

The Truly House & Chase Residence University of Washington Bothell/Cascadia College Campus Historic Resources Addendum

BOLA Architecture + Planning
Revised March 9, 2017

1. INTRODUCTION

Background

The University of Washington Bothell is situated on the site of a wetland along the Sammamish River, near the interchange of highways 405 and 522. The 128-acre campus is located about one mile west of the commercial core of Bothell, Washington. Planned in 1995, in accordance with an initial master plan by NBBJ Architects of Seattle, it was built in phases over the past 18 years. The campus site was made up by a small, early 20th century agricultural property, identified as the George Wilson Homestead and the Boone-Truly Ranch, along with a collection of late 19th and early 20th century residences in a community known originally as Stringtown. Among these was the residence of Dr. Reuben Chase, the first medical doctor in the city of Bothell.

Initial planning and construction of the new campus in the mid- to late-1990s involved restoration of wetlands on the site and demolition of all but one of buildings and structures that remained on the ranch site. It later involved relocation of the Truly House from its original location on what would become the center of the campus to a new site at a higher elevation level near its west side. The Truly House presently serves as the Teaching & Learning Center and auxiliary faculty workspace for UW Bothell.

Historic Research

Research for this report and a site visit to review current conditions were undertaken in late July and early August 2016. The HRA report was drafted and reviewed in late August and September, and completed in early October 2016. In late February and early 2017 additional research was undertaken, and the report was revised following the development of options for the campus master plan.

In developing the report BOLA personnel undertook research to provide historical context and factual data about the development of the Cascadia College and UW Bothell campus and the rehabilitations of the two buildings. Research sources included drawings, maps, and studies provided by the University of Washington and those available from its Facilities Records Archives, reviews of digital photo collections of the UW Libraries Special Collections (UWLSC), Museum of History and Industry (MOHAI), and Bothell Historical Museum (BHM), as well as historic inventories and National Register nomination documents available through the DAHP website, and the 1997 Historic American Building Survey (HABS) report on the Boone-Truly Ranch, which is available from the Library of Congress.

This report was developed by principal Susan Boyle, AIA, and Preservation Planning Intern Julia Grey, with assistance from Associate Sonja Molchany of BOLA Architecture + Planning, UW Project Manager Julie Blakeslee, and UW Bothell Director of Physical Planning and Space Management, Amy Van Dyke.

Regulatory Framework for Historic Preservation

The University of Washington established historic preservation policies over a dozen years ago, which are cited in the “University of Washington Master Plan—Seattle Campus” of January 2003 (Campus Master Plan). As noted in this plan, the University has required historic and urban design information for any project that makes exterior alterations to a building over 50 years old, or is adjacent to a building or a significant campus feature older than 50 years. The information, along with an evaluation of the project’s impacts and mitigation recommendations, are provided in a document, such as this one, known as a Historic Resources Addendum (HRA).

The University’s HRA format has been used to develop this report. The information it contains is intended to help guiding future planning on the UW Bothell campus. It also will contribute to environmental reviews of the proposed campus master plan in compliance with the State Environmental Policy Act (SEPA), and in reviews by the University with interested parties and individuals, the City of Bothell, and the Washington State Department of Archaeology and Historic Preservation (DAHP).

2. CAMPUS PLANNING

The Setting

According to King County i-Map, the University of Washington/Cascadia College Campus is located at 18225 NE Campus Parkway, Bothell 98011, and the parcel number is 052605-9057. The legal description cites the following: LOT A BOTHELL BLA #BLA2003-00008 REC #20040825900002 SD BLA BEING POR SE 5-26-5 LY SWLY OF ST HWY & SELY OF BEARDSLEY BLVD TGW POR NE 8-26-5 LY NWLY OF ST HWY TGW POR SE 1/4 OF SD NE 1/4 LY SELY OF ST HWY & NLY OF SAMMAMISH RIVER TGW LOT 36 QUADRANT BUSINESS PARK - BOTHELL LESS POR FOR HWY PER REC# 20061204000292.

The campus covers nearly 130 acres, made up by a partially sloping site, with forested edges and a wetland. It is bordered by Beardslee Boulevard, North Creek Heights residential neighborhood, and the Sunrise/Valley View neighborhood to the north and west. Interstate 405 is to the east and State Route 522 to the south.

Development of the Campus Site

UW Bothell was established in 1990 as part of a Washington Higher Education Coordinating Board proposal (Warner, n.p.). The establishment of the campus followed a 1987 identification of inadequate higher level education within the state of Washington, and a 1989 legislative authorization to add two “branch” campuses to the University of Washington (CMP 1995, p. 4). These two branches became UW Bothell and UW Tacoma. UW Bothell held classes for about 10 years in an office park while plans were made to relocate its facilities to an adequate campus (Van Dyke).

The current site was chosen to be shared by UW Bothell and Cascadia College in response to population forecasts, educational needs assessments, site/environmental evaluations, and a need for both higher education and work force training in a similar geographic area (Pennucci, p. 16; CMP 1995, p. 4). This general area of Bothell was targeted due to an anticipated population increase in recent years, accompanied by a lack of community colleges accessible to those preparing to enter the workforce.

The plan to collocate the two institutions was initiated in 1993 as a directive from the Legislature. The proposal for a higher education institution was a response to a reported need for increased post-secondary

education and work training for residents of King and Snohomish Counties. The initial master plan sought to summarize the needs identified in several studies leading up to the founding of the colleges and involved a cooperative endeavor between community representatives, public servants, and university constituents (CMP 1995, p. 1). After approval of the Truly Farms/Stringtown site, a series of documents were produced along with the initial Campus Master Plan, including draft and final environmental statements and a Planned Unit Development document for the City of Bothell (CMP 1995, p. 3). Classes began on the new campus site in 2000.

