

RECONNAISSANCE SURVEY OF THE CITY OF ANACORTES

SOUTH OF 24TH STREET TO CITY LIMITS

ANACORTES, WASHINGTON

PREPARED FOR:

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August 2011

Acknowledgements

This project could not have been undertaken without the time, expertise, and dedication of the Anacortes Historic Preservation Board members, DAHP staff, the Anacortes Historical Museum, and City of Anacortes GIS specialist Rob Hoxie.

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Table of Contents

Chapter 1: Summary and Background	4
Chapter 2: Historic Context.....	7
Chapter 3: Survey Methods	8
Chapter 4: Results	11
Queen Anne Style	11
Vernacular Style	13
Craftsman Style	16
Properties Eligible for Listing in the NRHP and Local Landmark Designation.....	18
Chapter 6: References Cited	23
Appendix A: List of Surveyed Properties.....	25

List of Figures

Figure 1: Anacortes and Environs	6
Figure 2: Surveyed Properties South of 24 th Street, Anacortes.	9
Figure 3: House at 3903 H Avenue.....	12
Figure 4: House at 1304 32nd Street	13
Figure 5: House at 815 36 th Street	14
Figure 6: House at 513 35 th Street	15
Figure 7: House at 809 27 th Street	16
Figure 8: House at 3601 Commercial Avenue.....	17
Figure 9: House at 2604 R Avenue.....	18

Chapter 1: Summary and Background

The city of Anacortes is located on Fidalgo Island in Skagit County, Washington, bounded by Burrows Bay to the West, Guemes Channel to the north, and Fidalgo Bay to the east (Figure 1). In October 2010, the Anacortes Historic Preservation Board (AHPB) advertised a Request for Qualifications (RFQ) for a qualified architectural historian to conduct a historic resource survey of a segment of Anacortes. This report outlines the survey methods and results of a reconnaissance-level survey of historic resources south of 24th Street in Anacortes (referred to in this report as the “study area”), Washington between November 2010 and June 2011. The project was funded with federal money, administered through the Washington State Department of Archaeology and Historic Preservation (DAHP) as a Certified Local Government (CLG) grant. According to the AHPB website (City of Anacortes, 2011a), the CLG program is:

A preservation partnership between local, state and national governments focused on promoting historic preservation at the grass-roots level. The key reasons to become a CLG are:

1. access to the expert technical advice of the State Offices as well as the NPS, and
2. eligibility to compete for federal funds annually allocated to support local historic preservation projects.

CLG funds may be used for a wide variety of projects such as historic survey work, community planning, local design guidelines, archeology, public education and National Register nomination development.

This project builds upon five previous surveys undertaken in 1976, 1987, and 2007, and 2010.

The objective of the investigations was to identify all buildings in Anacortes located south of 24th Street and constructed prior to 1940 that retained sufficient architectural integrity to warrant their inclusion on the historic registry.

The reconnaissance-level survey was conducted by Connie Walker Gray, of Gray Lane Preservation and Planning, LLC, who meets the Secretary of Interior’s standards as an architectural historian. Assisting the project was Beth Dodrill, historic preservation specialist. The Anacortes Historic Preservation Board and the Anacortes Museum managed the project and provided many hours of survey work, review, local expertise, and general support.

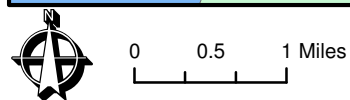
In order to conduct the study and complete the project, the following work was conducted:

- Identification of all historic resources (built before 1940) south of 24th Street in Anacortes, based on Skagit County Assessor’s data;
- Windshield survey of all identified resources to determine whether or not to record them in the Anacortes inventory on the DAHP database;

- Identification of 163 resources eligible for recordation, determined in consultation with the AHPB;
- Recordation of the 163 resources in the DAHP Historic Property Inventory Database; and
- Presentation of findings as written in this historic resources survey report.

Note that the DAHP Historic Property Inventory Database requires the recorder to recommend whether or not a property is eligible for listing in the National Register of Historic Places (NRHP). NRHP eligibility criteria are described in Chapter 3, and for the purposes of this endeavor, a resource that is recommended NRHP eligible is also recommended eligible as a City of Anacortes Landmark.

As described in Chapter 4, the majority of buildings surveyed for this study are single-family homes, some of which have been converted to commercial uses. The extent of modifications varies among buildings. A small number are virtually intact, but many have seen modifications to windows, siding, entries, and/or form. Common house styles are Vernacular (including Workingman's Four Square and other workers cottages), Queen Anne, and Craftsman. Notable examples of each of these styles are presented in Chapter 4.



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Chapter 2: Historic Context

The historic context of Anacortes has already been extensively researched and presented in previous historic resources survey reports (Koler 2010; Koler 2007; Koler 2005; Koler and Morrison 1987), and is only briefly summarized here.

