removal of sections of the interior walls in the lobby and replacement of them with glass/metal doors on the south side and a glass/metal panel and door on the north side.
- In 1964 the garage on the rear elevation was remodeled to office space for the engineers in the operation of the Columbia Basin Project Main Canal/System. In this remodel the original wood roll up doors were replaced with glass and cinder block in their openings and one window on the interior of the U in the south elevation and three windows on the north elevation steel windows were replaced with glass block.
- Vinyl windows were installed in the inside sill of the window openings on each floor in 1978.
- A wheelchair accessible concrete ramp was added to the front elevation in c. 1982 which caused a window in the basement to be filled in.
- In the basement the steel windows were replaced with vinyl windows in 1999.
- When the two fire escapes were installed in 1999 six windows were taken out on the southeast and four were taken out in the northeast rear elevations. The middle windows on these elevations were filled in and a door placed where the middle window had been located while the other window was just filled in with brick. The first floor door on the southeast rear elevation was also replaced with a solid metal door and one was cut in the cinder block glass wall in the northeast rear elevation in the fire escape addition to the building.
- When the heating, ventilation and air conditioning systems were replaced in 2002 all of the wooden interior doors original metal vents were removed and the openings were filled in with wood. At that time the original florescent and other light fixtures were also replaced in the building with modern lights.
- Original exterior glass/metal swing doors in the vestibule were replaced with sliding glass/metal sensor doors in 2004.<sup>4</sup>

<sup>3</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 45

<sup>4</sup> Doncaster, 2013, pp. 6-7.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

AGRICULTURE

POLITICS/GOVERNMENT

### Period of Significance

1951-1959

### Significant Dates

1951

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Howard A. Moore [architect]

Walter W. Harfst Company, Inc. [builder]

Could, Donald J. [engineer]



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

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## Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

The Columbia Basin Project Irrigation Division Headquarters Office in Ephrata is historically significant under criteria A for its direct connection to the Columbia Basin Irrigation project. Completed in 1951 the building served as home for all of the Supply, Finance, Legal, Land, Information, Camp Maintenance, Project Development, and Personnel departments for the Columbia Basin Project.<sup>5</sup> It also was the headquarters for construction along with the operation and maintenance work at Coulee Dam and throughout the Columbia Basin Project.<sup>6</sup> During the period of significance all Columbia Basin Project plans were drawn in this building, except the standard or special project plans from Denver. As a building that served as the heart of the Columbia Basin Project, the nominated resource is significant at the statewide level of significance.

Ephrata was chosen as the new location of the Columbia Basin Project headquarters because it made "possible a saving in tires, gas, and automotive wear-and-tear, which would otherwise be occasioned by numerous round trips from Coulee Dam to the now more active irrigation area developments around Ephrata" for Reclamation.<sup>7</sup> At the time of construction, the building was the largest of Reclamation's administrative building in the Columbia Basin Project and the largest building in the community of Ephrata.

The period of significance of begins in 1951, the year of completion of the building, and ends in 1959, the year construction on the Columbia Basin Project was deferred and curtailed.<sup>8</sup>

Since 1951 the building has continually been the hub of the Columbia Basin Project where the decisions for the project are made, executed and all of the major daily work on the project originates. In 1969 operation and maintenance of portions of the Columbia Basin Project was passed to the East Columbia Basin Irrigation District, Quincy Columbia Basin Irrigation District, and South Columbia Basin Irrigation District, however just as when land was first sold to settlers when the Columbia Basin Project was started, excess land in the Columbia Basin Project is still being managed and then selectively sold out of this nominated building to those who wish to develop it.

## History of Columbia Basin Project

The Columbia Basin Project spans nine counties; Adams, Douglas, Franklin, Okanogan, Lincoln, Grant, Walla Walla, Stevens and Ferry Counties. It is a multi-purpose irrigation, power, and flood control project which is feed by the compounded waters behind Grand Coulee Dam. The project turned the 12,700 square mile Columbia Plateau into one of the most productive agricultural areas in Washington. Prior to the project this area of the state was sparsely settled and had little farming. Some of the land was so dry even dry land farming could not make it.

In 1902 the U. S. Reclamation Service (USRS) had investigated this area for possible irrigation development and proceeded to study it along with the State of Washington and the Northern Pacific Railway. The idea was to bring water from the Palouse River or pumping from the Columbia River to the lands in the southern part of the Columbia Basin. By 1913 the USRS had concluded that it was not feasible as the cost per acre were prohibitive for this irrigation plan. The idea surfaced again in 1918 when Rufus Woods published William Clapp's plan to irrigate the Columbia Basin from a dam on the Columbia River.<sup>9</sup> This scheme was promoted, lobbied, fought over by residents of eastern Washington, studied by the Army Corps of Engineers and

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<sup>5</sup> U.S. Department of the Interior, Bureau of Reclamation, 1951, p. 34.

<sup>6</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-3.

<sup>7</sup> "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

<sup>8</sup> U.S. Department of the Interior, Bureau of Reclamation, 1959, p. 1.

<sup>9</sup> In 1923 the USRS became the United States Bureau of Reclamation.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

surveyed by Reclamation for over ten years, and then finally in 1933, \$377,000 was allocated from the National Industrial Recovery Act for preliminary work at the site of Grand Coulee Dam to start this massive project.

Construction of the project began in 1946. Functionally the Columbia Basin Project begins at Grand Coulee Dam which spans both Grant and Okanogan County. While it impounds the Columbia River to generate power and created a massive reservoir behind the dam, Franklin Delano Roosevelt Lake, which is used to irrigate the Columbia Plateau. Water is pumped up from behind Grand Coulee Dam then travels down a feeder canal to North Dam and then empties out into the Grand Coulee to be impounded behind Dry Falls Dam, in Banks Lake. Banks Lake stretches for 27 miles in the Grand Coulee which is 500 feet above the Columbia River. At Dry Falls Dam all water goes out the headworks into the Main Canal of the Columbia Basin Project. As much as 13,200 cubic feet per second of water passes out of the Dry Falls Headworks. This water then makes its way down through the system in a series of six main canals and three reservoirs to reach all of the irrigable acreage in the Columbia Basin. This system alone consists of over 300 miles of main canals, approximately 2,000 miles of laterals which are used to bring water to all of the farmland in the project, and 3,500 miles of drains and wasteways. Irrigated lands of the Columbia Basin Project range from over 1,500 feet above sea level at the northern end to 400 feet above sea level at the southern end of the project where the Snake and Columbia River join. This topography made a gravity irrigation system possible. The pumping plant for irrigation of the Columbia Basin Project was started in 1945 with the irrigation works being built out until 1959 when a no vote on the amended repayment contract between the three irrigation districts within the Columbia Basin Project "mothballed construction and development of the project" and it was never finished.<sup>10</sup> Today the Columbia Basin Project only irrigates 670,000 acres today whereas there are over 1,095,000 acres eligible to receive water in the project area.

While irrigation was the main goal, the Columbia Basin Project also had a secondary goal of spurring settlement of new farms for veterans returning from World War II. The plan was to provide 13,000 new farms in the project area that would vary in size from 45 to 160 acres. After World War II the boom experienced in the development of the Columbia Basin Project was highest from 1952-1959 with about 50,000 acres of land a year coming into irrigation, which was the largest growth to date in the planned 1 million acres. The reclamation of the Columbia Plateau was dramatic and forever transformed the area with the largest irrigation project in the Pacific Northwest into an agricultural powerhouse as William "Billy" Clapp said "the Columbia Basin Project was one of the largest and best irrigation projects in the whole world".<sup>11</sup>

### **Columbia Basin Project Irrigation Division Headquarters Office:**

After World War II was over and work was finishing up on Grand Coulee Dam, the need for a more centralized office closer to the irrigated lands of the Columbia Basin Project became evident. Ephrata was chosen as the new location of the Columbia Basin Project headquarters because it made "possible a saving in tires, gas, and automotive wear-and-tear, which would otherwise be occasioned by numerous round trips from Coulee Dam to the now more active irrigation area developments around Ephrata" for Reclamation.<sup>12</sup> The Columbia Basin Project Irrigation Division Headquarters Office was originally planned to have been constructed starting in 1947 as major construction on the irrigation division of the project had already started, but when Reclamation Specification No. 1685 for the building was put out to bid only two bids were received. The bids were high and due "to the uncertainty of appropriations at that time, and the fact that funds would mainly have to come from the 1948 appropriation" it was decided that the work be re-advertised at a later date and the bids were

<sup>10</sup> U.S. Department of the Interior, Bureau of Reclamation, 1959, p. 1.

<sup>11</sup> "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951.

<sup>12</sup> "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

rejected.<sup>13</sup> This re-advertising did not occur until 1949 when new specifications were drawn up and ground breaking for the building was held on November 6, 1949.<sup>14</sup>

The ground breaking was covered by the Wenatchee Daily World in a front page article titled "*Straus Breaks Ground for New USBR Building in Ephrata...Basin Settlement to Be Second 'Cherokee Strip'*". The ceremony drew several hundred townspeople who watching in excitement as Reclamation's Commissioner Michael W. Straus turned the first symbolic shovel of earth for the "\$750,000" office building.<sup>15</sup> It was a major event with Gale Matthews (one of the early project proponents) being the master of ceremonies. The ceremony included music by the Ephrata high school band and the Veterans of Foreign War's junior drum and bugle corps, an invocation by the Rev. A. Lynn Robbins and Commissioner Straus speaking to the crowd. Besides speaking of "a race to the irrigated Columbia basin like the race to the Cherokee strip", Straus also gave credit to Frank T. Bell who doggedly pursued him to locate the Columbia Basin Project headquarters in Ephrata for years and thereby making Ephrata "the capitol of the Columbia Basin Project".<sup>16</sup>

Sanborn Fire Insurance maps show the current location of the Columbia Basin Project Irrigation Division Headquarters Office was occupied by residential dwellings and outbuildings in 1912 and 1922. During this period trees were planted along C Street for shade for the residences, however by 1944 all of the buildings on that parcel had been cleared except for one small outbuilding which was on this parcel and the adjoining one. The removal of the buildings may have occurred after "[t]he citizens of Ephrata did their part to get the [Headquarters] building in this location by purchasing the site".<sup>17</sup> The shade trees although remained on C Street even though the lots they now shaded were empty.

The 29 original drawings for this building were drafted in Reclamation's Denver, Colorado Design and Construction Branch in 1949 and 1950. Within this branch drawings were drawn in the Structural and Architectural Division, Administrative Engineering Division, Research and Geology Division, Electrical Division, and the Mechanical Division. Most of Reclamation's drawings were done by many individuals and there were 17 different draftsmen for the Columbia Basin Project Irrigation Division Headquarters Office drawings alone. The complete names of the people who did the architectural drawings are Howard A. Moore - who has the most attributed to his name, George Zavadil, John E. O'Leary, Melvin M. Roll, Norvel N. Robbins, Ruth M. Beakley, Carl U.T. Starkenberg, John A. Hanson, Robert I. Barry, Robert R. Orcutt, Rudolph R. Zehnder, Samuel A. Lewis, Walden N. Carlson, but the rest are unknown as only initials G.T.L., R.A.B., and H.C.S. are provided on the drawings.

The Columbia Basin Project Irrigation Division Headquarters Office was constructed under three different Reclamation specifications from February 15, 1950 to April 9, 1951. The first one issued was Specification No. 2836, which was won by M. Hoard of Seattle on December 12, 1949 with the winning bid of \$30,654.39 and he was issued contract No. I2r-18781. This work covered the excavation of the foundation along with construction of the concrete foundation and basement for the building. The second was Specification No. 2926 which covered the construction of the building except for the elevator installation. This specification alone had 45 drawings in it.<sup>18</sup> Walter W. Harfst Company, Inc. of Seattle had the winning bid of \$472,192.20 for Specification No. 2926 and they were issued contract No. I2r-18969.<sup>19</sup> The third was Specification No. 2978

<sup>13</sup> U.S. Department of the Interior, Bureau of Reclamation, 1947, p. 76.

<sup>14</sup> "Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

<sup>15</sup> While this figure was touted in The Wenatchee Daily World the final total cost of the building was under this amount costing approximately \$560,826.59.

<sup>16</sup> "Straus Breaks Ground for New USBR Building in Ephrata...Basin Settlement to be Second 'Cherokee Strip'." *The Wenatchee Daily World*, November 7, 1949; "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951.

<sup>17</sup> "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951.

<sup>18</sup> U.S. Department of the Interior, Bureau of Reclamation, March 30, 1950, p. 3; U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 26-1.