The college and university, in keeping with their mission to provide opportunities for higher education within the state of Washington, continue to maintain a high in-state enrollment rate (approximately 80%). For the 2015 academic year, the combined enrollment was 5,279, with 4,402 undergraduates and 530 graduate students.

Design and Construction on the Campus

Construction of the campus has taken place in several phases as legislation and funding have allowed. Designs have been approved in seven Planned Unit Developments (PUDs) to date. The following chart cites continuing construction phases and their corresponding dates:

PUD	Project	Approved Date	Construction Completed
1	Phase 1	1998	2000
2	Phase 2a	1999	2001
3	Cascadia College 3 (GLA)	2008	2010
4	UWB3 (Discovery Hall)	2011	2014
5	Sportsfield/Conservatory	2012	2013
6	Student Activities Center	2014	2015
7	Surface Parking Lot	2015	2016

(Information sources: UW Engineering Records 1998-2016; UW Bothell website; Amy Van Dyke, Director of Physical Planning and Space Management, UW Bothell.)

The first step (Phase 1) called for preparation of the site and involved conducting environmental restoration and enhancement (CMP 1995, p. 78). Phase 1 also involved construction of the library and two other campus buildings, partial completion of pedestrian promenade, establishment of parking areas and garages, and informal paths linking parking to buildings (CMP 1995, p. 78). A major goal of Phase 1 construction was to restore the wetlands to their previous state, which was done in large part by re-routing the bend in North Creek. By the end of Phase 1, three campus buildings had been constructed: the main building and library (shared by UW Bothell and Cascadia College), CC1 (classrooms and offices for Cascadia College) and UW1 (classrooms and offices for UW Bothell).

Phase 2a included construction of an auxiliary library building and bookstore, and two new buildings – CC2 (classrooms and offices for Cascadia College) and UW2 (classrooms and offices for UW Bothell) – and the addition of access by the creation of a pedestrian connection to downtown Bothell and extending the pedestrian boardwalk from the center of campus to the wetlands.

In 2008-2010, the South Entrance access point, via State Route 522, was constructed. During this time, Cascadia College 3 or the Global Learning & the Arts building for Cascadia College was also completed. This was followed by plans for a multi-purpose sports field, which were developed in 2011. The sports

field was completed in 2013, along with construction of a greenhouse conservatory that serves as a research center for the surrounding wetlands.

In 2014, UW Bothell Phase 3, later identified as Discovery Hall, was the first major building to be constructed on the campus in over a decade. The new, 74,000 square foot, four-story building, situated adjacent to the earlier Commons Hall, was designed to accommodate the growing student population and expand STEM academic disciplines. The new building featured a flat roof mass with brick cladding and large windows, affirming the general architectural design that has characterized the campus. Later, in 2015, the Activities and Recreation Center, a student-initiated project, was completed.



Left, a view of Discovery Hall, the newest major building on the campus. This view, looking southwest from the Library shows the main area of the campus. The Truly House is situated at the upper level to the northwest (photo courtesy of Glumac).

In 2016 a 143-stall surface parking lot was built on an open space along 110th Avenue NE near the eastern edge of campus in close proximity to the relocated Truly House. The new lot resulted in a total of over 2,500 parking spaces on the campus, serving commuting students, faculty and staff.

Left, a site plan of the new parking lot in proximity of the relocated Truly House. The western portion of Discovery Hall is shown also on this plan. (North is oriented to the right.) Below, aerial view of the lot, looking west, with the house partially visible to the right (north) (University of Washington Bothell News, April 2016).

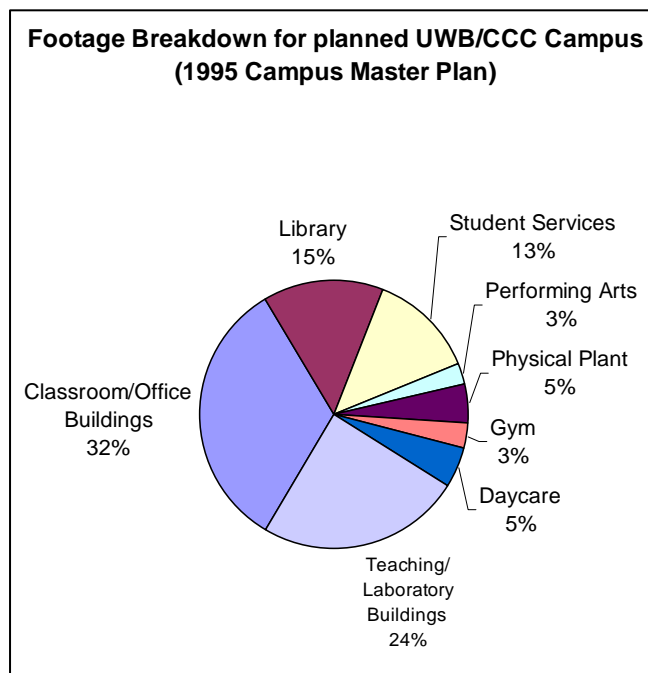


Campus Master Plans

The land makes up 128 acres (approximately 5,532,120 square feet). Of this, 55% is protected and/or undevelopable due to its ecological fragility, and 18% has already been developed. The remaining 27%, or 34 acres, is available for future development.