The city of Anacortes is located at the confluence of Fidalgo Bay and the Guemes Channel in northwest Washington. With its abundant natural resources, it has long been a place occupied by native Americans, most notably the Samish and Swinomish, as well as early explorers and settlers in the historic period. Between 1790 and 1847, early explorers, including Spanish explorers Carrasco and Navarez, Master Joseph Whidbey of the Vancouver Expedition, and Lieutenant Charles Wilkes explored the areas in and around Vancouver. But it wasn't until the second half of the nineteenth century that the area saw sustained European American settlement in what is now known as Anacortes (City of Anacortes 2011b).

Rumor and speculation of a railroad terminus led to a population surge in 1890. This growth was short-lived, however, because later that year, it was announced that Anacortes would not be the railroad terminus, resulting in an exodus of hundreds of new settlers. The following year, however, in 1891, the city of Anacortes was incorporated and began to attract new industries, and with them, citizens of the city.

Early activity in Anacortes prospered as a result of the area's plentiful resources. Fisheries, mills, and canneries not only thrived but expanded considerably, in the beginning of the 20th century. Other industries included shingle mills, cold storage plants, and a sash-and-door plant. Eleven canneries dominated the Guemes Channel in Anacortes by 1915. The seaport was thriving during this period. At the onset of World War I, the Sloan Brothers of Olympia formed a shipyard on Guemes Channel to supply the U.S. government with replacement cargo ships, although it reportedly only finished two ships (Riddle 2010).

Anacortes continued to prosper until the Great Depression, when it, like most other communities in the United States, saw a considerable drop in employment, incomes, and property values. A makeshift Hooverville, known as "Little Chicago" was established in the Cap Sante Marina area. Although Anacortes recovered from the Depression, the fishing and timber industries never returned to its height in the early 20th century, and eventually all but vanished. The area started to see significant change in the mid-20th century; refineries were constructed on March Point, and new housing developments emerged in the outskirts of Anacortes (Kirk 1995).

Chapter 3: Survey Methods

This chapter describes the research and field methods used to identify and evaluate historic resources within the study area for this project. The objective of the investigations was to identify historic resources within the study area that retain sufficient integrity to warrant their inclusion in the Anacortes Inventory through a reconnaissance-level field survey. This chapter describes where and how the information was gathered, and how it informed the results of the field survey. Results of the studies are presented in Chapter 4. The Anacortes Historic Inventory is maintained by the DAHP HPI system.

Reconnaissance-level Survey Methods

DAHP defines reconnaissance-level surveys as “visual or predictive surveys that identify the general distribution, location, and nature of cultural resources within a given area” (DAHP 2010). The survey generally does not include ownership information; historic use or name of the property; the study unit theme (provided in the HPI forms); the names of the architect, builder, or engineer; an in-depth statement of significance; or a bibliography.

The survey involved examining every building in the Study Area that was determined to be constructed before 1940: approximately 270 buildings. The senior architectural historians visually assessed each building, and, in consultation with the AHPB, identified 163 that warranted further evaluation and recordation. This assessment was based on identifying buildings that retained sufficient integrity of the majority of the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association) as defined in National Register Bulletin *How to Apply the National Register Criteria for Evaluation*.

The senior architectural historians and AHPB members who contributed to this project conducted the parcel-by-parcel field survey in the late 2010 and early 2011. Survey dates include:

- **December 7 and 8, 2010:** Led by Connie Walker Gray, Senior Architectural Historian, Gray Lane Preservation and Planning, with contributions from Susan Rooks, AHPB member.
- **January 18, 2011:** Led by Connie Walker Gray, Senior Architectural Historian, Gray Lane Preservation and Planning, with contributions from Beth Dodrill, Historic Preservation Specialist.
- **April 7, 2011:** Led by Connie Walker Gray, Senior Architectural Historian, Gray Lane Preservation and Planning, with contributions from Susan Rooks, AHPB member.
- **April 14, 2011:** Led by Connie Walker Gray, Senior Architectural Historian, Gray Lane Preservation and Planning, with contributions from Beth Dodrill, Historic Preservation Specialist.

Each historic resource included in the survey was visually evaluated, photographed from the public right-of-way, and noted for its significant visual characteristics, including:

- the precise location of each resource,
- the architectural style (if identifiable),
- the type and materials of significant features,

- the existence of alterations and overall physical integrity, and
- potential historic districts located in the study area.

An HPI form was prepared for each historic building that was included in the survey. The forms were prepared using information on the physical description of each resource collected in the field. Several style guides were consulted when preparing the physical descriptions, including *A Field Guide to American Houses* (McAlester 1993), *American Houses: A Field Guide to the Architecture of the Home* (Foster 2004), *American Vernacular Design: 1870-1940* (Gottfried and Jennings 1985), and *Architectural Description Guide* (Washington State Office of Archaeology and Historic Preservation (now known as DAHP) 1978). A Statement of Significance for each resource was prepared based on historic research of the history of the project area and neighborhoods and the integrity of each building.