<sup>19</sup> Thomson, 1951, pp. 3 & 5.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

for the installation of an elevator that would be supplied by Reclamation. Sound Elevator Company of Seattle won the contract No. 12r-19012 for Specification No. 2978.<sup>20</sup>

Construction of the building was planned to start immediately after the contract was awarded in 1949, but it was stalled because of extreme cold weather. Excavation of the building site did not occur until February 15, 1950. The first concrete was placed on March 9th with the footings. The footings had to be protected from excessive water by "draping the walls with burlap strips kept wet by canvas soil soaker house".<sup>21</sup> Concrete was brought to the job site by Columbia Concrete Pipe Company's transit-mix trucks and it was compacted by internal vibration. Construction of the foundation was done in stages so while one wall was finished another was being formed up and another would be in the 14-day water-curing period. Like the footings, the walls were "water-cured by draping the walls with burlap strips kept moist by water slowly dripping from canvas soil-soaker hose".<sup>22</sup>

Work on the building above the foundation started on June 28, 1950 with the placement of concrete in the basement for the interior walls. During this period of time in the Columbia Basin Project there was a severe shortage of manpower, therefore the contractor had to plan his work with this limited number of men "so that the concrete crews, brickmasons, plumbers, and electricians could work simultaneously" to complete this contract on time.<sup>23</sup> This was accomplished with placing only one-half of a concrete floor at a time "so that the brickmasons could work on the half that was placed" and "all brick was laid from the inside of the building" so no outside scaffolding was needed.<sup>24</sup> An estimated 950,000 bricks were used in the building.<sup>25</sup> The contractor was hiring as many skilled union bricklayers as they could and were paying the highest scale in the state of Washington of \$22 a day, plus \$8 subsistence money, and free room rent. There were about 15 sub-contractors involved in the construction of this building from all around Washington State. They included the Columbia Concrete Pipe Company in Ephrata to E. T. Pybus Company in Wenatchee to Morgan Electric of Seattle to James Smyth Plumbing and Heading Company in Spokane to the Larson Brothers, who were painters from Tacoma to name a few of the firms needed for the job.<sup>26</sup>

The actual number of workers used by Walter W. Harfst Company, Inc. seems to differ as the official Reclamation report stated that a maximum of 50 men were employed in its construction.<sup>27</sup> Although *The Wenatchee Daily World* reported that there were some 60 employees of the contractor and subcontractors working in July 1951 which would increase to 120 workers in September. Needless to say the contractor needed as many men as possible for work was non-stop on the building except for July 27, 1950 when for five minutes a short ceremony was held to place a time capsule in the granite cornerstone. Once again Gale Matthews was chosen for this event. Matthews, an Ephrata abstract title man, was one of the original four men who originally conceived of the idea of the Columbia Basin Project. Columbia Basin Project's Supervising Engineer H.A. Parker assisted Matthews in placing historical documents and miniature Masonic emblems into a metal box that went into a slot into the cornerstone. While a more elaborate ceremony had been discussed earlier, it was deemed impossible due to the construction schedule, nonetheless the Grand Coulee lodge No. 120, Free and Accepted Masons presented the miniature Masonic emblems at this occasion.<sup>28</sup>

The exterior walls used Granger red rag brick for the facing with different colored mortar between the bands to make the stripes stand out and concrete "brick" for the backing along with poured concrete floors.<sup>29</sup> This

<sup>20</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 45.

<sup>21</sup> Ibid.

<sup>22</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-1.

<sup>23</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 45.

<sup>24</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, pp. 45, 46-2.

<sup>25</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, pp. 45, 46-1.

<sup>26</sup> "Bricklayers Pause for Ephrata USBR Ceremony" *The Wenatchee Daily World*, July 28, 1950.

<sup>27</sup> Thomson, 1951, p. 6.

<sup>28</sup> "Bricklayers Pause for Ephrata USBR Ceremony" *The Wenatchee Daily World*, July 28, 1950.

<sup>29</sup> Thomson, 1951, p. 8.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

Granger brick came from Granger Brick and Tile Company [aka Granger Clay Products] located southeast of the town of Granger, Washington.<sup>30</sup> Internal walls were poured concrete in the basement while other floors has concrete "brick" with raked joints for a plaster key or some were clad in Granger red rag brick that was covered in metal lath and plaster over steel framing.

All rooms had florescent lights and the building was heated by forced air from a central heating electrical plant. While the building was the largest of the Columbia Basin Project administration buildings it was much unadorned in its interior. The inside featured plastered walls of "new light-weight perolite aggregate" and "[n]atural-finished hardwood laminated doors [to] carry out the simple design of the building".<sup>31</sup> Reclamation was very active in photographing the development of their irrigation projects and while there were photographers stationed at Grand Coulee a photographic lab was moved into the basement of this building in room No. 30 and it was "the first "tailor-made" workshop of this type on the project".<sup>32</sup>

Extra work order No. 1 was issued for installation of 44 electric clock outlets and installation of a bathroom in Basement Room No. 26. In addition the light fixtures were changed out per change order No. 1 in rooms 111, 113, 202-201, and 222-226. The women's bathrooms in Room No. 115 and 213 were modified and the excess stalls and fixtures were reinstalled in the women's bathroom No. 311.<sup>33</sup> Additional other minor changes were done on the contract during construction.

The final details of the 48,000 square foot building included a stainless steel 50-foot high flagpole and aluminum illuminated sign installed at the corner of C Street and West Division Avenue. The Columbia Basin Project Irrigation Division Headquarters Office's was completed by April 2, 1951 and was accepted as completed by Reclamation on April 9, 1951.<sup>34</sup>

Prior to the official opening Reclamation undertook as massive moving campaign called "Operation Ephrata". On April 14 eight divisions of the Columbia Basin Project started moving 60 miles from Grand Coulee Dam to Ephrata. These included the Irrigation Construction, the Project Development, and the Irrigation Operation and Maintenance which all originally had been in one Irrigation Division.<sup>35</sup> The move was led by 120 men and women with each division having from April 14-22 to get moved to Ephrata.<sup>36</sup> Reportedly there were approximately "100,000 pounds of equipment, rapid fire typewriters, and other furniture and files" moved in "Operation Ephrata".<sup>37</sup> This was a seamless operation so much so there was not to be more than one working day lost from leaving Grand Coulee Dam to the being in the new office in Ephrata.<sup>38</sup> The influx of 120 employees and their families created a housing problem. It was noted that "[s]helters are being procured in Ephrata "bivouac area" by individual families".<sup>39</sup> The new building housed the offices for all of the Supply, Finance, Legal, Land, Information, Camp Maintenance, Project Development, and Personnel departments of the Columbia Basin Project.<sup>40</sup> It also was the headquarters for construction along with operation and

<sup>30</sup> Lester, David. "Granger brickyard is one of Yakima Valley's hidden stories" *The Seattle Times*, September 30, 1951.

<sup>31</sup> "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951; U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-2.

<sup>32</sup> "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951

<sup>33</sup> Thomson, 1951, pp. 3-4.

<sup>34</sup> Thomson, 1951, pp. 1-3; U. S. Department of the Interior, Bureau of Reclamation, 1951, p. 43; "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951.

<sup>35</sup> "Bureau Announces Reorganization." *Grant County Journal*, October 26, 1950.

<sup>36</sup> "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951; Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

<sup>37</sup> Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

<sup>38</sup> "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951; Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951.

<sup>39</sup> Bureau Men Move to Ephrata." *The Grant County Journal*, March 1, 1951. The Wenatchee Daily World article from April 18, 1951 says the move would bring "about 125 additional families to Ephrata.

<sup>40</sup> Thomson, 1951, pp. 1-3; U. S. Department of the Interior, Bureau of Reclamation, 1951, p. 43



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

maintenance work at Coulee Dam and throughout the Columbia Basin Project.<sup>41</sup> H. H. Parker, who was the first district manager [Irrigation Division Manager] in this building, had his office on the second floor.<sup>42</sup>

The building was officially opened on April 19, 1951 in a ceremony complete with the Ephrata High School Band that was arranged by the Ephrata Chamber of Commerce in cooperation with Reclamation. This front page event included a flag raising ceremony where at 10:30 am the American flag was hoisted up the flagpole by Queen Ephrata [aka Ms. Hope Glasscock] and H.A. "Happy" Parker, the first Reclamation Columbia Basin Project district manager in the building, while the high school band, directed by Gordon Hogan, played "The Star Spangled Banner". Several speeches were given including one by William "Billy" Clapp who speaking for the mayor "declared that Ephrata is the headquarters for one of the largest and best irrigation projects in the whole world" and said that "[t]he coming of the headquarters of the bureau to Ephrata, should be an inspiration to all who live here to make the city more beautiful, provide cultural attractions, and keep it clean and pure" and he.<sup>43</sup> Bruce Eslick, president of the Ephrata Chamber of Commerce, welcomed Reclamation staff to Ephrata and said "we have looked forward to this event for a long time".<sup>44</sup>

<sup>41</sup> U.S. Department of the Interior, Bureau of Reclamation, 1950, p. 46-3

<sup>42</sup> "Bureau to Be in New Building by April 22." *Grant County Journal*, April 19, 1951.

<sup>43</sup> "Flag Raised Over Bureau Building." *Grant County Journal*, April 26, 1951; Ephrata USBR Headquarters to be Opened." *The Wenatchee Daily World*, April 18, 1951.

<sup>44</sup> *Ibid.*

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

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## 9. Major Bibliographical References

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Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

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**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☒ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

## 10. Geographical Data

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or X NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u>11</u> Zone	<u>307119.19</u> Easting	<u>5244035.24</u> Northing	3	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing
2	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing	4	<u>    </u> Zone	<u>    </u> Easting	<u>    </u> Northing

**Or Latitude/Longitude Coordinates**  
(enter coordinates to 6 decimal places)

1	<u>    </u> Latitude	<u>    </u> Longitude	3	<u>    </u> Latitude	<u>    </u> Longitude
2	<u>    </u> Latitude	<u>    </u> Longitude	4	<u>    </u> Latitude	<u>    </u> Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated building is located SW  $\frac{1}{4}$   $\frac{1}{4}$  Section of the NW  $\frac{1}{4}$  of Section 15, Range 26 East, Township 21 of the Willamette Meridian, in the Ephrata U.S.G.S. Quadrangle in Grant County, Washington, and is legally described as Lots 7-13, Block 3 of the Jesse Cryus 1<sup>st</sup> Addition of Ephrata, Washington. It is otherwise identified as Tax Lot 130291000 at the said location.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot (175 feet x 150 feet) that is occupied by the Columbia Basin Project Irrigation Division Headquarters building.

## 11. Form Prepared By

name/title Kelsey J. Doncaster/Historian

organization U.S. Department of the Interior, U.S. Bureau of  
Reclamation

date 10/16/2018

street & number Columbia-Cascades Area Office/1917 Marsh Road telephone 509-575-5848 ext. 261

city or town Yakima state WA zip code 98901

e-mail kdoncaster@usbr.gov

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

**Additional items:** (Check with the SHPO or FPO for any additional items.)



Blue arrow pointing to Columbia Basin Project Irrigation Division Headquarters Office on Ephrata USGS Quad.  
UTM is 11 307119.19E 5244035.24N.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

