

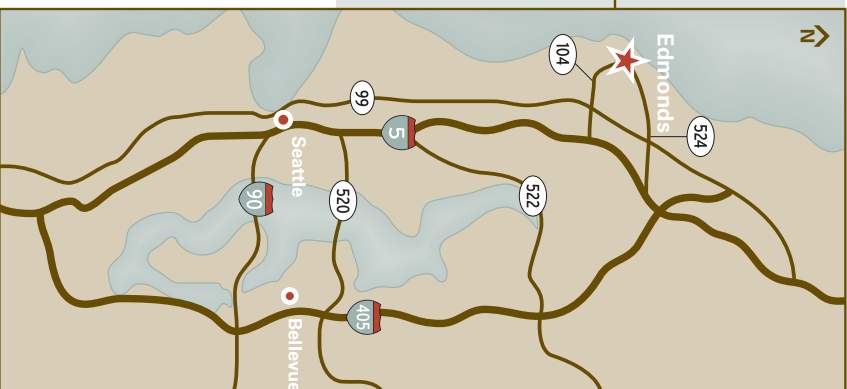
Tour

W a l k i n g



**An Edmonds
Historic Preservation
Commission tour
of historical
and architectural
sites in
Downtown
Edmonds**

Enjoy the natural beauty of South Snohomish County and take time to explore our cultural and architectural heritage. Edmonds is located less than 15 miles north of Seattle at I-5 Exit 177.



Edmonds Historic Preservation Commission
www.ci.edmonds.wa.us /hpc/hpc.htm
Design
Chuck Erickson
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Photographs from the collection of the Edmonds-South Snohomish County Historical Society

Edmonds Historic Sites Tour

This brochure was developed and produced by the Edmonds Historic Preservation Commission. The research and writing was done by Deborah Binder. We thank Joni Sein, Norma Bruns and LeRoy Middleton of the Edmonds-South Snohomish County Historical Society for their assistance. We acknowledge Susan Boyle of BOLA Architecture & Planning, Seattle, WA whose Historic Survey of Downtown Edmonds provided us with information that was used in this brochure. Archie Satterfield's Edmonds: The First Century and Ray Cloud's Edmonds: The Gem of Puget Sound were useful resources and local historian Chuck LeWarne is responsible for providing additional information.

The production of this brochure was made possible by contributions from: Beacon Publishing Inc., Belfor USA Group Inc., City of Edmonds, Edmonds Arts Commission Tourism Promotion Fund, Edmonds Arts Festival Foundation, Enterprise Newspapers, Greg Hoff of Windermere Real Estate, Humanities Washington, HWA GeoSciences, Joan Longstaff & Associates, Journal Newspapers, Landau Associates, Michel Construction, Old Milltown Shopping Centre, Point Edwards, Reliable Floor Coverings, Rick Steves' Europe Through the Backdoor, Ron and Michelle Cyborme of Windermere Real Estate North, Inc., Wayne Purser of Coldwell, Banker, Bain Associates.

The mission of the Edmonds Historic Preservation Commission is to encourage the owners of historically significant structures to voluntarily place their property on the Edmonds Register of Historic Places. By doing so, these properties become eligible for benefits. Please visit our website at: www.ci.edmonds.wa.us/hpc/hpc.htm.

**This brochure
highlights
historical and
architectural
treasures of
the City of Edmonds**



The Bishop Hotel at Second and Bell Street (1890)
This grand structure was the first hotel built in Edmonds. Over the years it was known as the Stevens Hotel, Olympic View Hotel and Olympic View Apartments. It was torn down in 1975 to make way for the existing condominiums.

Special Note:
Please respect the owners' privacy by remaining on the sidewalk as you enjoy this walking tour.

Although there have been many changes to Edmonds' physical appearance over the years, the preservation of historic resources has become an important community value as evidenced by the enduring presence of many historic structures and sites. The Edmonds Historic Preservation Commission hopes that more residents will be inspired to place their property on the Edmonds Register of Historic Places.