A total of 163 historic resources surveyed and inventoried. Figure 2 shows the locations of each surveyed building; numbers correspond with each building's unique ID number as shown in Appendix A of this report. Database entries for each recorded property can be found on DAHP's WISAARD system at <https://fortress.wa.gov/dahp/wisaard/>. Historic resource database files can be viewed by the public, and searched by various criteria, including property address. The survey name is "Anacortes 24th South pre-1940."

Significance

The City of Anacortes uses criteria modeled after the National Register of Historic Places (36 CFR 60) to determine whether a property qualifies for landmark designation. To be eligible for designation a property must possess physical integrity and significance. Physical integrity is the authenticity of a property's historic identity based on physical characteristics such as location, design, setting, materials, workmanship, feeling, and association. "Significance" is defined by association with historic events, important people, distinctive design or physical characteristics, or the potential to provide important information in history or prehistory.

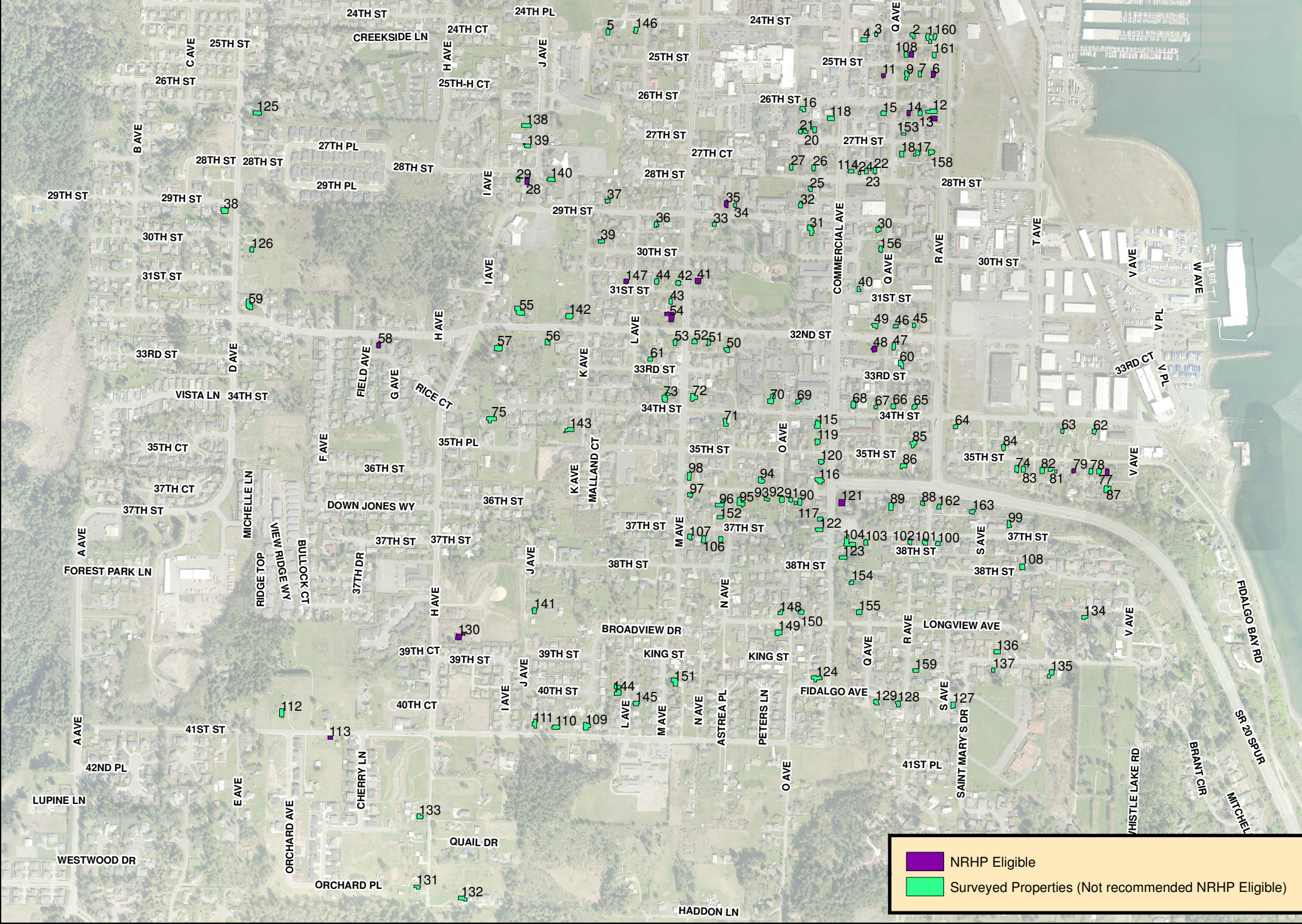
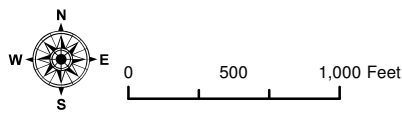