The University of Washington Bothell has updated its initial 1995 campus master plan in 2003, 2006, and 2010 with a 2011 amendment. Recurring themes of the master plan include integration with and retention of the natural environment, simplicity and accessibility of the campus, and assimilation with the community of Bothell. The unique setting of the campus has, in a general sense, dictated the site and construction planning. To that end, the UW Bothell/Cascadia College planning components have sought opportunities to create a “*functional campus developed in an environmentally sensitive manner*” (CMP 1995, p. 2).

Objectives of the First Campus Master Plan, involved formulating the mission statements of the respective institutions, allocation of space and a site plan, and beginning a phasing structure for construction, revolving around routine Regulatory Reviews and Approvals (CMP 1995, p. 5-6). While meeting the education needs of the greater community was paramount to the Master Plan, the committee recognized the multi-faceted use of the developed site: “the State recognizes the importance of addressing multiple public policy goals at the Truly Farm-Stringtown site: expanded educational access, *environmental enhancement and preservation*, and public use” (emphasis added, CMP 1995, p. 5). In addition, the plan acknowledged the importance of the existing cultural resources on the chosen site, and pledged to “reflect and respect historical aspects of the built environment, both on- and off-site (e.g. the cemetery, Stringtown)” (CMP 1995, p. 11).



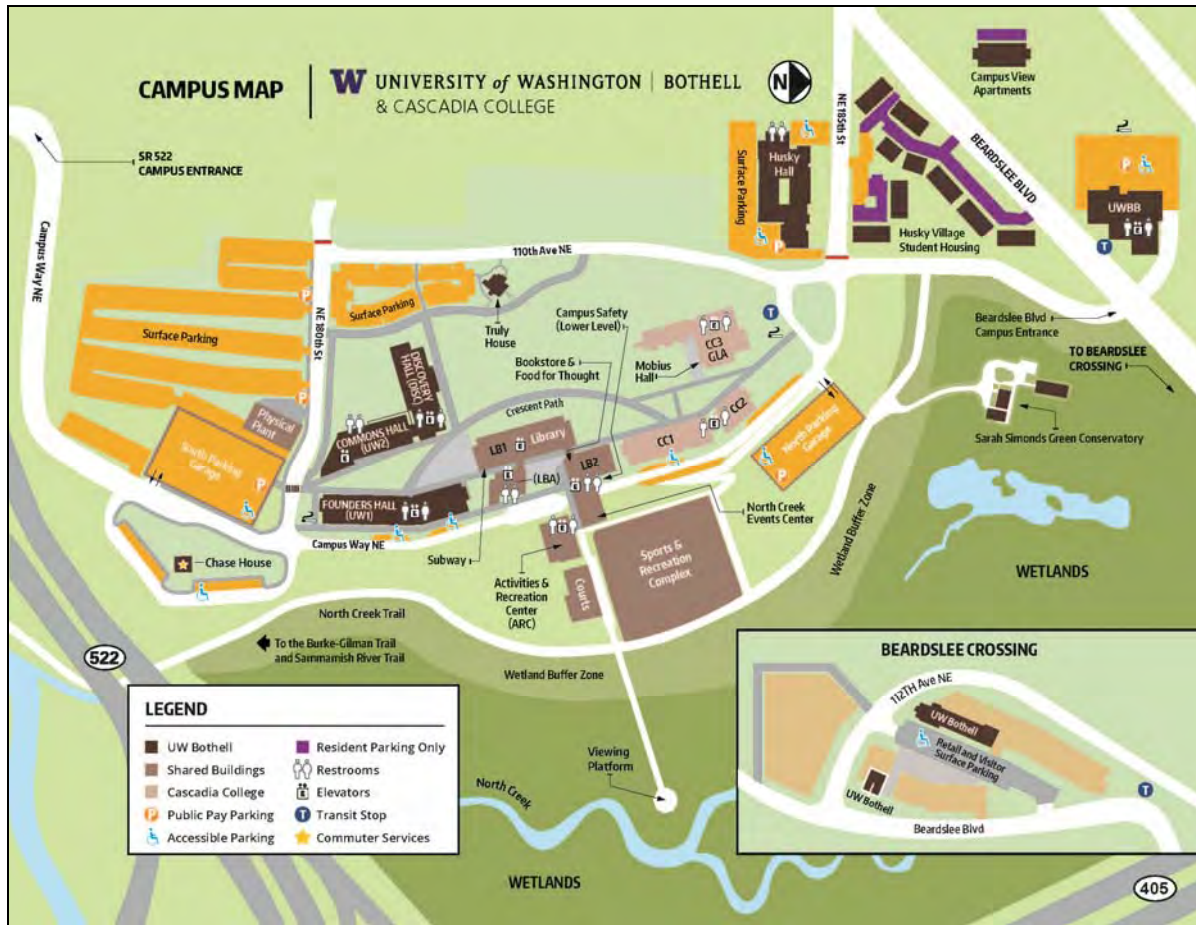
Goals of the original Master Plan were centered on the community, environment, and campus facilities. Community goals of included a desire to “complement the ‘hometown’ feel of downtown Bothell” and “promote formal economic development connections with the business community” (CMP 1995, p. 10). Environmental goals included balancing “environmental protection and public access to stream and wetlands ecosystem.” Campus Facilities Goals emphasized a “flexible,” building forms, while keeping the library the focal point of the physical campus (CMP 1995, p. 11-12).

Left, an illustration of the proposed allocation of facility resources based on the 1995 Master Plan, which anticipated an eventual maximum of 10,000 full-time equivalent student and equal number of faculty, and a projected capacity of 7,400 individuals on campus at any one time (CMP 1995, p. 16).