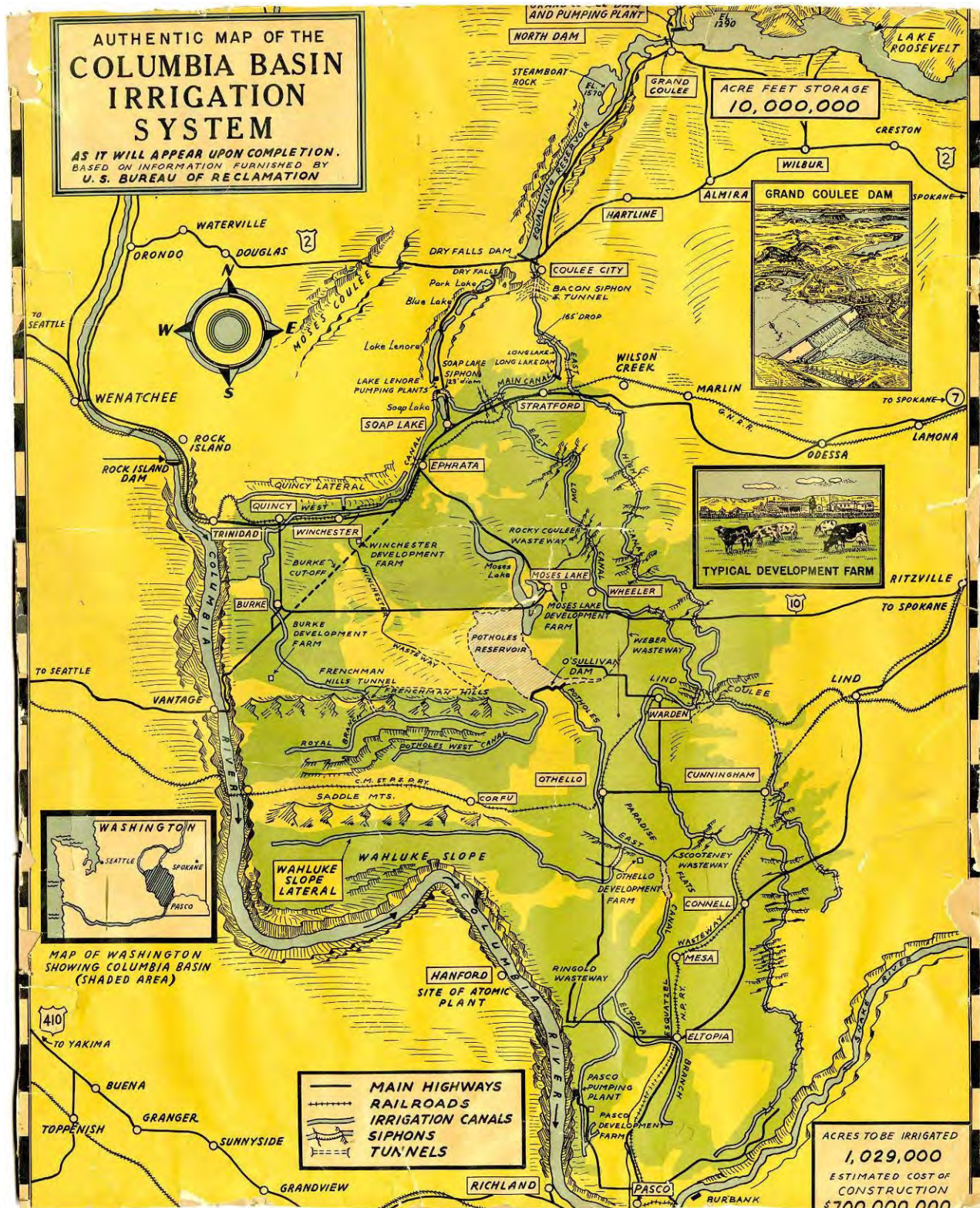


Columbia Basin Project Irrigation Division Headquarters Office building and lot enclosed in red nomination boundary.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

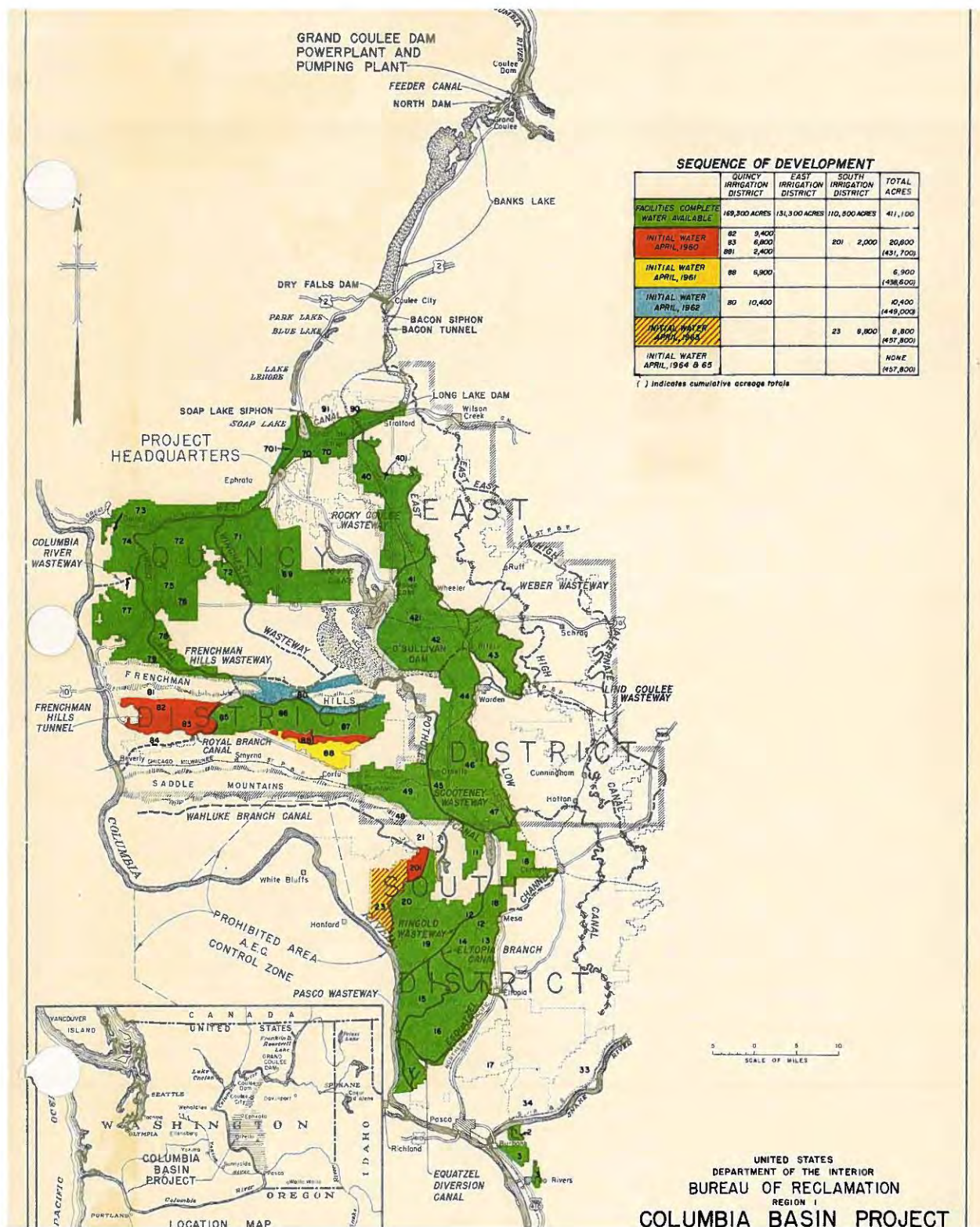


Map printed by Lindgren-Turner Co. of Spokane in c.1954. From Washington Rural Heritage <http://www.washingtonruralheritage.org> Note while mostly accurate the Potholes West Canal and East High Canals were never built and the Wahluke Slope Lateral was renamed the Wahluke Branch Canal (see next map).



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Reclamation map from 1959 showing the Columbia Basin Project constructed to date and the project headquarters in the middle left [which is the Columbia Basin Project Irrigation Division Headquarters Office]

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Conceptual 1949 drawing by J. Mac Gilchrist included in Reclamation Specification No. 2926.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



1959 Reclamation photograph of the Columbia Basin Project Irrigation Division Headquarters Office. Photograph located in Reclamation's Ephrata Field Office files.

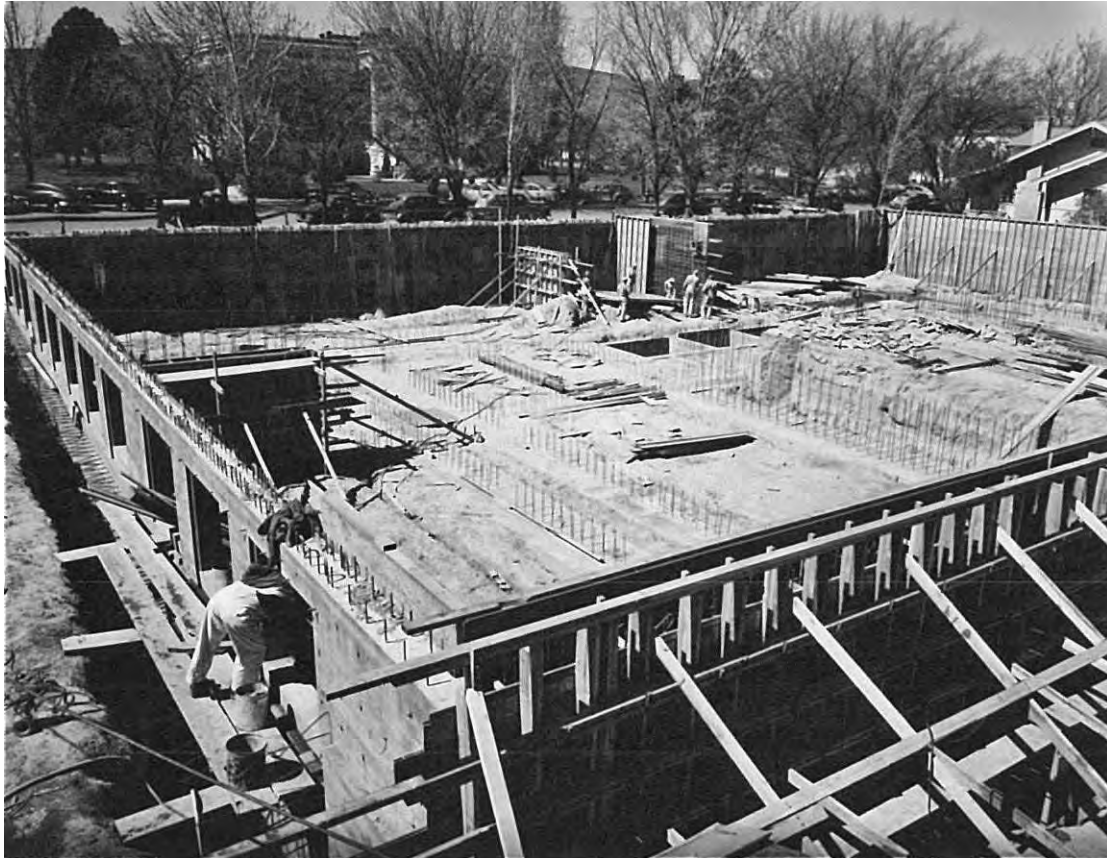


Columbia Basin Project Irrigation Division Headquarters Office – 2012 digital photograph by Kelsey J. Doncaster.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

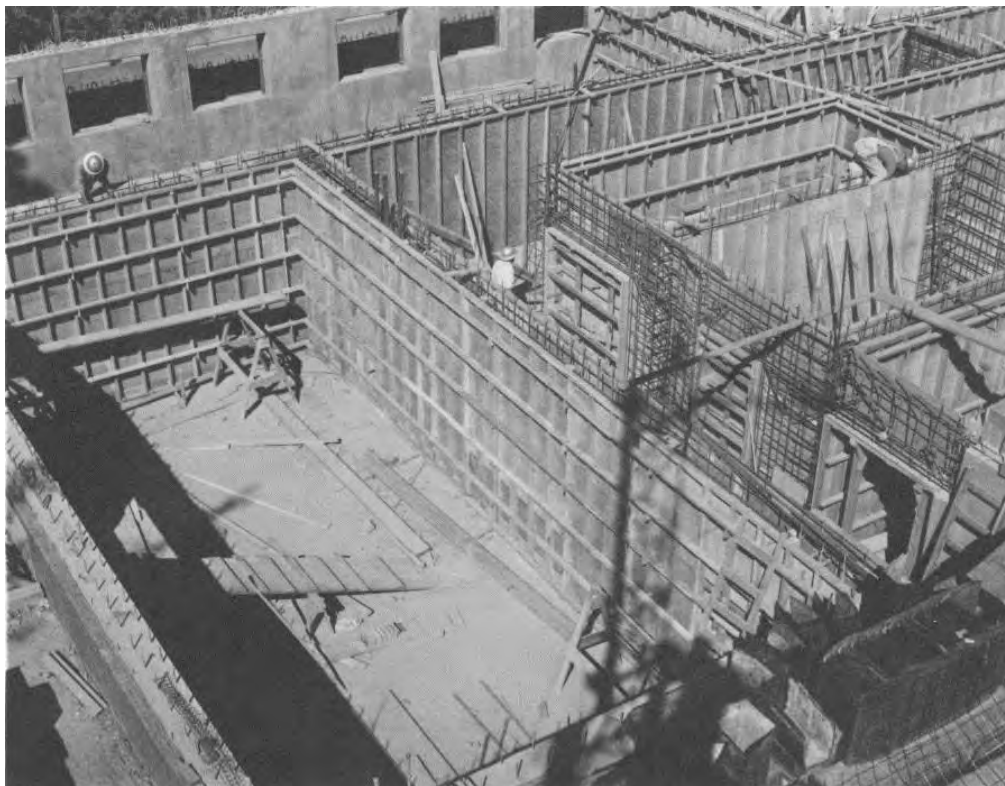
Grant County, Washington  
County and State