Figure 2: City of Anacortes Historic Inventory, South of 24th Street
Surveyed Properties Built Prior to 1940



Chapter 4: Results

As described in the previous chapter, 163 historic resources built prior to 1940 and retaining a sufficient level of physical integrity were identified, surveyed, and inventoried in the Anacortes Inventory, as recorded in the DAHP database. Of these, 17 are recommended eligible for listing in the National Register of Historic Places, and therefore eligible for inclusion in the Anacortes Register, because that they retain sufficient integrity to convey their historic significance. The area south of 24th Street to the city limits does not exhibit one particular style, period of construction, or design. It is collection of houses, schools, commercial areas, services, and other community resources that include some of Anacortes' earliest buildings (including the house at 3903 H Avenue, built in 1885), Vernacular-style houses that were built quickly to accommodate cannery workers, Craftsman-style houses, Depression-era dwellings, post WWII Cape Cod houses, midcentury Ranch style houses, and a number of houses and developments built during the modern and contemporary periods.

The majority of buildings surveyed for this study are single-family homes, some of which have been converted to commercial uses. The extent of modifications varies among buildings. A small number are virtually intact, but many have seen modifications to windows, siding, entries, and/or form. Common house styles are Vernacular (including Workingman's Four Square and other workers cottages), Queen Anne, and Craftsman. In order to illustrate good examples of these three styles, the following pages present two or three examples of each style, and their architectural descriptions.

This chapter concludes with the identification of buildings that are eligible for listing in the NRHP and as Anacortes landmark buildings.

Queen Anne Style

The AHPB identifies the Queen Anne style in Anacortes as a once popular, but increasingly rare, housing style built in the late 19th and early 20th centuries. AHPB documents describe the prevailing characteristics of these houses:

Queen Anne style house typically have steeply pitched roofs, patterned shingles, and usually an asymmetrical façade, often with a tower in the high style examples. Porches can be partial or full and they often extend along one side of the house. They are also characterized by a fair amount of ornamentation, although that can be removed over the years as it deteriorates (AHPB n.d.(a)).

Extant Queen Anne style house in Anacortes are relatively uncommon in areas south of 24th Street. Below are two good examples of these houses, the first built in the late 19th century and the second built in the early 20th century.

3903 H Avenue

Constructed in 1885, this two and a half story Queen Anne style house sits on a concrete foundation, is clad with clapboard and fishscale shingles, and has a gable-on-hip composition roof. Even though it is

one of the oldest extant houses in Anacortes, it retains much of its original materials and has been very minimally altered. The front facade includes the main entry on the first story beneath a tripartite arched balcony, which is supported by narrow milled wood pillars and decorative brackets. The northwestern pillar has been replaced with metal beam, and the balcony appears to be settling. The front door is not entirely visible behind the aluminum screen door, but it may be original. It sits beneath an eleven light wood casement transom window. Pairs of one-over-one double-hung wood sash are placed directly to the right of the main entry door, a pattern which is replicated on the second story. The second story includes the delicate triple arched balcony with milled pillars and balustrade. A balcony door sits directly above the primary entry.

The front facade gable end features a bay window on the first floor, but its details were not visible from the driveway. The gable end second floor includes a projecting bay with a pair of double hung wood sash. The projecting bay is supported by decorative kneebraces, similar to those that support the balcony. Above the bay, the gable is clad with fishscale shingles, with flared fascia along the roof edge. A single dormered gable with a one-over-one wood sash window projects from the third story roofline.

Secondary facades include simple fenestration, with narrow, single one-over-one double-hung wood sash windows. The second story window corners serve as kneebrace locations for the eaves, creating an elegant pattern in the otherwise simple facade.

This house is an excellent and rare example of a 19th century Queen Anne-style house south of 24th Street in Anacortes. It is eligible for listing in the NRHP and as an Anacortes landmark.



Figure 3: House at 3903 H Avenue

1304 32nd Street

Constructed in 1910, this large two and half-story Queen Anne style house is irregular in form and has varied rooflines and sits on a concrete foundation. The roof is covered in composition shingles and the exterior walls are primarily clad in wood clapboard, with fish scale and diamond pattern wood shingles on some wall surfaces. The original asymmetrically arranged plan is relatively intact with the exception of the two-story addition at the rear northeast corner that may be an enclosed porch. Original features include the recessed, two-story curved wrap-around porch at the front southeast corner with decorative railing and balustrade; the two story gabled bay window on the east side elevation; prominent three-part bay window on the first story primary elevation; a front gable dormer; the distinctive prominent corbelled brick chimney; the bell-shaped tower roof projection; and details such as decorative brackets at the porch and roof eaves and spindlework porch supports and railings and the varied textured wall surfaces. All of these are hallmarks of the Queen Anne style. Additionally the majority of the windows are original Queen Anne style window types in wood sashes, including many single hung sashes with multilight transoms and/or multilight sidelights.