Plans call for the construction of architecturally prominent campus buildings, exemplified by recently constructed Cascadia College’s Global Learning & the Arts building (2010), Sarah Simonds Green Conservatory (2013), and Discovery Hall (2014). In addition, the campus plans promote a long-term effort to restore the environmental flood plain. The campus has met the federal Clean Water Act Section

404 permit requirements for monitoring. Long-term maintenance includes ongoing weed and pest control, cleanup of trash, trail maintenance and possible thinning.

Access and transportation have been at the forefront of campus planning. The targeted UW Bothell or Cascadia College student, and much of the staff and faculty, often commuter to campus and may not be on campus for the full day. As a result ease of access, on-site parking, and connection to transit systems have been a priority in developing the campus layout. This has resulted in recent construction of additional parking lots on the campus.



Above, a current campus map showing existing conditions, including building, recreational and parking facilities and the wetlands, along with student housing. The historic Chase House is identified in the lower left and the Truly House in the center top. North is oriented to the right (UW Bothell Campus Map Update, April 2016).

The current, ongoing master planning effort has identified three potential options for future development. These are illustrated in preliminary presentation documents as cited as “Grow along Topography,” “Develop the Core,” and “Institutional Identity.” The “cohesive character” of the buildings is one of the conceptual principles adopted to guide the Campus Master Plan.

3. HISTORIC CONTEXT

Historical Overview

Prior to the presence of European-Americans, the area along the Sammamish River and the north end of Lake Washington was settled by Duwamish people known as “willow people” or “people of the Lake.” Other Native American tribes in the area included the Suquamish, Duwamish, and Snoqualmie tribes, who were connected with the Sammamish. Bothell was founded in 1889, but the area was settled nearly 20 years prior to this date by George Rutter Wilson and Columbus Greenleaf (Warner, p. 6). Enabled by the Homestead Act of 1862, Wilson began acquiring land in 1870. By his death in 1916, he had amassed a 360 acre estate, which sustained the activities of agriculture, livestock pasturing, and logging. Benjamin E. Boone, a Seattle businessman, acquired Wilson’s farm in the early 1920s and developed the area, primarily as a cattle ranch.



Above, a historic photo of the Stringtown area. This view shows the road and houses, which may include the Chase Residence in the late 19th century (photo courtesy of Bothell Historical Museum).

The Boone –Truly House was built in the 1920s to replace Wilson’s house and accommodate Boone’s hunting activities (Warner, p. 7). A few years after Boone’s death in 1960, his daughter Beverly Boone-Truly and her husband, Richard Truly, purchased the homestead. They continued to operate it along with their children and other friends as family members as a cattle ranch. Activities on the site included an annual community gathering during a three-day summer round-up and branding activities (Freidberg, ca. 2013).

In contrast to the largely 20th century development of the Boone-Truly ranch, the original Stringtown area was developed by pioneer settlers as early as the 1870s (CMP 2006, p. 7). Stringtown received its name from the series of houses arranged in a linear manner during settlement. The area, historically a swampy wetland, was drained by the construction of a log flume in the 1880s, enabling pioneers to build their homes along the Sammamish slough (HABS WA-217, p. 3). Stringtown was regarded as the first residential development in Bothell (Wilma, HistoryLink.org, n.p.) This area is located on the southern portion of the present-day campus site, southeast of downtown Bothell. The Chase Residence, home of

the area's earliest doctor Reuben Chase, is a remnant of this residential settlement, and it is associated with the development of nearby Bothell. This town was incorporated in 1909. At that time, it contained an area of approximately 450 acres with a population of about 500. Its subsequent development was based on logging and agriculture with products shipping by boat along the river to Lake Washington and from there to settlements along the shoreline and Seattle. There were few local roads by this period, and passengers traveling to and from Bothell arrived on boats.

In 1917, Lake Washington was lowered upon completion of the Ship Canal and Government Locks, and water transport on the river and lake largely ended. The economy of the city continued to rely largely on the trade and shipping of agricultural products from nearby farms (Wilma, HistoryLink.org, n.p.). Roads through the city developed, linking it with the cities of Maltby and Edmonds, and later with Seattle.

The Bothell-Everett Road, built initially State Highway No. 1, was paved by 1926, long before the Seattle-Everett section of Highway 99. It linked Bothell to Everett and Bellingham and beyond to northwest Washington communities and Canada. These connections helped to spur local commercial and residential growth. Bothell grew slowly through the 1930, reaching a population of fewer than 800 residents by 1940. By this time, it served largely as a bedroom community for Seattle and Everett. During the post-war period of economic expansion, the city grew from its original 450 acres to its present area of 8,732 acres (13.7 square miles), with numerous annexations between 1950 and 2014.



Left, a 1936 aerial view of campus area showing the locations of the Truly House and Chase Residence at that date (King County i-Map with added notations by BOLA). (North is oriented up.)

4. THE TRULY HOUSE

Historic Significance

The Richard H. Truly House is presently addressed at 18140 110th Avenue NE, but before the campus was built it was at 11119 NE 185th Street. As part of the preliminary assessment for the site of the UW Bothell and Cascadia College, the Boone-Truly Ranch was included in a historic resource assessment in 1995 by HRA Consulting and was documented in a Historic American Building Survey (HABS) report, WA-218, in 1997 by Boyle Wagoner Architects. The map below, which cites all of the constructed components of the ranch and surrounding buildings, was part of this report. It identifies the Truly House as No. 5, and the Chase House as No. 17.