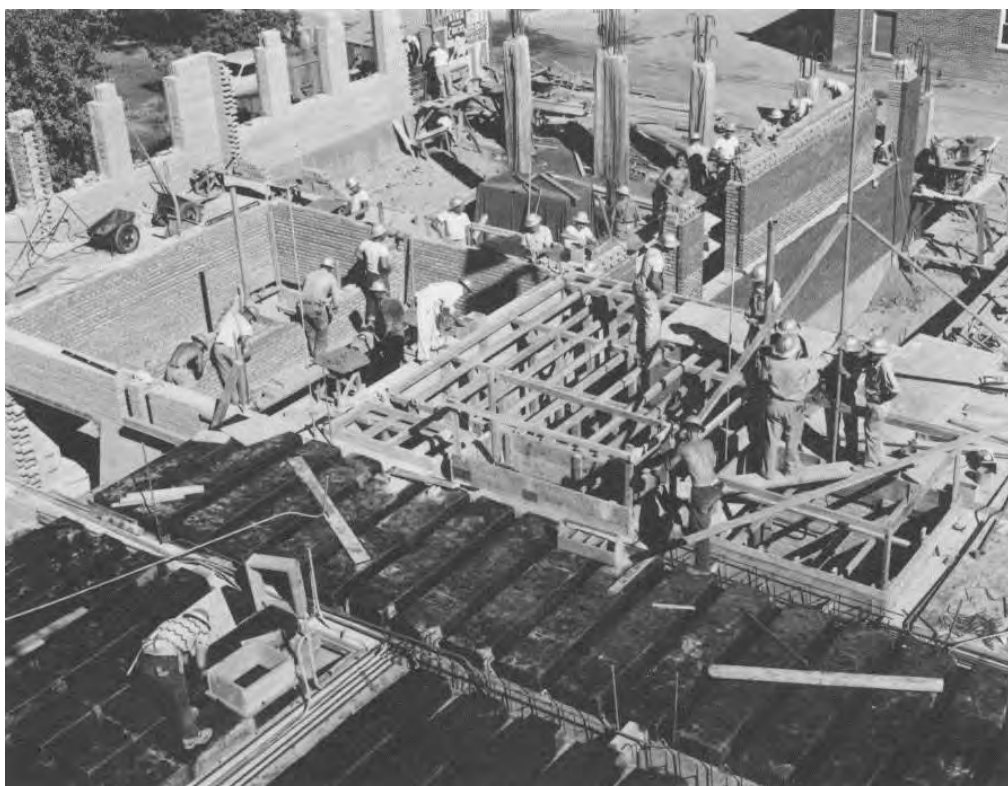
This general view of construction of foundations for the three-story Ephrata Office Building illustrates three stages in the construction of foundations: the wall in the foreground is formed up, ready for placement of concrete; the wall in the background has been poured, the forms removed, and the wall is being water-cured by draping the walls with burlap strips kept moist by water slowly dripping from canvas soil-soaker house; and the wall on the left has completed the 14-day water-curing period. Reclamation Photograph No. 4-3695, April 24, 1950

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



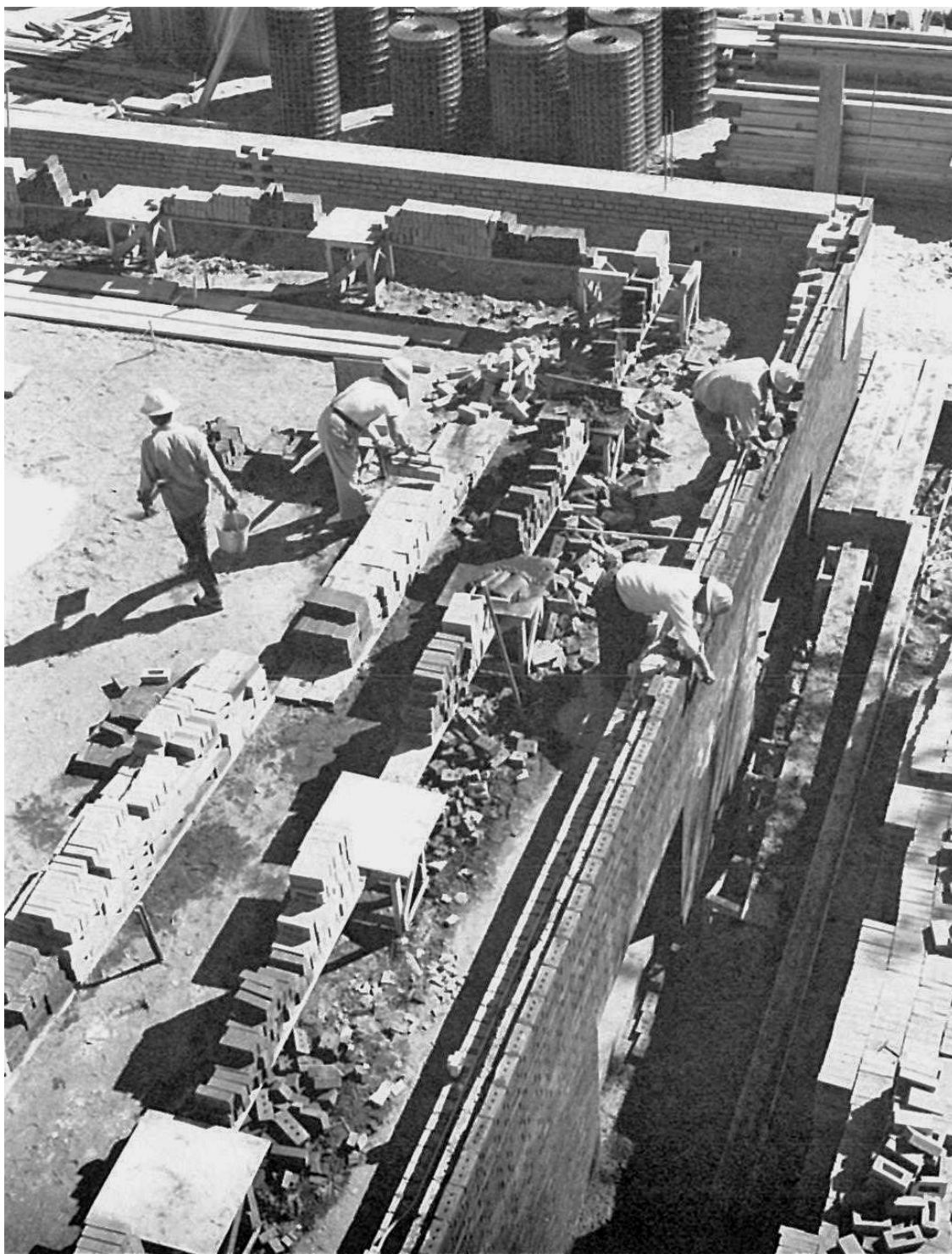
Forms in place for interior basement walls. Note electrical conduit, outlet boxes and reinforcing steel in open section of corridor wall. Reclamation Photograph No. 4-4170, July 31, 1950



In the foreground carpenters are building forms in preparation for concrete placing. In the background brick masons are bringing up the interior and exterior walls between the first and second floor. Reclamation Photograph No. 4-4261, August 30, 1950

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

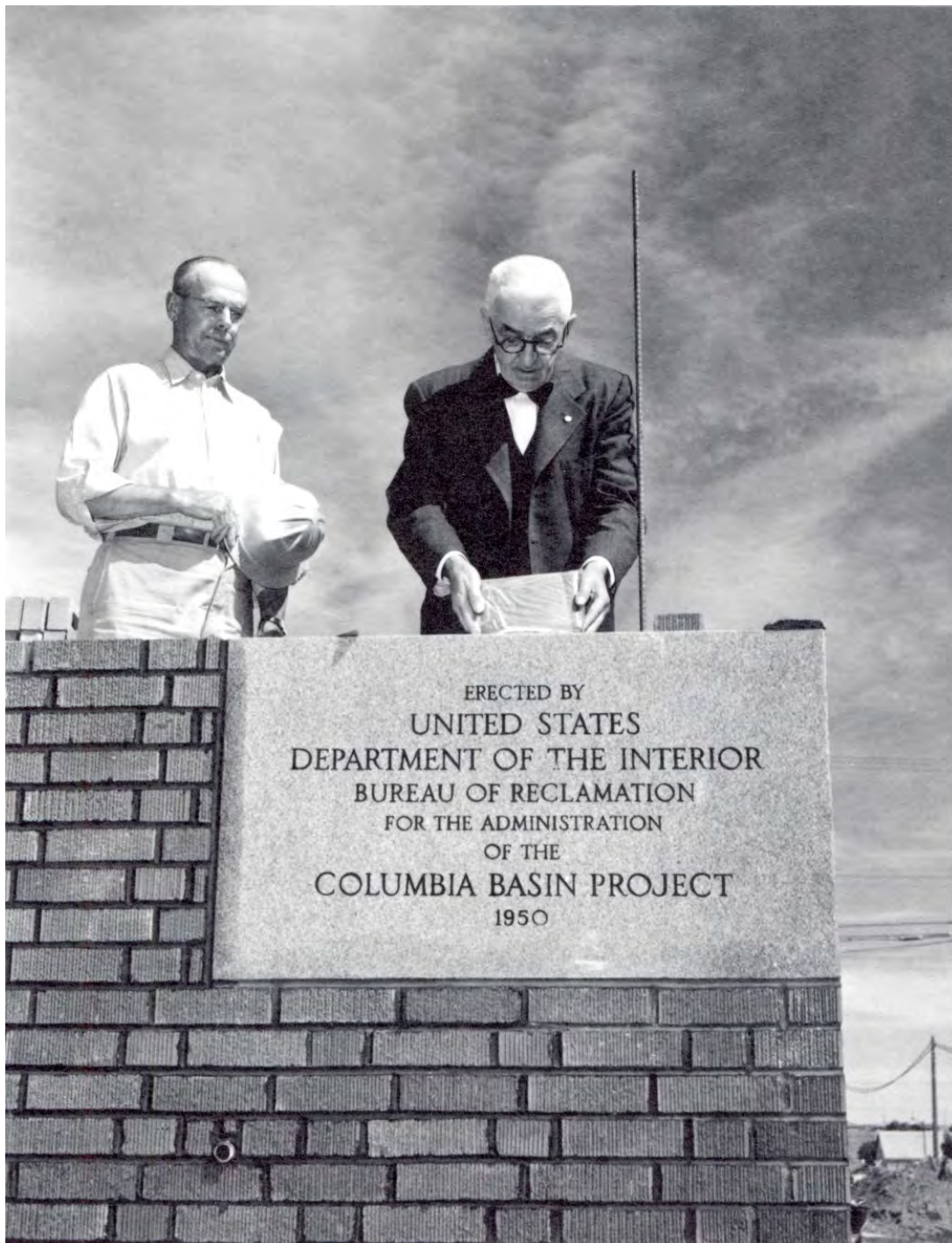


This photo shows brick masons at work on the front wall of the building. The exterior walls are of reinforced brick masonry, using Granger red rag brick for facing, and concrete brick for backing. Interior walls are of concrete brick with raked joists for a plaster key. All brick was laid from the inside of the building, eliminating any need for outside scaffolding. All electrical conduit and outlet boxes were embedded in the masonry walls as they were built. All plumbing in the masonry walls was installed in pipe chases. Reclamation Photograph No. 4-4169, July 31, 1950.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



A cornerstone laying ceremony at Ephrata on July 27, 1950, Mr. W. Gale Matthews, long-time resident of the Columbia Basin Project Area, staunch advocate of the project, inserts a package of artifacts of the age in a receptacle in the cornerstone. Supervising Engineer, H.A. Parker assisted in the ceremony. Reclamation Photograph No. 4-4151, July 27, 1950

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Brick masons working on the first floor of the Ephrata Office Building. Approximately 950,000 bricks are required. Reclamation Photograph No. 4-4183, August 3, 1950.