Figure 4: House at 1304 32nd Street

Vernacular Style

The AHPB identifies the Anacortes “Vernacular Style” as a very common subtype of house in Anacortes, particularly the hipped or pyramidal roofed houses. AHPB documents describe the origin and overall characteristics of these houses:

Many one-story, square, hipped or pyramidal roofed houses were built in early Anacortes neighborhoods from the late 19th century through about 1920, although a few later examples

exist. Often called the workingman's four-square, these houses reflect frontier values: they were simple and inexpensive to build, efficient, and lacked elaborate ornamentation. This style of house is ubiquitous throughout the West and, depending upon the location, housed miners, factory workers, fishermen, and other laboring folk (AHPB n.d.(b)).

Below are three Vernacular-style houses in Anacortes. One house (815 36th Street) fits the pyramidal roof subtype described above. The other two represent other types of Vernacular style housing in Anacortes.

815 36th Street

Constructed circa 1920, this one and a half story house sits on a concrete foundation, is clad with vinyl siding, and has a composition pyramidal roof with a hipped roof dormer. Fenestration is largely replacement vinyl sash. The front façade is dominated by a nearly full-façade porch with a shed roof and supported by three unadorned wood beams. The door is asymmetrically placed on the wall and is flanked by double-hung windows. This small house is very typical of Anacortes workforce housing that was developed in the early 20th century to respond to the influx of workers who came to Anacortes to take advantage of the jobs in the many waterfront mills and canneries. This house has been modified with replacement materials, which have altered the building's integrity.

Although this particular pyramidal-roofed house is not eligible for listing in the NRHP or as an Anacortes landmark, it is included here because it is a typical form seen in Anacortes, built in an era that was characterized by rapid growth.



Figure 5: House at 815 36th Street

513 35th Street

Constructed in 1935, this one-story house sits on a concrete foundation, is clad with clapboard siding, and has a side-gabled composition roof. The front facade includes an asymmetrically-placed front door sheltered by a shed roof supported by three wood columns. The porch has a closed porch railing and no apparent handrail. To the left of the front door is a single one-over-one double-hung wood sash window, and to the right of the door are two one-over-one double-hung wood sash windows. Side facades include similar fenestration. Other details include exposed rafter tails and a brick interior chimney.

Although this house retains many of its original materials and characteristics, it appears to have been built quickly and without design. Although this particular house is not eligible for listing in the NRHP or as an Anacortes landmark, it is included here because it is a Vernacular-style house in a very common form seen in Anacortes, built in the Depression era.



Figure 6: House at 513 35th Street

809 27th Street

Constructed c. 1925, this 1.5 story Vernacular-style house features a concrete block foundation, horizontal clapboard siding, and a relatively steeply front gabled composition roof. The front facade includes a centered entry door accessed by two steps and sheltered by a gabled pediment roof supported by curved brackets. The railing and finials are non-original. The porch roof has exposed rafters, but the main house roof does not. To the left of the door is one one-over-one vinyl sash window,

and another pair of one-over-one vinyl sash is located beneath the gable peak. There are large shed additions on the left and rear of the house, clad with combed asbestos siding and with aluminum windows. A pair of one-over-one vinyl sash is also on each side facade.

Although this particular house is not eligible for listing in the NRHP or as an Anacortes landmark, it is included here because it is a simple, utilitarian, 1920s-era Vernacular-style house in a very common form seen in Anacortes.



Figure 7: House at 809 27th Street

Craftsman Style

Craftsman style houses are an extremely common housing type in western Washington in the early 20th century, and Anacortes is no exception. It is a style that utilized local resources but was often built using Sears and Roebuck “kits.” AHPB documents describe overall characteristics of these houses as follows:

Numerous Craftsman houses were built in Anacortes in the early decades of the 20th century. Most Craftsman construction in the United States ceased around 1930...all Craftsman houses have low pitched, gabled, or hipped roofs; exposed rafters; wide, often unclosed eaves; and full or partial-width porches. They are also characterized by decorative beams or braces under gables; tapered square columns; and substantial roof dormers, usually gabled or shed (AHPB n.d.(c)).

The following two houses are good examples of Craftsman-style houses in Anacortes. Both are eligible for listing in the NRHP and as Anacortes landmarks.

3601 Commercial

This Craftsman-style house in very good condition and retains a high level of integrity. Constructed in 1920, the relatively steeply pitched one-and-a-half story cross-gabled house sits on a concrete foundation, is clad with wood clapboard siding, has an internal brick chimney, and has a composition roof. Visible windows appear to be original double-hung wood sash. The house sits behind dense foliage and was difficult to see from the street, but a Skagit County Assessor photograph from 2007 provides additional information. The façade visible from the street shows the primary wing beneath the gable peak and a secondary wing to the right, or east, of the entry. The glass and paneled door, flush to the house and unsheltered, appears original, and is accessed by a newer wood deck. To the right is a door-height sidelight, and further right is a pair of square double-hung sash and then a standard size double-hung wood sash window. To the left, or west, of the door are three standard size double-hung wood sash windows. Craftsman details include flared lintels, fascia trim, exposed rafter tails, and capped rafter ends at the gable. This house appears to retain a high level of integrity, and possesses distinctive Craftsman-style details, and is therefore recommended eligible for listing in the NRHP and as an Anacortes landmark.