A historic property inventory form was developed for the Truly House in 1995 and updated in 2008. (DAHP has not reviewed the property and has not made a determination of its eligibility for listing in the National Register of Historic Places.)

After white pioneers arrived in the area, the site was settled by George Wilson and William Bramwell Bishop, who staked respective claims on the unsurveyed land in the early 1870s (Boyle, WA-218, p. 2). George Wilson was primarily responsible for developing the homestead, using the surrounding timber to establish a logging operation on his territory. He built a house on the property in 1888, accompanied by several outbuildings (Boyle Wagoner, p. 3). Wilson owned the property (which he had augmented by buying several surrounding lots), until his death in 1916.

The homestead was subsequently sold to Benjamin Ewing Boone (a relative of early pioneer Daniel Boone). Boone was born in 1876 in Arkansas, and moved with his family several times—to Texas and Montana—before he set off on his own to pan gold in Cripple Creek, Colorado. From there, he joined the Klondike Gold Rush in 1897, and met with a good measure of success, such that his family came to join him and assist with the mining operation. In 1908, following his years mining gold in Alaska, Boone moved to Seattle, relocated to New York briefly to obtain business training, and then moved back to the Pacific Northwest, establishing automobile dealerships in Portland, Seattle, and Vancouver, B.C. Eventually he settled in Seattle, married his second wife and raised his family (Boyle Wagoner, p. 4).

Boone originally used the Wilson property as a second residence for duck hunting, but moved his family there around 1920, a few years after Lake Washington was lowered due to the construction of the Montlake Ship Canal. The drainage of Boone's property provided him with a more pastoral landscape, which worked well for developing his cattle ranching operation. In addition to breeding and selling cattle, the Boone family was instrumental in bringing the Texas rodeo culture to the Northwest (Boyle Wagoner, p. 6; Ott, n.p.).

The presence of a cattle ranch was unique in the area, and it continued to operate until Boone's death in 1960. His daughter, Beverly Boone-Truly, and her husband Richard Truly, bought the property and resumed cattle ranching operation two years later, maintaining it into the early 1990s.

The Truly House was built in 1924 to replace an earlier pioneer era structure, which had served as the residence of homesteader George Wilson and dated from his occupancy in the 1880s. Some elements that remained in the kitchen in the mid-1990s, when the house was still at its original location, indicated that there may have been some historic fabric from Wilson's home used in the later, craftsman style residence (Boyle Wagoner, p. 4). At that time, prior to the development of the campus, the Boone-Truly Ranch consisted of nineteen buildings and structures, including a hay barn, root cellar, garage, wash house, machine shop, horse barn and hired hand house, along with the main house and non-historic cattle pens, storage shed and meat processing structure. The historic inventory of the property in 1995, when it remained intact, noted the surveyor's preliminary evaluation that , "several buildings and one structure of what is now the Truly Farm are eligible for listing in the National Register as an historical district ... significant for long-term history in the agricultural land use of the Bothell area" (Warner, executive summary, n.p.). The Truly House is presently the only building remaining from the historic Boone-Truly Ranch.



Above, the UW Bothell/Cascadia College campus and surrounding area, with indications of the original and present locations of the Truly House, as well as the location of the Chase Residence (King County i-Map, ca. 2013, with added notation by BOLA).



Above, the HABS photo of the west elevation in 1997 (Photographer: John Stamets).



Above, the Truly House in its present location (Historic Property Inventory Form, ca. 2002 update, DAHP WISAARD database). The main entrance to the house, which originally faced west, presently faces northwest.

In addition to the main residence, the Boone-Truly Ranch included a wash house, wood shed/garage, root cellar, machine shop, storage shed, hired hand house, horse barn, cattle pens, and hay barn. These buildings were demolished to make way for the new campus, and the ranch house was relocated to a site southwest of its original location around 1998.

The house continued to be accessible to Richard Truly until his death on January 2, 2009. It is presently used as an auxiliary faculty facility and Teaching & Learning Center for UW Bothell.



Above, an aerial view from 2013 of the central part of the campus (King County i-map) during construction of Discovery Hall and prior to construction of the parking lot to the south of the Truly House. The house, visible in the center left section of the photo, was then somewhat isolated from other campus buildings. The street to the left (west) is 110th Avenue NE. A parking lot was recently constructed to the south of the house.



Left, a current aerial view of the campus. (North is oriented up). The Truly House is visible in the center left section of the photo and in the larger-scale view above, along with an associated garden with geometric pattern to the north of it and the newer parking lot to the south.

Architectural Features

The Truly House was designed in the bungalow/craftsman style indicative of the 1910s and 1920s, when the Sears and Roebuck catalogue and availability of standardized lumber sizes made it possible for the self-made homebuilder to construct planned buildings following common schematic drawings. The building's historical function as a ranch house is not clearly apparent from an onlooker's perspective; however, certain features, such as the wraparound porch, rustic details on the supporting porch columns, and the interior staircase give the impression of a humble country residence. The rose garden located on the northern elevation is a new addition, a memorial tribute to the rose garden of the original land owner, George Wilson, and to Beverly Boone-Truly's love of roses.