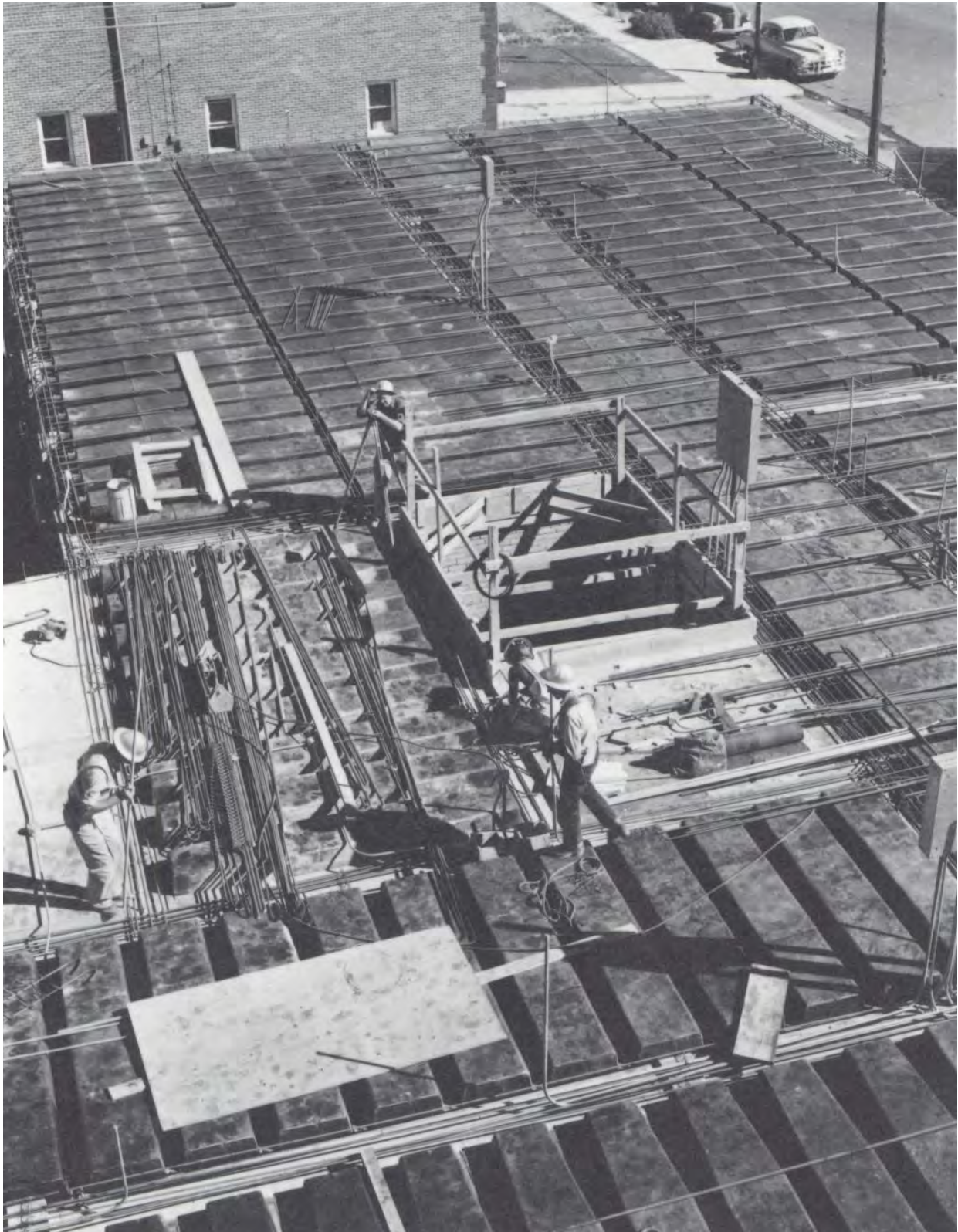


Third floor framing for pan joists. Reclamation Photograph No. 4-4488, October 10, 1950.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

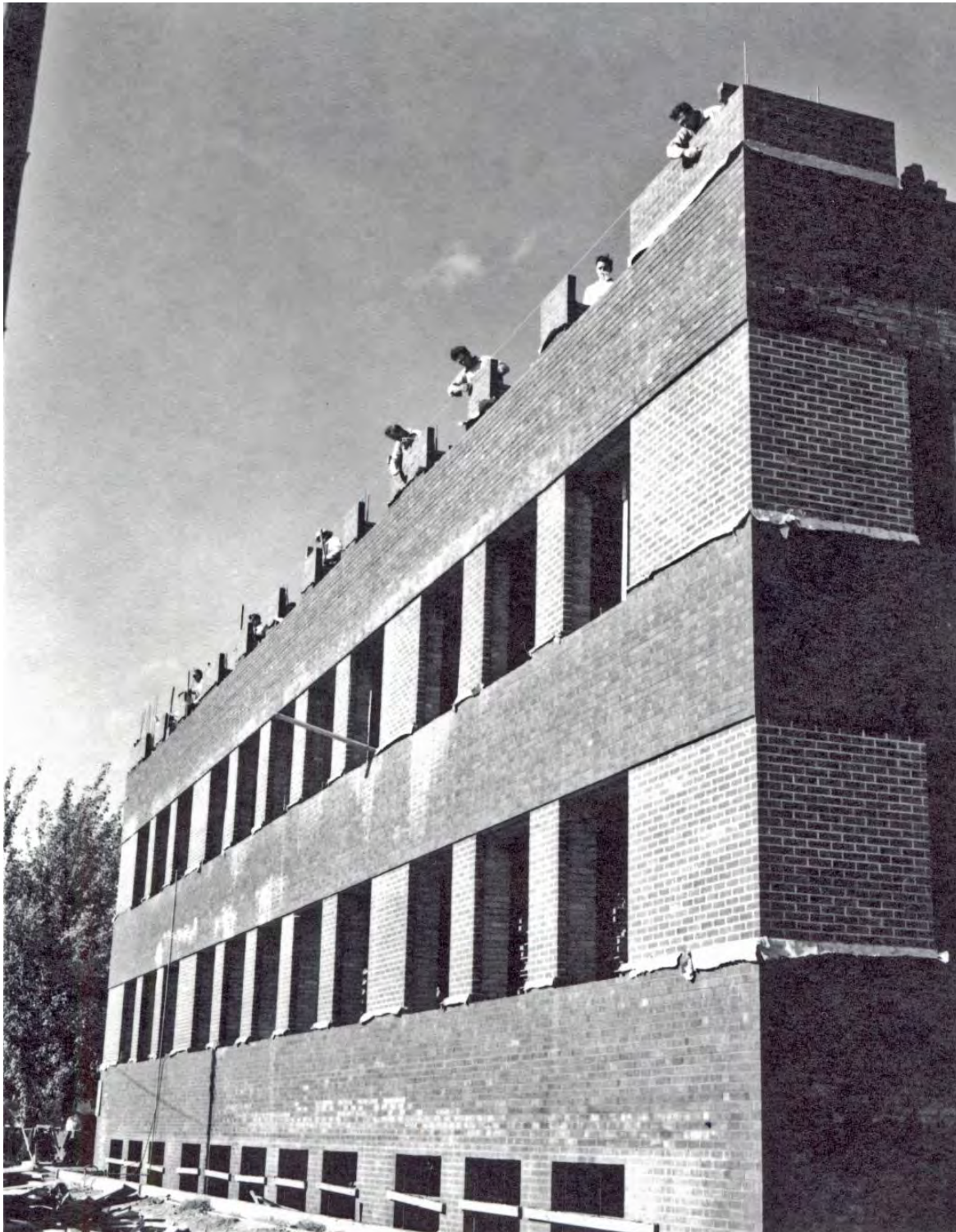


Instrument man leveling pans and steel men placing reinforcing steel in preparation for concrete placing second floor of the Ephrata Office Building. Reclamation Photograph No. 4-4262, August 30, 1950.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Brick masons working on the south wall, third floor of the Ephrata Office Building.  
Reclamation Photograph No. 4-4485, October 10, 1950.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Clean-up crew cleaning structural concrete after sandblasting in preparation for placing bonded concrete floor topping in the Ephrata Office Building. Reclamation Photograph No. 4-4681, January 3, 1951.



Instrument man leveling screeds in preparation for placing bonded concrete floor topping in the Ephrata Office Building. Reclamation Photograph No. 4-4680, January 3, 1951.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Concrete finisher operating power troweling machine on bonded concrete floor topping in the Ephrata Office Building.  
Reclamation Photograph No. 4-4679, January 3, 1951.



Exposed pan formed joists of Room No. 218, Ephrata Office Building.  
Reclamation Photograph No. 3130, December 17, 1951



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Concrete finisher finishing the floor in the basement corridor. Note ductwork at top of picture.  
Reclamation Photograph No. 4-4489, October 10, 1950.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Completed building built to house the District Offices of the Irrigation Division.  
Reclamation Photograph No. 30274 July 10, 1951.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Rear view of the completed Ephrata Office Building. Note the contrast in colored mortar used in masonry.  
Reclamation Photograph No. 31300, December 17, 1951.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

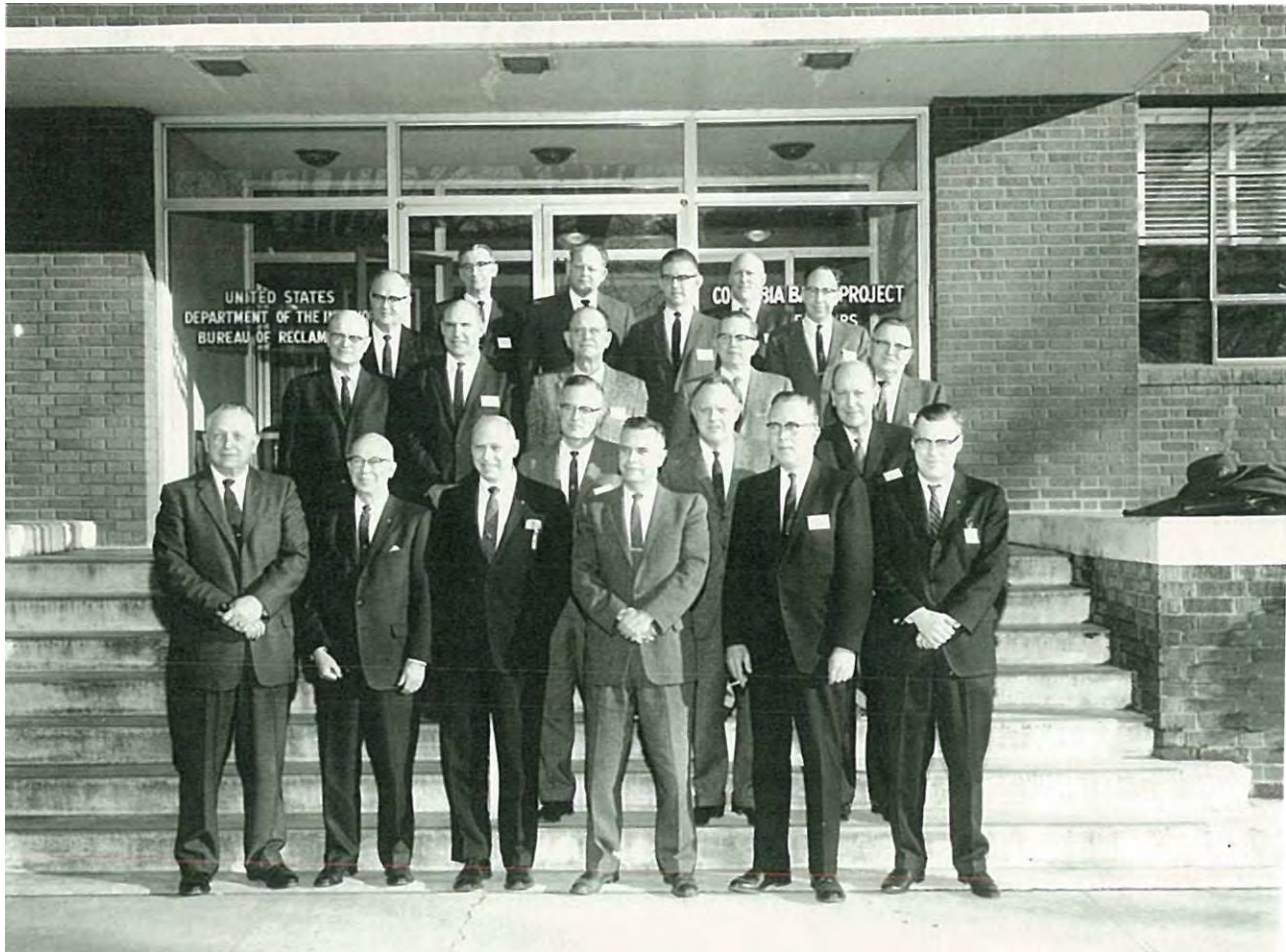


View of third floor corridor after completion of the building. Note the exposed wire on the ceiling which is a portion of the fire alarm system. Reclamation Photograph No. 31301, December 17, 1951.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