Figure 8: House at 3601 Commercial Avenue

2604 R Avenue

Constructed in 1925, this one-and-a-half story house sits on a concrete foundation, is clad with clapboard wood siding, and has a front-gabled wood shingled roof. The house includes two brick internal chimneys and a brick side chimney. The front façade has been modified, and now has a recessed entry with two entry doors, likely for use as a duplex. This type of entry and trim is widely seen around

Old Town, and is likely original. However, the front door has been modified and a second door added to accommodate the building's current use as a duplex. A single two-light window sits to the left of the entry. Fenestration includes largely wood sash windows, including double-hung, two-light, and fixed. Window trim has gently flared lintels. Secondary facades include shed and gabled dormers and a bay window.

This house retains most of its original materials and form, and appears to be one of the more intact of its type. Therefore, it is recommended eligible for listing in the NRHP and as an Anacortes Landmark.



Figure 9: House at 2604 R Avenue

Properties Eligible for Listing in the NRHP and Local Landmark Designation

Seventeen individual buildings were found to be potentially eligible for local landmark designation and listing in the National Register of Historic Places. Table 1 summarizes the significant characteristics of these buildings. As previously mentioned, more extensive information on these properties are available in the DAHP HPI database. Figure 2 of this report, and the property list presented in Appendix A also provide additional information on these buildings.

Despite the presence of these eligible resources, there does not appear to be sufficient continuity in the streetscape for any areas south of 24th Street in Anacortes to be considered for historic district listing in the National Register of Historic Places.

Table 1: Recommended NRHP Eligible Buildings in Anacortes South of 24th Street

Address	Year Built	Significant Characteristics and Features
803 25 th Street	1925	This modified Tudor-style house has seen some modifications, but its size (relatively large for this section of Anacortes) and style make it relatively unique and distinctive. It does retain most aspects of integrity, and is recommended eligible for listing in the NRHP.
816 25 th Street	1925	This Craftsman-style house has seen some alterations, specifically in the second story window, it retains most aspects of integrity, and is a distinct example of a cross-hipped roof house in Anacortes. It is recommended eligible for listing in the NRHP.
903 25 th Street	1920	Although this house has experienced some alterations, it is a relatively unique example of stucco-clad Tudor style houses. It also retains most aspects of integrity. Therefore, it is recommended eligible for listing in the NRHP.
815 26 th Street	1913	This house retains all aspects of integrity and has been minimally altered. It is recommended eligible for listing in the NRHP under Criterion C as a good, representative example of a simple Craftsman-style bungalow in Anacortes.
1601 28 th Street	1924	This small one and a half-story bungalow retains its basic original form with a minor addition on the rear, but has had extensive alterations to the windows. However, it is a typical and increasingly rare example of workforce housing constructed in the 1920s and appears to meet the criteria for NRHP eligibility.
1214 29 th Street	1920	This craftsman bungalow has good physical integrity and displays some distinctive features of the craftsman style. It appears to be a good example of a craftsman bungalow form the 1920s era when such architecture was employed for middle income housing construction. It is one of the few remaining Craftsman bungalows and retains a high level of integrity in the area south of 24th. Therefore, it is recommended eligible for listing under Criterion C.
1220 31 st Street	1925	This Dutch Colonial Revival house, constructed in c. 1925, is a relatively intact example of a popular style of the 1920s and may be eligible for the NRHP. .
903 32 nd Street	1914	Although this house has seen some replaced windows, it retains a high level of integrity, and is an increasingly unusual example of a Craftsman-style bungalow in Anacortes. For this reason, it is recommended eligible for listing in the NRHP.
1304 32 nd Street	1910	This large Queen Anne style house (noted in some sources as the W. T. Odin House), constructed c. 1910, is a relatively intact and good example of Queen Anne style architecture that was popular from the late 19th century into the early part of the 20th century. It dates to the early settlement of Anacortes and