Edmonds suffered from major fires in 1909 and 1928, and many buildings were lost. The first car arrived in Edmonds in 1911—a sign of the future. As more roads were established, Edmonds experienced steady growth along with commercial and residential development.

According to the Edmonds Chamber of Commerce in 1908, there were 15 mills and factories along the waterfront:

- a telephone plant, four churches, a school house and "the following business concerns established in the city: Edmonds State Bank, which, though small, is one of the strongest banks in the state; two drug stores; ladies' and men's clothing and furnishing store; furniture store; cigar factory; two butcher shops; two hotels; two restaurants; two confectionery stores; photograph studio; plumbing shop; three rooming houses; harness shop; custom tailor; two jewelers; bakery; pool and billiard hall; steam laundry; greenhouse and nursery; two blacksmiths; two livery barns; woodworking shop; two weekly papers; three lawyers; three doctors and dentist parlors"
- *The Coast Magazine*, 1908



About Early Edmonds

years later. Brackett is responsible for carving out the town along the beaches of Puget Sound; slowly acquiring land as his operations grew.

Edmonds is located in an area that was inhabited seasonally by the Suquamish Native Americans. Dependent upon available resources, they moved throughout this region for fishing, hunting and plant collecting. Edmonds' waterfront, with its relatively flat beach and nearby wetlands, was a berry picking and clam digging area for these indigenous tribes.

As a pioneer settlement, Edmonds had modest beginnings as a logging town. It began as part of a land claim taken out by Pleasant H. Ewell in 1866. The land was sold in 1870 to early pioneers: Morris H. Frost, Jacob D. Fowler and Nat B. Fowler. In 1872, George Brackett and his wife Etta bought 147 acres full of red cedar and firs and they started a logging operation two

The town was named Edmonds in 1884, but was not incorporated until 1890 as an official "village fourth class" of Snohomish County. In that same year, Brackett sold 455 acres to the Minneapolis Realty and Investment Company. The town was platted and a wharf was added along the waterfront. Modest houses and commercial structures sprouted up with a row of shingle mills dominating the cityscape.

In 1891, the Great Northern Railroad came through and early settlers and investors grew hopeful that Edmonds would prosper. Unfortunately, the Panic of 1893 created business setbacks and the town owners foreclosed.

Brackett reclaimed his town and along with other early settlers continued to develop its infrastructure. By 1900 there was regular passenger ferry service available by the steam-powered "mosquito fleet" of private ferryboats from Edmonds to Seattle.

Historic Sites City of Edmonds



1 Hill House (1901) 757 Main Street

This American Foursquare house is a good example of the Colonial Revival Style in Edmonds. After 1920, the foundation was raised and the house has been remodeled extensively several times.

2 Bassett House (1888) 729 Main Street

This house was built by a logging company and purchased in 1900 by F. H. Bassett, a local preacher and missionary in Japan, and his wife, Anna who taught piano using one of the rooms as a music studio. It is one of the oldest houses still standing in Edmonds.

3 Edmonds Grade School/ Frances E. Anderson Center (1927/28) 700 Main Street

In 1891, the Edmonds Elementary School was built on this site. Originally a three-story Victorian frame schoolhouse, it served school children until it was replaced by the current Spanish Mission Revival Style building in 1927. It was expanded by additions in 1948, 1952 and 1961. The school closed in 1972 due to decreasing enrollment. It became the local community center in 1979, named in honor of a beloved student, teacher and principal in the Edmonds School District.

4 Bettinger House (1907) 555 Main Street

Built by William and Ina Bettinger, this house showcases Queen Anne details such as multiple gables, a wraparound porch, fish-scale shingles and decorative woodwork.

5 First Congregational Church Parsonage (1898) 610 Dayton Street

This house was built as a parsonage for the First Congregational Church, which was located across the street at the corner of 6th and Dayton (where the American Legion Hall is located.)