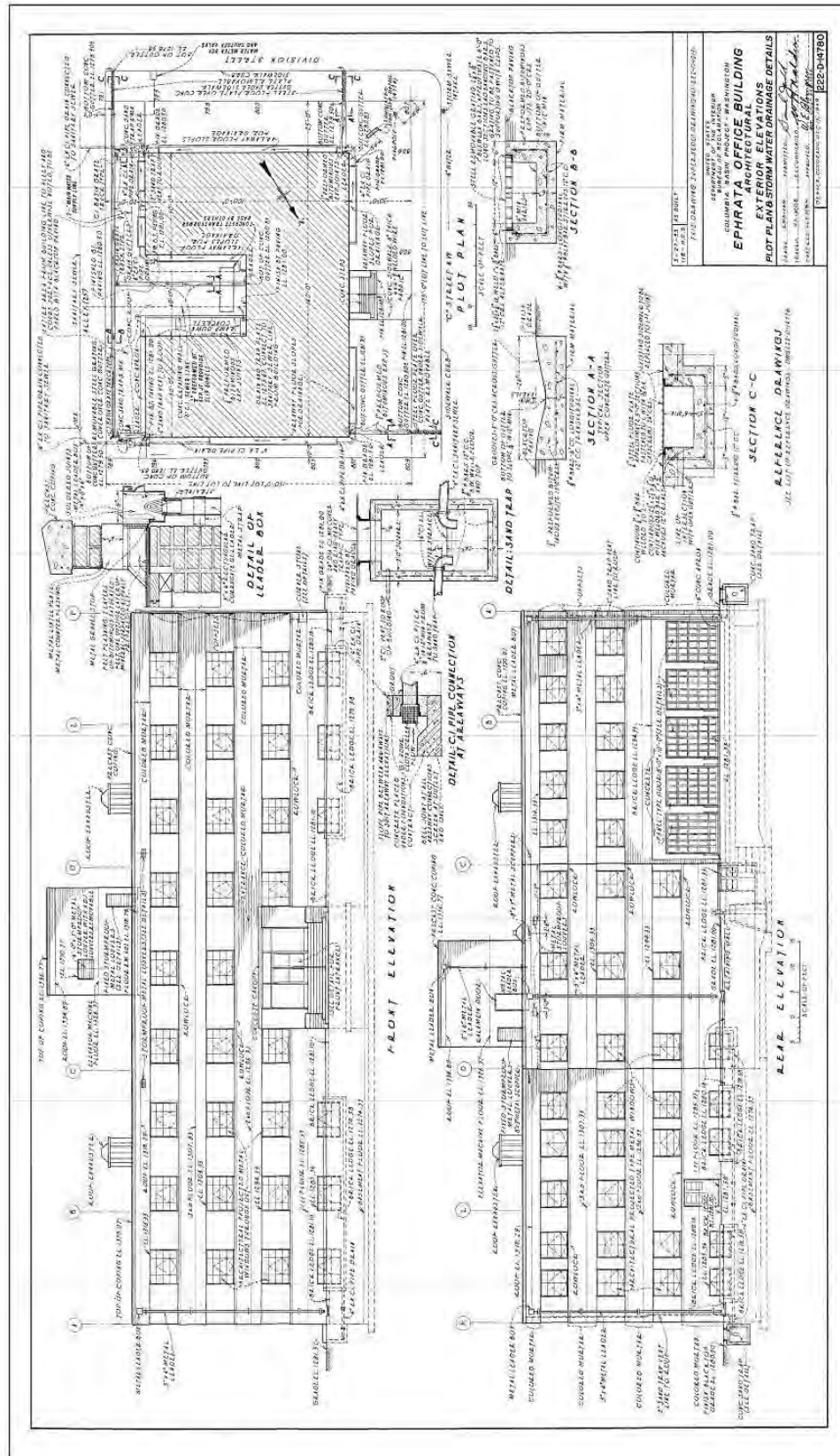
Grant County, Washington  
County and State



Reclamation Photograph No. P222-116-43916 showing "Members of the Columbia Basin Project administrative staff and Bureau of Reclamation officials from higher offices ended a three-day staff conference in Ephrata [on] February 15, 1962."  
In the background is the new configuration of the entrance to the building that was from 1960-2004.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

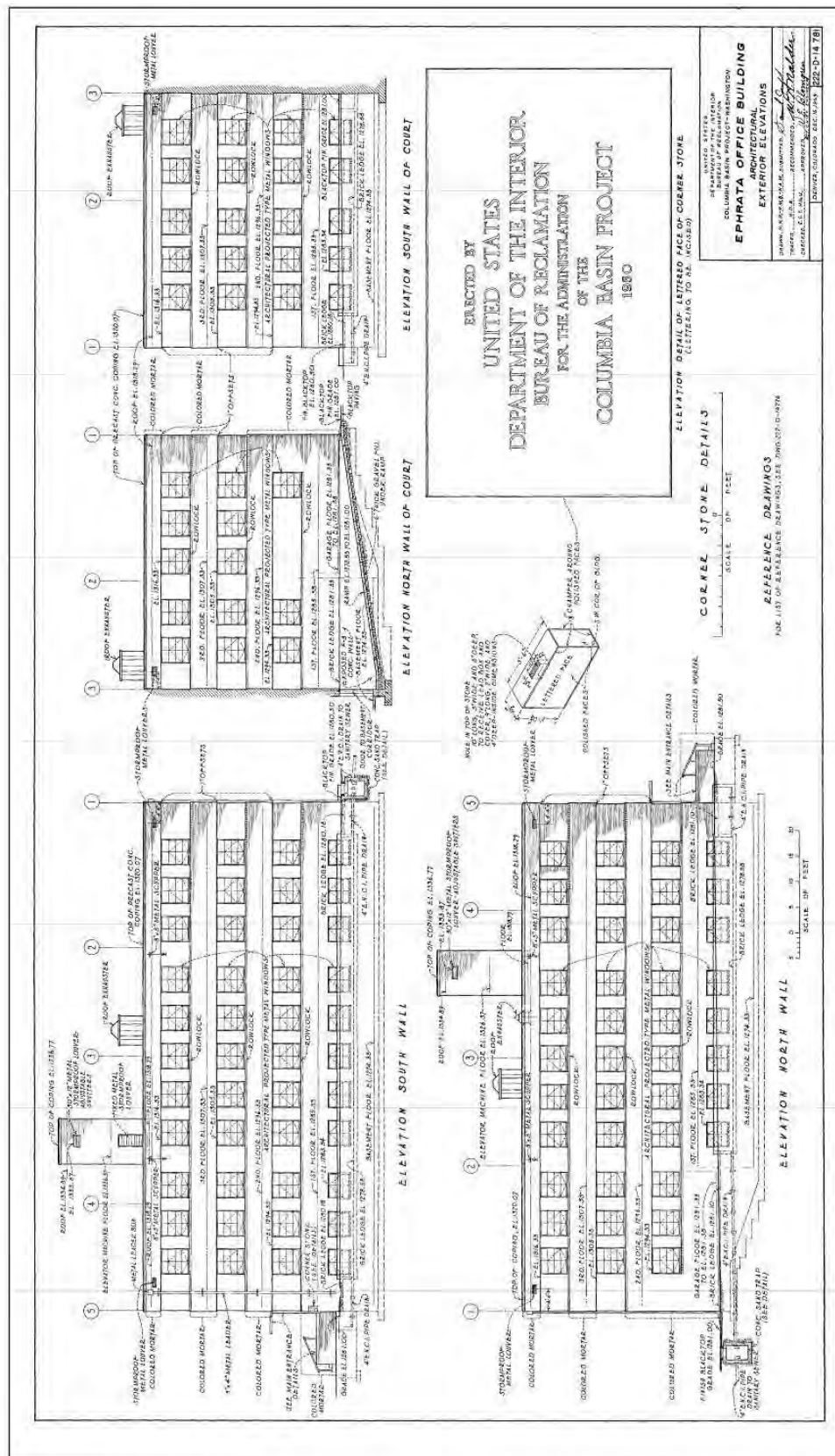


Ephrata Office Building Architectural Exterior Elevations Plot Plan & Storm Water Drainage Details, Reclamation Drawing No. 222-D-14780, as built dated March 27, 1953.



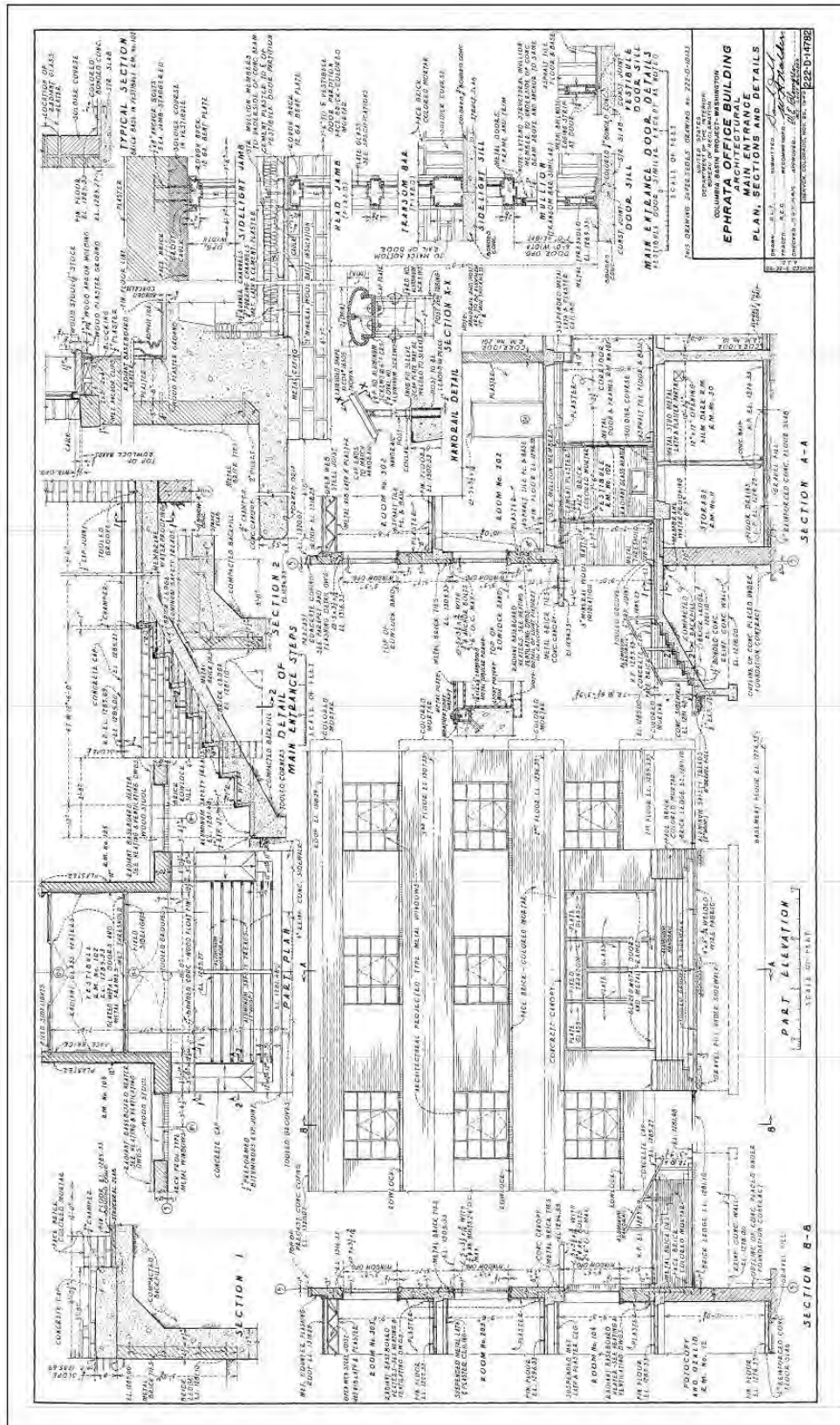
Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