		additional information about early residents may reveal other significant associations relevant to the historical development of the city. It is recommended eligible for the NRHP.
1901 32 nd Street	1900	This one-and-a-half story vernacular house was constructed in c. 1900, an era of early development in Anacortes, and is representative of building types associated with the early and rapid growth of Anacortes.. Although it appears that the porch may have been enclosed, it is still a good and increasingly rare example of early 20th century construction in Anacortes south of 24th. Therefore, it is recommended eligible for listing in the NRHP under Criteria A and C.
411 35 th Street	1901	This house has an unusually high level of integrity, and is an excellent example of a small, worker's Queen Anne-style bungalow. Because of its architectural significance, it is recommended eligible for listing in the NRHP.
501 35 th Street	1916	This house has been altered very little, and is a good example of a small Craftsman-style cottage that supported Anacortes workers. It is recommended eligible for listing in the NRHP.
1913 41 st Street	1910	Although this house is in poor condition, it appears to retain most of its original form, materials, and workmanship. Overall it exhibits a high level of integrity, and it is recommended eligible for listing in the NRHP under Criterion C.
3601 Commercial Avenue	1920	This house appears to retain a high level of integrity, and possesses distinctive Craftsman-style details, and is therefore recommended eligible for listing in the NRHP.
3903 H Avenue	1885	Constructed in 1885, this is one of the oldest, if not the oldest, extant buildings in Anacortes. It retains a very high level of integrity and considering its age, has been altered extremely little. Because of its architectural significance, and as a rare and distinctive example of a 19th century building in Anacortes, it is recommended eligible for listing in the NRHP.
3016 L Avenue	1915	This house is in excellent condition and retains many of its original characteristics and materials. It is a good example of Craftsman-style architecture in Anacortes, and is therefore recommended eligible for listing in the NRHP.
2604 R Avenue	1925	This house retains most of its original materials and form, and appears to be one of the more intact of its type. Therefore, it is recommended eligible for listing in the NRHP under Criterion C.

Chapter 5: Recommendations

The City of Anacortes retains a number of architecturally significant historic resources, and should continue to identify and record buildings and structures with a high level of integrity, both south of 24th Street and throughout the city in general. The recommendations below build from those identified in previous historic resource surveys (Koler 2010), and identify additional means for achieving the city's preservation goals.

Public Education and Outreach

Work directly with owners of landmark properties to encourage them to maintain the historic characteristics of their properties.

Work directly with owners of landmark properties to encourage them to list their buildings in the local and national registers.

Continue to use the website to provide information about the AHPB, preservation incentives, and style guides.

Develop an interpretive website that presents historic resources and the goals of the AHPB in a visually interesting, user friendly manner. Content can include a walking tour map and podcast, activities for children, and “how to” guides for property owners.

Develop educational materials and classroom kits for K-8 and secondary schools about Anacortes history and historic preservation.

Planning and Design

Develop design guidelines for historic buildings and streetscapes in Anacortes.

Work with the Anacortes Planning Department to further integrate urban planning and historic preservation in Anacortes.

Rehabilitation and Adaptive Reuse of Buildings

Consider policy changes to encourage economic development and adaptive reuse of historic buildings in Anacortes, including:

- **Adaptive Reuse Land Use Ordinance:** Adaptive reuse ordinances can allow the reuse of buildings—for example, conversion of an industrial building to a residential building— without requiring the developer to seek a land use variance.
- **Business Improvement Districts/Façade Improvement Districts:** An important aspect to adaptive reuse is the façade of the building. One common means to facilitate façade improvement has been the establishment of a Business Improvement District (BID) that may issue grants and technical assistance. A BID may use funds to offer grant programs such as annual competitive façade grants or free architectural assistance. A façade improvement program would assist in defraying costs associated with adaptive reuse projects.

- **Building Codes:** Reviewing and updating a city's building code to permit deviations from new building codes while maintaining safety encourages adaptive reuse of buildings and acknowledges the value of existing buildings.
- **Design Guidelines and Design Review Board:** In the design review process, owners of locally designated landmarks and districts must get approval from a locally appointed historic preservation commission or architectural review board for major exterior alterations, additions, and new construction. Commission approval is in the form of a "certificate of appropriateness."

The recommendations above do not constitute an exhaustive list of preservation strategies; many other potential strategies can continue the work of Anacortes' historic preservation program. The City of Anacortes should continue to explore these and other options for protecting and celebrating its rich history, as evidenced through the built environment.

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Appendix A: List of Surveyed Properties

ID #	Address	Year Built ⁱ	Notes (if applicable)
1	807 24th Street	1905	
2	815 24th Street	1915	
3	907 24th Street	1935	
4	915 24th Street	1925	
5	1419 24th Street	1935	
6	803 25th Street	1925	NRHP Eligible ⁱⁱ
7	811 25th Street	1930	
8	816 25th Street	1925	NRHP Eligible
9	817 25th Street	1920	
10	818 25th Street	1910	
11	903 25th Street	c. 1920	NRHP Eligible
12	801 26th Street	1915	
13	809 26th Street	1930	
14	815 26th Street	1913	NRHP Eligible
15	903 26th Street	1925	
16	1019 26th Street	1900	
17	809 27th Street	1925	
18	819 27th Street	1920	
19	1012 27th Street	1930	
20	1018 27th Street	1925	
21	1020 27th Street	1935	
22	906 28th Street	1920	
23	910 28th Street	1920	
24	916 28th Street	c. 1915	
25	1011 28th Street	1930	
26	1016 28th Street	1930	
27	1102 28th Street	1930	