Changes to the House

Aside from some original spaces, such as the interior staircase and downstairs kitchen, the interior of the Truly House has been rehabilitated to serve the academic and office use of the building. The basic floor plan remains intact, but some changes made:

- The house was originally situated into a hillock, which made the north entry accessible from ground level, while the east elevation was raised up, exposing part of the cellar level. The present grade change is less severe in the new siting; the north (now NE) entrance accessible by a low-grade ramp from the southeast and new stairs that approach the door directly.
- Orientation changed, with the main entrance presently facing northwest. The current front yard area contains a developed garden rather than restrained turf and shrubs; a meadow-like landscape is situated to west. A curvilinear concrete sidewalk leads up to the main entry steps. The romantic style of some of the current landscape is an amenity, but it appears inconsistent with the simpler vernacular design of the original ranch setting.
- A wide, paved pedestrian walkway (emergency vehicle access route) was built along the building's east side.
- The larger of two chimneys has been altered; some brick has been removed, exposing the lining.
- The main porch and stairs leading to it are more elevated; railings have been raised also.
- Address numbers and banners have been affixed to the entrance portico. .
- An original low fence, used to flank the steps to the main entry porch, is no longer extant. (The fence was wooden post and board to the south side of the house, and post and wire to the north.)
- In 2011-2012, the Truly House was modified for access control (wiring). Other minor alterations include repainting of the exterior cladding and trim. Flashing and gutters have been upgraded, and the roof was replaced
- In 2016 the site context was changed with the construction of the large paved parking lot to the south.

Historical Integrity

The Secretary of the U.S. Department of the Interior has established criteria for evaluating the integrity of a historic resource. Its integrity may be defined by the following seven aspects: location, design, setting, materials, workmanship, feeling, and association. Using these criteria, it appears that the Truly House retains some aspects of integrity in relation to materials and workmanship, but that these elements along, without the context of the original site, cannot convey its original significance as an early agricultural property. The location and setting of the house have been changed radically. As a result, the setting, feeling and association of place have been lost. Use of the land has changed also, and the landscape and environment have been altered with the re-establishment of a wetland reflecting a natural state prior to the establishment of the Wilson Homestead and Boone-Truly Ranch. With the return of the wetlands

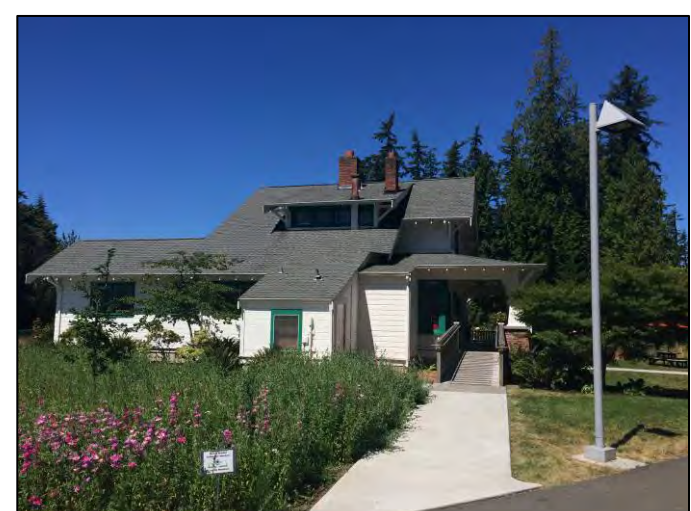
and increased construction of new campus buildings and facilities – and in particular the nearby paved parking lot and roadbeds -- the ranch house feels anachronous. The “legacy” rose garden, while an attractive amenity, is a gestural reference to history without adequate basis for interpretation. The present Truly House does not appear to convey its significance in connection to the agricultural past, and does not appear to meet the listing criteria of the National Register of Historic Places.

Benjamin Boone and Richard Truly well regarded people in the community. Boone’s reputation as a Seattle businessman preceded his acquisition of the ranch, but he and Richard Truly and Beverly Boone-Truly were equally active in upholding ranch traditions and local rodeo culture for many years, and several of their family members remain in the area. Because of these associations, the University made efforts to retain the house by relocating and adapting it in the 1990s. It also recognized Richard Truly’s legacy presence on the campus after he bequeathed scholarship funds upon his death in 2009.

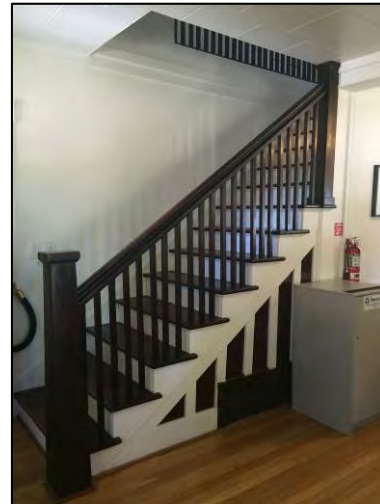


Left, a photograph of north façade in its original location (Boone Truly Ranch HABS report, John Stamets, photographer, 1997). Below, a similar current photo of the corresponding elevation in the present location (BOLA, July 29, 2016).





Above, current context views of the Truly House, the nearby parking lot, and the campus facility services storage yard, across the street on the west side of 110th Avenue NE (BOLA, July 29, 2016).



Above, detail views of the front porch and interior of the Truly House.

Left, a view of the house from a newer campus building (BOLA, July 29, 2016, all photos).

5. THE CHASE RESIDENCE

Historic Significance

The Chase Residence is presently addressed at 17936 113th Avenue NE, although before the UW Bothell campus was built, the address was 17819 113th Avenue NE. The house was built in ca. 1885, and was one of the first houses in a small settlement of roughly six dwellings that made up the community of Stringtown. In 1990, over a century later, two other houses remained from the original settlement. One of these, the neighboring Jamison house, was documented in a 1997 Historic American Buildings Survey, after the property had been acquired by the University. The Jamison house was subsequently demolished. Of the original Stringtown settlement, the Chase Residence is the only remaining structure.