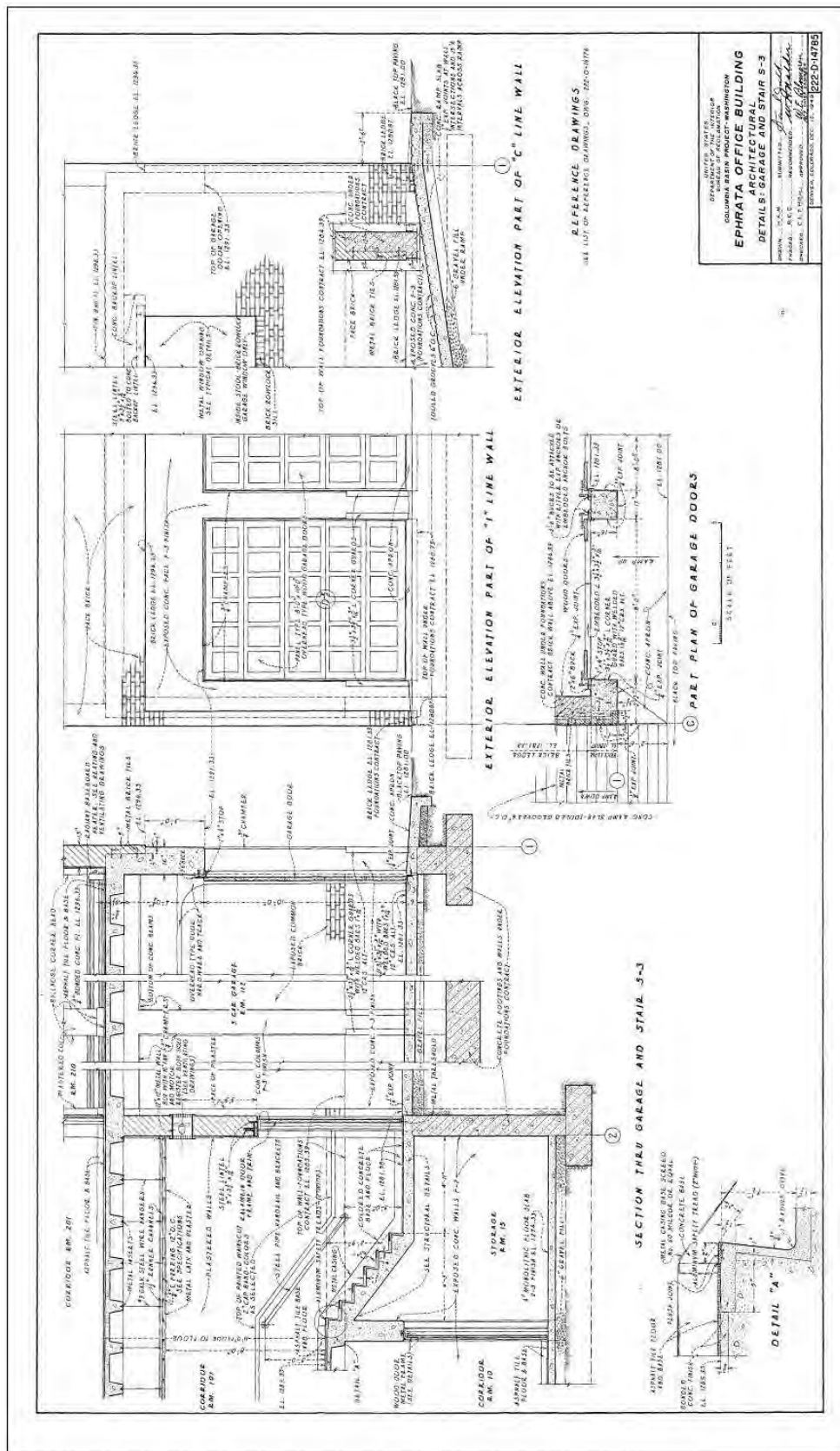
Grant County, Washington  
County and State



Ephrata Office Building Architectural Main Entrance Plan, Sections, and Details,  
Reclamation Drawing No. 222-D-14782, revised September 26, 1950.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

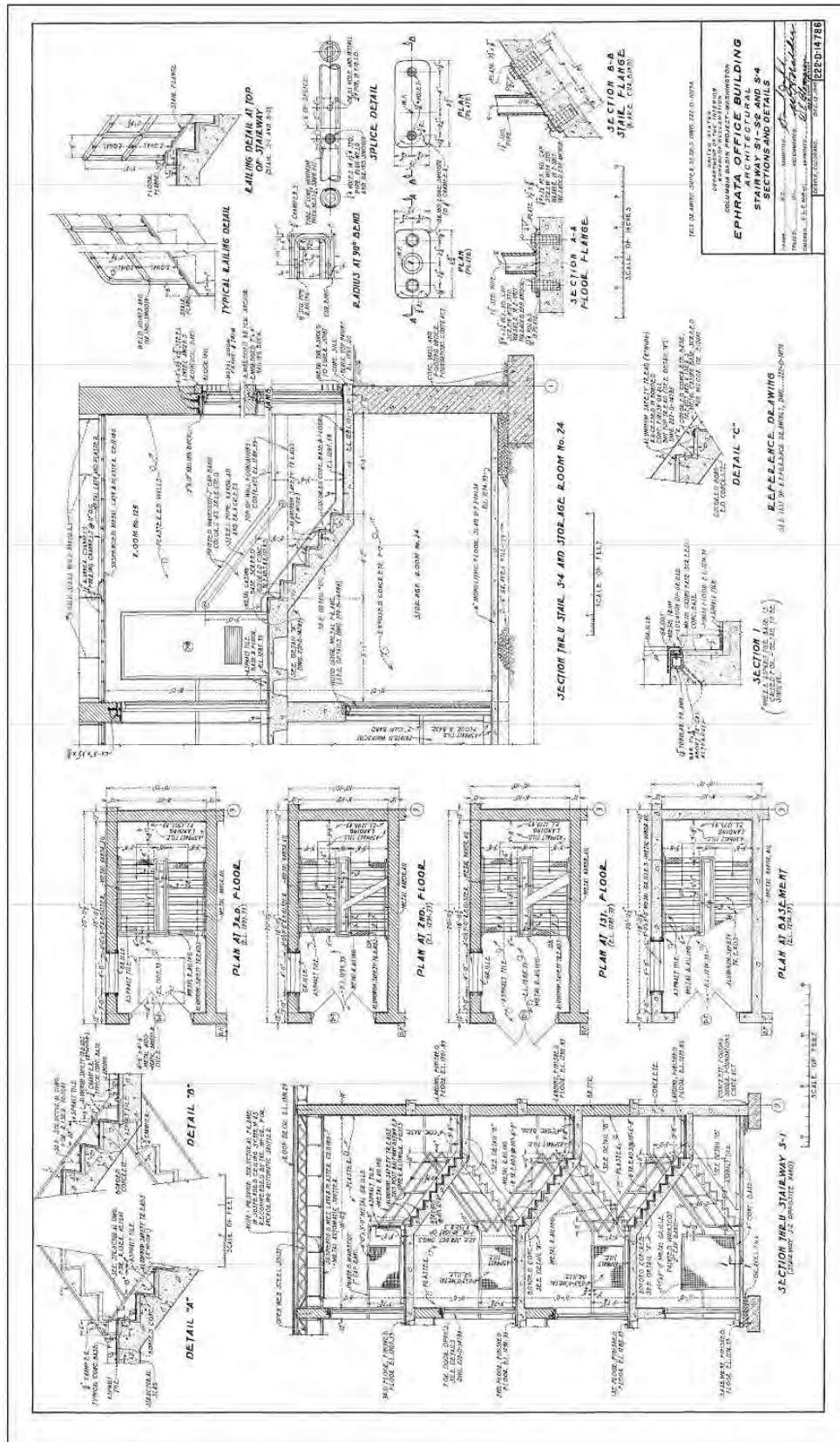
Grant County, Washington  
County and State



Ephrata Office Building Architectural Details: Garage and Stair, S-3,  
Reclamation Drawing No. 222-D-14785, December 15, 1949.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

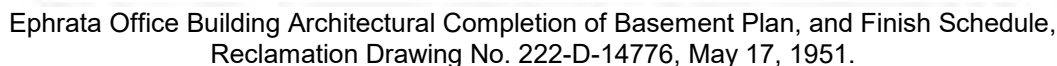
Grant County, Washington  
County and State



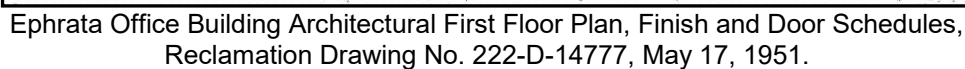
Ephrata Office Building Architectural Stairway, S-1, S-2, and S-4, Sections and Details  
Reclamation Drawing No. 222-D-14786, December 15, 1949.