6 Edmonds Athletic Club/ Opera House/ Masonic Temple (1904) 515 Dayton Street

Built on the site of the old Socialist Hall, the building was built for the Edmonds Athletic Club by A.M. Yost.

It housed a complete gymnasium along with billiard and card rooms. Later known as the Edmonds Opera House, it offered public dances, theatre productions and served as a bowling alley and movie house. It was sold to the Masonic Lodge #165 in 1944.

7 Yost Garage/ Old Milltown Centre (1913/1917) 201 5th Avenue South

Considerable enthusiasm for automobiles was created in Edmonds by prominent businessman and developer Allen Yost, the first city resident to acquire a car. He established Edmonds' first automobile agency, garage and fuel station when he opened a Ford dealership in 1914. From this concrete building, Yost housed the Suburban Transportation system and began "auto stages" to Richmond Beach and Seattle and jitney bus service in 1915. The second story was added in 1917. It was converted into a mixed-use commercial building in 1973.

8 Red Shed (ca. 1920 with 1973 addition) 228 5th Avenue South

This is one of the last remaining vernacular structures in Edmonds that suggests its agricultural and industrial past. It is remarkable that it has survived in the midst of ongoing development in the downtown area.

9 Leyda/ Fournier Building (1924) 103-105 5th Avenue South

Built on a prominent corner by former Edmonds Mayor Fred Fournier, this is an early mixed-use commercial building with residential apartments on the second floor. Dewey and Cecelia Leyda bought the building in the mid-1940's. It was extensively renovated in 1985 as part of the city's Main Street program for downtown revitalization.

10 Princess Theater/ Edmonds Theater (1923) 401 Main Street

This theater was constructed originally as a vaudeville theatre and is currently a movie-house. It was burned in 1928 and rebuilt with an Art Deco styled marquee.

It was the site of civic meetings in war-bond drives during World War II. In the 1960's it was one of the few "art houses" in the Puget Sound region and is currently one of the last independently owned, single screen movie houses in the state. While new seats and flooring were installed in 1999, the original balcony remains in place.

11 Beeson Building (1909) 402-410 Main Street

Florence Roscoe Beeson built this reinforced concrete structure in 1909 after a major fire leveled the entire block. Built in the Spanish Mission Revival style as well as in full block-width scale, it is one of the most architecturally distinctive commercial buildings on Main Street.

12 Bank of Edmonds (1907) 324-326 Main Street

Associated with the early commercial development of Edmonds, this building was constructed as the city's first bank serving as the State Bank of Edmonds. It has had many renovations through the years with a recent restoration of the original façade.

13 Kingdon's General Store/ Edmonds Variety Store (1910) 318 Main Street

This simple, wood frame and heavy timber commercial building was first occupied by William Kingdon's general merchandise store and later by the Fuller Paint Company.

14 Schumacher Building (1890) 316 Main Street

William A. Schumacher, the city treasurer who founded the Bank of Edmonds, built this retail building in 1890. He sold it to E. Heberlein in 1908 who moved his hardware business to the site. It remains as a largely intact example of a western "false front" storefront building.

15 Site of Edmonds' Shingle Mills (1880's-1951) Railroad Avenue

At the height of their productivity, lumber and shingle mills played a major economic role in early Edmonds.

The number of mills grew rapidly because of the availability of quality timber close by, sources of water power and good transportation especially after the railroads were established. A historic plaque is at the site (220 Railroad Ave) of the Quality/Big Swede Shingle Mill that closed in 1951.

16 Site of Brackett's Landing (1874) Main Street and Railroad Avenue

This is where George Brackett landed when he arrived by canoe from Ballard in the early 1870's looking for timber to cut. He built a house nearby and by 1876 he had begun logging operations along the shore. Today this area is a well-used beach/scuba park.

17 Mowatt/Wells House (1891) 120 Edmonds Street

Built by Arthur Mowatt, an owner of a local shingle mill, this house sits on one of the original lots platted by the George Brackett. It is listed on the Washington Heritage Register.