The historic owner of the property, Dr. Reuben Chase, came to the Pacific Northwest in 1889 after earning his medical degree in Cincinnati and practicing for several years. Born in Vermont, he served in the Civil War. He relocated to the Seattle area for health reasons, and was sent specifically to Bothell in order to respond to a localized typhoid epidemic that plagued the area. Chase lived and practiced out of the Stringtown house for about six years, building up a successful rapport. He made some modifications to the house, mainly with the addition of bay windows; the modifications were compatible with the building, and representative of the character of the settlement. During its period of historical significance, “The house served both as office, the community's first hospital, and Chase's residence” (Garwood, NR Nomination, n.p.).

The house has been further modified since Chase's occupancy; the porch was enclosed, and a shed-roof addition was constructed on the first level of the rear facade. Prior to the university's acquisition the house was owned and occupied by Susie and Jim Quinan. The Quinans purchased the property in the 1980s and had undertaken sensitive repairs. It was during their ownership that the City of Bothell prepared a National Register nomination for the property. The Chase Residence, at 17819 113th Avenue NE, was listed on the National Register of Historic Places on August 27, 1990 (Listing No. 900001246). In addition to its listing on the National Register, the house was designated a Bothell City Landmark.

Changes to the Property

According to the National Register nomination for the house, the gable-and-wing, frame construction was a good example of “pioneer era residential architecture” (NR Nomination, n.p.). The building features a T-shaped plan and one and half story, gable, post and beam construction with wood cladding and wood framed windows. The original site was a small parcel with garden landscaping. It was one of several small dwellings situated on a straight country road.

At one point there was consideration given to relocating the Chase Residence. However it has remained at its original location, where it has been provided with a new foundation. After the University acquired the property, the house was renovated and its interior changed to accommodate public access and office use. In 2001, the building received a new roof with asphalt roofing shingles and custom windows, new flooring and finishes, ADA compliant plumbing fixtures, HVAC components, lighting, electrical and security systems, and paint, along with lead abatement (University's facility records). The building is presently used as an office by Commuter Services.

The setting and site context were changed by the establishment of a new curved campus road, and grading. A large berm, landscape with trees, is situated to the west (to the back of the house), where it recalls the original hillside and serves to enclose and visually separate the house from larger, contemporary structures to the west. A non-original orchard has been established to the north. While this landscape may not be authentic, it may help interpret the historic setting of Stringtown.

Historical and Architectural Integrity

The Chase Residence retains integrity in terms of location, design, and materials, workmanship and association. However, it lacks the integrity of its setting, as the context has been changed drastically since the small residential block of houses that made up Stringtown in the late 19th century. The house, set in close proximity to a paved and striped parking lot, appears to have lost a sense of its historic setting and feeling.



Above, an undated historic view of the Chase Residence (image courtesy of Bothell Historical Museum, "Bothell Then and Now").

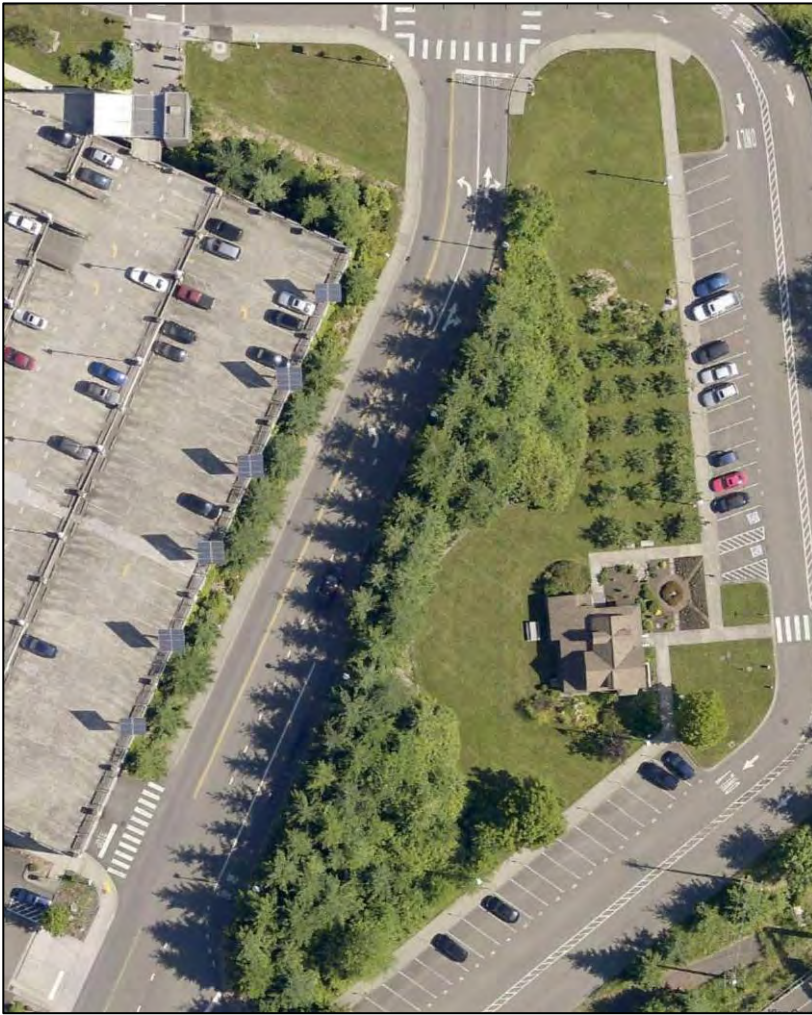
Below, the present day Chase Residence, view looking west (BOLA, July 29, 2016).