Grant County, Washington  
County and State

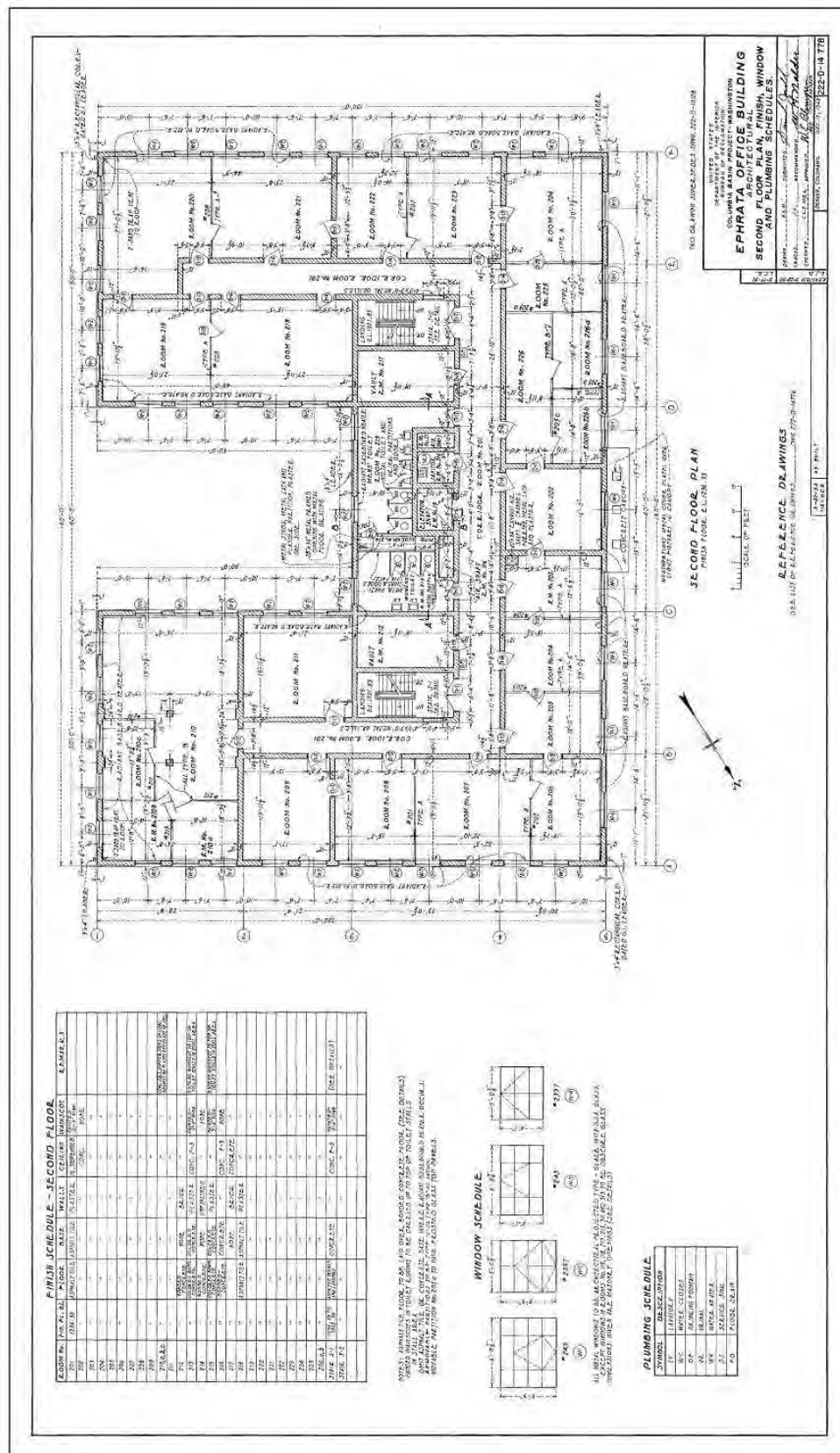


Grant County, Washington  
County and State



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

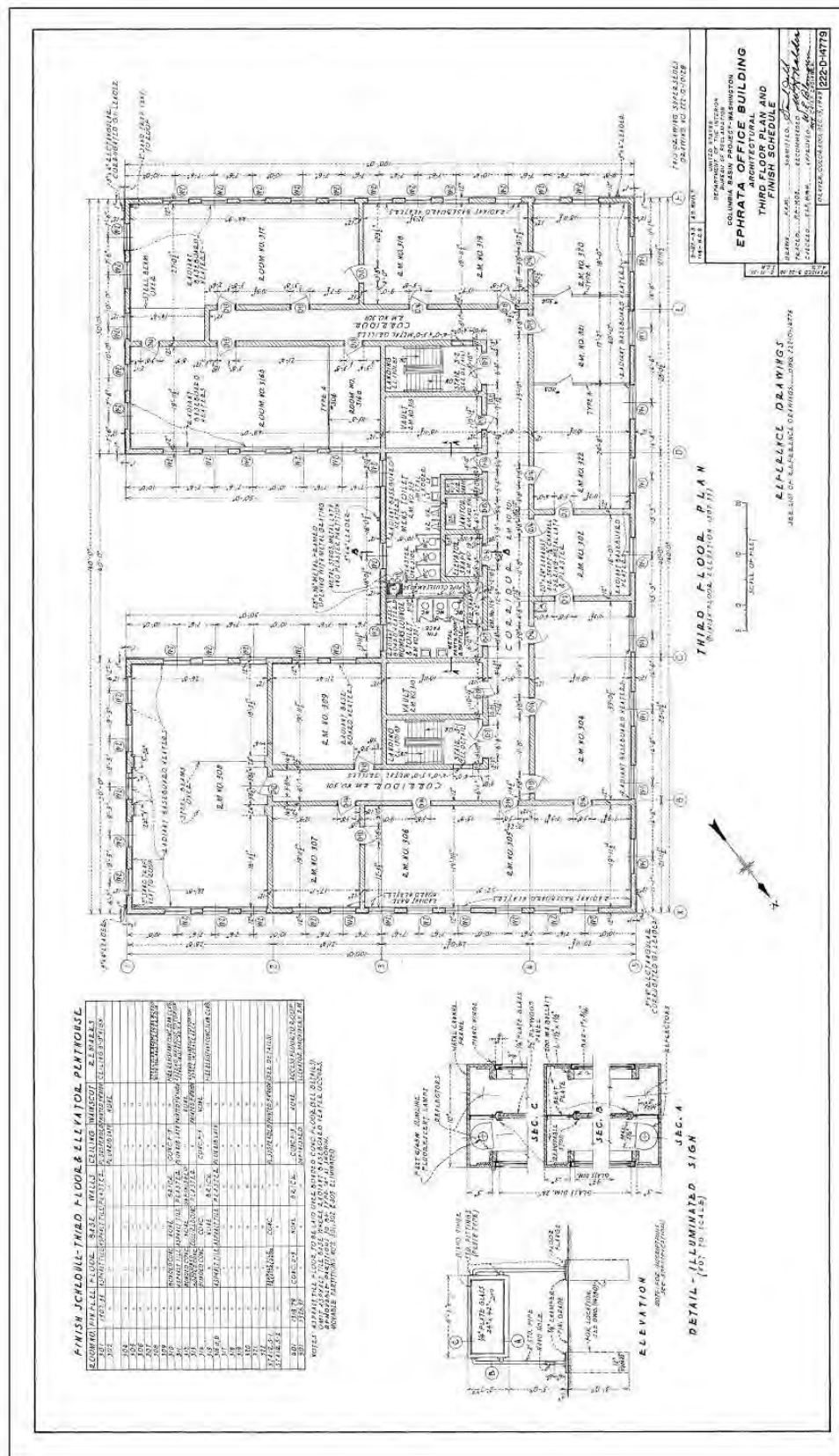
Grant County, Washington  
County and State



Ephrata Office Building Architectural Completion of Second Floor Plan, Finish and Plumbing Schedules, Reclamation Drawing No. 222-D-14778, May 17, 1951.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

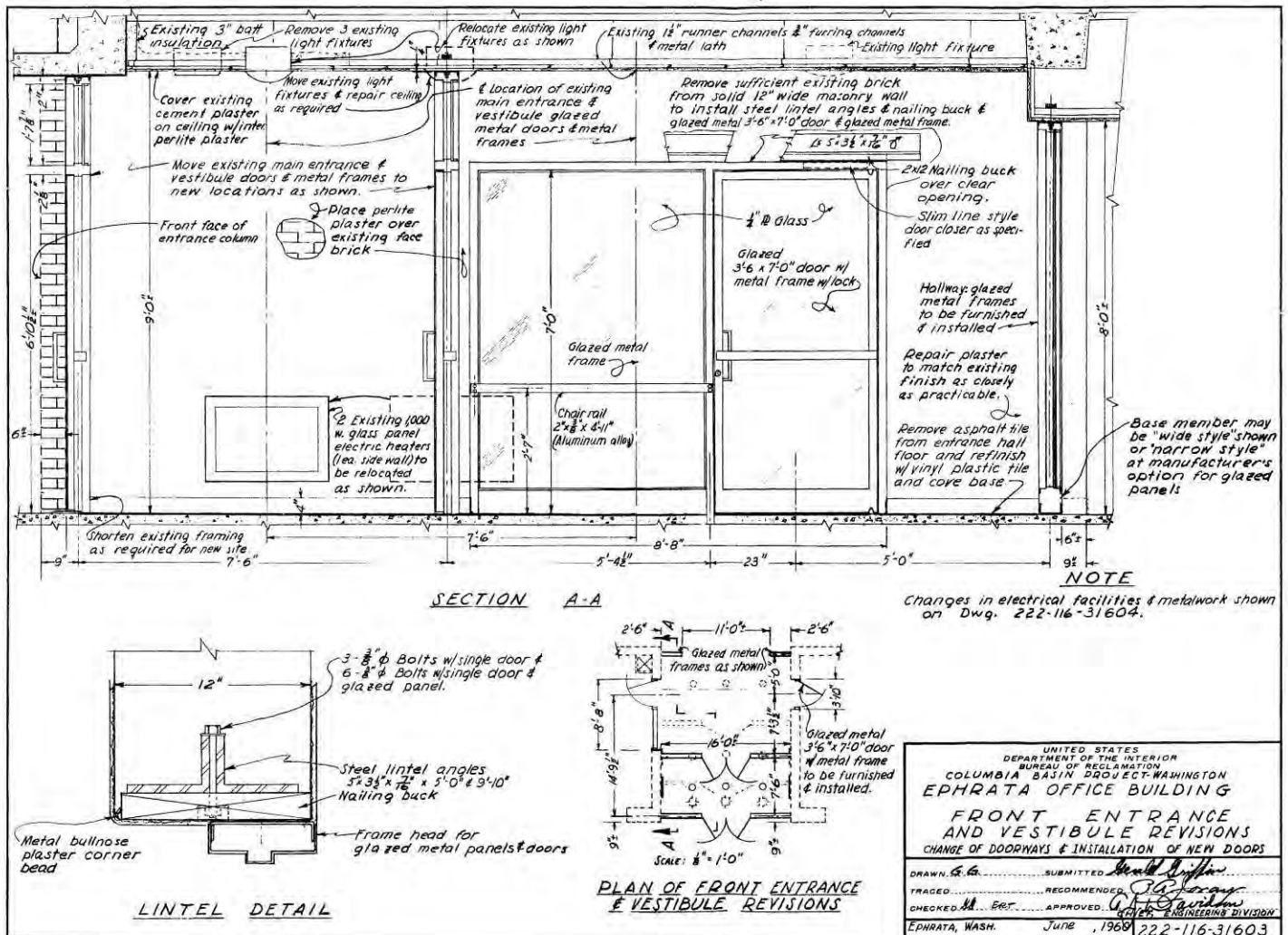


Ephrata Office Building Architectural Third Floor Plan and Finish Schedule, Reclamation Drawing No. 222-D-14779, as built March 27, 1953.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Ephrata Office Building Front Entrance and Vestibule Revisions Reclamation Drawing No. 222-116-31603, June, 1960.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Columbia Basin Project Irrigation Division Headquarters

**City or Vicinity:** Ephrata

**County:** Grant **State:** WA

**Photographer:** Kelsey J. Doncaster,

**Date Photographed:** May 29, 2018.

**Description of Photograph(s) and number:**

1 of 20.



Photo No. 1 – Columbia Basin Project Irrigation Division Headquarters Office – Front Elevation.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 2 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of North and Front Elevations.



Photo No. 3 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of South and Front Elevations. Compare with historic photographs and artists drawing.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 4 – Columbia Basin Project Irrigation Division Headquarters Office – South Elevation.



Photo No. 5 – Columbia Basin Project Irrigation Division Headquarters Office – Rear Elevation.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 6 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of South and Rear Elevations. Note non-historic emergency exit stairs on the rear elevation.



Photo No. 7 – Columbia Basin Project Irrigation Division Headquarters Office – Detail of the courtyard space within the of the building's rear elevation.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 8 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of North and Rear Elevations.  
Compare with historic Reclamation photograph from 1951.



Columbia Basin Project Irrigation Division  
Headquarters Office  

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Name of Property

Grant County, Washington  
County and State



Photo No. 9 – Columbia Basin Project Irrigation Division Headquarters Office – Oblique view of North and a little of the Front Elevations. Photograph taken in 2012 by Kelsey J. Doncaster.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
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Photo No. 10 – Columbia Basin Project Irrigation Division Headquarters Office – View looking north at flagpole and modern sign for the building.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 11 – Columbia Basin Project Irrigation Division Headquarters Office – View of cornerstone today.



Photo No. 12 – Columbia Basin Project Irrigation Division Headquarters Office – View in First floor lobby looking north at 1960 remodel of glass and steel where a wall had been.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 13 – Columbia Basin Project Irrigation Division Headquarters Office – View in first floor lobby looking east.



Photo No. 14 – Columbia Basin Project Irrigation Division Headquarters Office – Vault on the first floor south side.



Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 15 – Columbia Basin Project Irrigation Division Headquarters Office – First floor looking north.



Photo No. 16 – Columbia Basin Project Irrigation Division Headquarters Office – Second Floor

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 17 – Columbia Basin Project Irrigation Division Headquarters Office – Third Floor looking south.

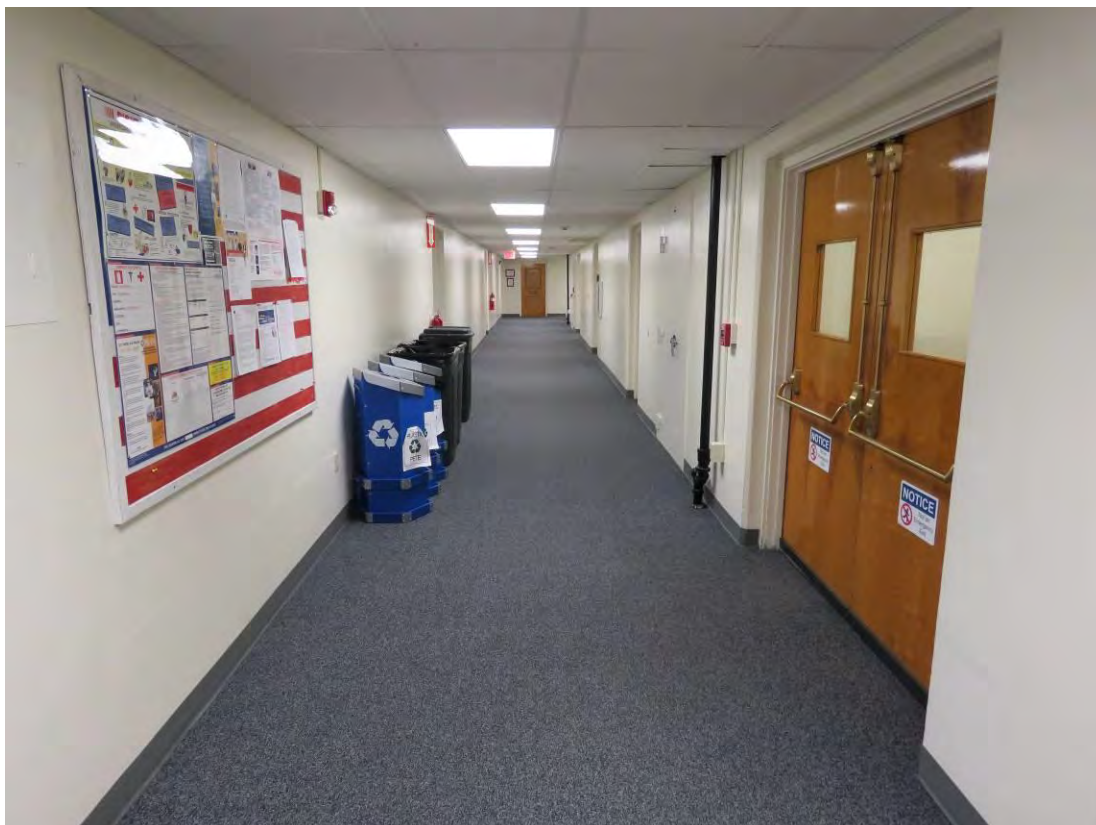


Photo No. 18 – Columbia Basin Project Irrigation Division Headquarters Office – Basement looking north.



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Headquarters Office  
Name of Property

Grant County, Washington  
County and State



Photo No. 19 – Columbia Basin Project Irrigation Division Headquarters Office – South stairwell looking down from Third Floor.



Photo No. 20 – Columbia Basin Project Irrigation Division Headquarters Office – Interior of a typical office.

Columbia Basin Project Irrigation Division  
Headquarters Office  
Name of Property

Grant County, Washington  
County and State

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**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

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name U.S. Department of the Interior, U.S. Bureau of Reclamation  
street & number 32 C Street Northwest [P.O. Box 815] telephone 509-754-0214  
city or town Ephrata state WA zip code 98823

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.