18 Briggs House (1920) 131 3rd Avenue North

Built after World War I, this house is representative of the Craftsman Style bungalow popular in the region. Clay and Nellie Briggs were the first occupants. Today it is a good example of a residential structure adapted for commercial use.

19 Becklund/McGibbon House (1901) 115 3rd Avenue North

Peter Bucklund, who was the city's Street Commissioner in 1888 and a City Council member in 1909, built this house. Mayor and Mrs. Paul McGibbon later owned it. It is known as the "Chestnut House" because of a large tree on the site.

20 Edmonds Baptist Church/ North Sound Church (1909, 1929, 1950) 404 Bell Street

This is the oldest operating church remaining in downtown Edmonds. Built in 1909 on donated land at 6th and Hebe Way, it was moved to its present site in 1929 and a basement was added. In 1950 it was extensively enlarged and remodeled. Its design with a prominent Palladian window and steeple captures the character of New England church architecture.

21 August Johnson House (1905) 216 4th Avenue North

This Queen Anne style house makes use of interesting architectural details such as decorative shingles, gabled rooflines and elaborately carved roof brackets.

22 House (1926) 228 4th Avenue North

Like its neighbors, this house is representative of early residential development in Edmonds. It is a Tudor Revival style distinctive for its gabled roof and covered entrance porch.

23 Edmonds High School/ Edmonds Center for the Arts (1910, 1939, 2006) 410 4th Avenue North

The cornerstone for the high school was laid on November 30, 1909. It was Edmonds' only high school until 1957 and then a junior high school until 1975. It later was the Puget Sound Christian College, but was torn down in 2005. The Art Deco auditorium built in 1939 with assistance from the Public Works Administration (PWA) is one of the few examples of this style in Edmonds and has been retrofitted to be a state-of-the-art auditorium as part of the Edmonds Center for the Arts.

24 Ganahl-Hanley Log Cabin (1930's) 120 5th Avenue North

This hand-hewn Douglas Fir cabin was built in the early 1930's for Gaston Alfred Beck Ganahl in Seaview Heights as a guesthouse. The property was sold to Lee and Dorie Hanley in 1945 and was in the family until 1975 when they donated it to the City of Edmonds. In 1975, it was moved to its current location and became the Edmonds Visitors Information Center. After extensive restoration, it was listed on the Washington Heritage Register in 1999.

25 Carnegie Library/ Edmonds-South Snohomish County Historical Society & Museum (1910) 118 5th Avenue North

Along with 1,681 U.S. towns, Edmonds received a \$5,000 gift from Andrew Carnegie in 1910 to build a library building. Opened in 1911, the building is typical of many Carnegie Libraries due to its symmetrical design, a central stairway "leading upward to the halls of knowledge", and a large reading room located on a raised main floor. Beaux-Arts details include Tiffany glass over the main entrance and terra cotta masonry on the outer corners, window and door surrounds. Only 271 of these libraries remain intact and Edmonds is fortunate that it has been adaptively reused as the home of the Edmonds-South Snohomish County Historical Society Museum. It is on the National Register of Historic Places and the Washington Heritage Register.

26 The Ryneanson House (1890) 524 Main Street

Built in 1890, this house was occupied by the local blacksmith Winfield Ryneanson and his family. His daughter Myrtie Otto remained in the house until 1970. It is significant for its vernacular style and for its association with early residential development in Edmonds.

27 IOOF Hall (1890/1927) 542 Main Street

Built in 1891 for the Independent Order of Oddfellows, the lower floor was used as a community hall. Political rallies, church services and road shows used this facility. In 1896, the Rebekah Lodge #65 Order for Women used the building. The first motion picture in Edmonds was shown here in 1909. The high gabled portion on the east is the original building. The wing to the west was added in 1927. The building is on the Washington Heritage Register.



For information on public art in Edmonds see the "Edmonds Public Art Walking Tour" brochure.