Above left, historic portrait photo of Reuben Chase in his Civil war uniform. Above right, Chase and his second wife, Alice, circa 1905 (images courtesy of the Bothell Historical Museum).

Left, an aerial view of the Chase Residence and other houses in the Stringtown area in 1936. This area is presently the southern part of on the UW Bothell/Cascadia College campus (King County i-map).



Left, an aerial view from 2013 of the Chase Residence and surrounding area near the southeast edge of the campus (King County i-map). The landscaped berm to the west serves to buffer the building visually from newer structures. Below, current view of the building's exterior and the orchard, which was planted nearby to indicate the original rural setting.



6. RECOMMENDATIONS

Impacts of Potential Demolition

Several options in the proposed Campus Master Plan call for removal of the Truly House to allow for future expansion of campus facilities and new construction on its site.

The house is not individually listed on the National Register, and it is not a designated local landmark. As a single building it is insufficient to constitute a National Register Historic District. With the loss of integrity that has accompanied the relocation and changes in its setting, the present building cannot convey its historical significance and it does not appear eligible for the National Register of Historic Places. The National Register criteria strongly discourage inclusion of buildings that have been moved from their original locations unless they are “significant primarily for architectural value” or where the building is “the surviving structure most importantly associated with a historic person or event” (National Register Bulletin 15, p. 2). The Truly House was significant as part of an agricultural assembly, and thus does not appear to meet this exception. As a result, potential demolition does not appear to impact an historic resource.

As part of the original acquisition of the Truly Ranch property and development of the campus, the University addressed impacts on the historic ranch property. The July 7, 1997 HABS report was prepared “in response to a Memorandum of Agreement (MOA), regarding the construction of the University of Washington, Bothell/Cascadia Community College Campus, Bothell, King County, WA (Permit No. 35-4-01737), which was signed by representatives of the Seattle District Army Corps of Engineers, and the Washington State Office of Archaeology and Historic preservation, with concurrence of the Washington Higher Education Coordinating Board, [and] which was accepted by the Federal Advisory Council on Historic Preservation on June 28, 1996. The MOA was prepared because the construction of the campus will or may have an effect upon the National Register eligible Boone Farm Historic District.” The HABS report served to mitigate these impacts by providing “historic documentation of the nine buildings and one structure on the site and as an appendix, several written family histories, which describe the life of Benjamin Ewing Boone and his family, which were written by his daughter, Lila Ellen Boone Michael” (Boyle Wagoner, July 7, 1997, p. 17)].

Additional Recommendations

Given the University’s past efforts to retain the Truly House, its relocation should be considered as an alternative to demolition. The building is a sound. It appears to have value and it embodies energy. Should the adopted Campus Master Plan and future development involve new construction on its present site, the University should consider the following actions.

- Relocate the building to another location on the campus if an appropriate site can be identified. Analyze available new sites that provide sufficient space for the building and visual buffering from other campus building.
- Relocation of the Truly House near or next to the historic Chase Residence has been suggested. This is not recommended. Such a placement would create a false sense of history, not just about Truly House, but also of Stringtown. This small community, of which the Chase Residence is the only remaining building, was once a collection of individual dwellings along an established road. In contrast, the Truly House, as part of a family ranch, was isolated from its neighbors on a separate agricultural property. Stringtown was the home to pioneer families associated the early logging industry, and its architectural legacy is represented by in the Chase Residence. The two

houses are of different styles and date from different eras. Grouping them together would be an inauthentic representation of the past.

- Relocate the Truly House off-campus by undertaking outreach efforts to identify interest by individuals or local parties in moving the building. To assist in this action the University could undertake a feasibility study to identify potential receiving sites, the technical design and construction issues, and estimated costs. The University should consider offering the building to a new owner with the demonstrated ability to relocate and retain it, and provide financial assistance equivalent to the cost of demolition.
- If relocating the building is infeasible and if there is inadequate interest by other parties, the building should be carefully evaluated by an experienced salvage contractor. The building elements and materials should be salvaged and made available for reuse.
- The University should continue to recognize the legacy of Bothell's agricultural past with educational programs that explore this history in the University's curriculum, such as oral history programs or cultural resource studies, and develop additional educational events for the university community and public that raise awareness of this history.

Reinforce the History of the Chase Residence

The Chase Residence is a recognized local landmark and National Register property, and it contributes to the historic legacy of the campus. Despite its reuse and changes to the surroundings, the building retains its ability to convey its historical significance and aspects of original design, materials, workmanship, feeling and association, in addition to its location, integrity of setting. The proposed Campus Master Plan retains the building in its present location, and the options cited in the plan do not appear to impact this historic resource.

Efforts to preserve and reinforce the historic character of the Chase Residence should continue. Recommendations include the following:

- The setting for the residence has been changed in ways that are inconsistent with the original site. Nearby parking should be reconfigured to move striped paving and curbs away from the front of the building. The revised design should be based on documentation of the original site setbacks.
- As interior changes are made, provide new finishes, such as wood flooring and trim, consistent with domestic buildings of the late 19th and early 20th century.
- Provide occupants with historic information about the house to encourage their stewardship.
- Celebrate the legacy of the original owner, Dr. Reuben Chase, through publications and public programs on the emergence of medicine in the pioneer era. Consider alternative future use of the Chase Residence for campus-related functions related to healing, medical treatment, and counseling.

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