ID #	Address		Year Built ⁱ	Notes (if applicable)
28	1601	28th Street	1924	NRHP Eligible
29	1607	28th Street	1920	
30	903	29th Street	1930	
31	1013	29th Street	1940	
32	1018	29th Street	1915	
33	1211	29th Street	1920	
34	1212	29th Street	1930	
35	1214	29th Street	1920	NRHP Eligible
36	1311	29th Street	1930	
37	1416	29th Street	1900	
38	2201	29th Street	1925	
39	1420	30th Street	1920	
40	910	31st Street	1910	
41	1220	31st Street	1925	NRHP Eligible
42	1302	31st Street	1915	
43	1305	31st Street	1938	
44	1314	31st Street	1915	
45	810	32nd Street	1920	
46	820	32nd Street	1920	
47	821	32nd Street	1908	
48	903	32nd Street	1914	NRHP Eligible
49	904	32nd Street	c. 1915	
50	1201	32nd Street	1925	
51	1217	32nd Street	1920	
52	1219	32nd Street	1900	
53	1301	32nd Street	1922	
54	1304	32nd Street	1910	NRHP Eligible

ID #	Address	Year Built ⁱ	Notes (if applicable)
55	1514 32nd Street	1889	
56	1515 32nd Street	1938	
57	1617 32nd Street	1900	
58	1901 32nd Street	1900	NRHP Eligible
59	2120 32nd Street	1940	
60	816 33rd Street	1993	
61	1314 33rd Street	1930	
62	419 34th Street	1930	
63	509 34th Street	1925	
64	713 34th Street	1930	
65	816 34th Street	1935	
66	820 34th Street	1925	
67	902 34th Street	1935	
68	916 34th Street	1900	
69	1018 34th Street	1940	
70	1102 34th Street	1935	
71	1201 34th Street	1930	
72	1220 34th Street	1930	
73	1308 34th Street	1901	
74	605 35 th Street	1940	
75	1620 35th Place	1913	
76	411 35th Street	1901	NRHP Eligible
77	413 35th Street	1935	
78	417 35th Street	1935	
79	501 35th Street	1916	NRHP Eligible
80	509 35th Street	1930	
81	513 35th Street	1935	

ID #	Address	Year Built ⁱ	Notes (if applicable)
82	519 35th Street	1925	
83	601 35th Street	1920	
84	612 35th Street	1930	
85	808 35th Street	1925	
86	811 35th Street	1930	
87	410 36th Street	1930	
88	801 36 th Street.	c. 1920	
89	815 36th Street	c. 1920	
90	1011 36th Street	1935	
91	1019 36th Street	1925	
92	1101 36th Street	1936	
93	1107 36th Street	1900	
94	1110 36th Street	1905	
95	1119 36th Street	1904	
96	1211 36th Street	1918	
97	1219 36th Street	1907	
98	1220 36th Street	1930	
99	616 37th Street	1935	
100	719 37th Street	1935	
101	805 37th Street	1945	
102	809 37th Street	1933	
103	901 37th Street	1925	
104	913 37th Street	1920	
105	1201 37th Street	1920	
106	1215 37th Street	1920	
107	1219 37th Street	1920	
108	604 38th Street	1935	

ID #	Address	Year Built ⁱ	Notes (if applicable)
109	1410 41st Street	1900	
110	1504 41st Street	1920	
111	1518 41st Street	1920	
112	2020 41st Street	1930	
113	1913 41st Street	1910	NRHP Eligible
114	2719 Commercial Avenue	1930	
115	3402 Commercial Avenue	1925	
116	3520 Commercial Avenue	1900	
117	3612 Commercial Avenue	1925	
118	2610 Commercial Avenue	1925	
119	3420 Commercial Avenue	1930	
120	3504 Commercial Avenue	1920	
121	3601 Commercial Avenue	1920	NRHP Eligible
122	3702 Commercial Avenue	1930	
123	3717 Commercial Avenue	1930	
124	3926 Commercial Avenue	1925	
125	2615 D Avenue	1916	
126	3001 D Avenue	1900	
127	619 Fidalgo Avenue	1931	
128	801 Fidalgo Avenue	1925	
129	819 Fidalgo Avenue	1930	
130	3903 H Avenue	1885	NRHP Eligible
131	4404 H Avenue	1900	
132	4419 H Avenue	1935	
133	4220 H Avenue	1920	
134	416 Hillcrest Drive	1940	
135	505 Hillcrest Drive	1935	

ID #	Address	Year Built ⁱ	Notes (if applicable)
136	618 Hillcrest Drive	1934	
137	621 Hillcrest Drive	1923	
138	2702 J Avenue	1920	
139	2708 J Avenue	1926	
140	2801 J Avenue	1925	
141	3815 J Avenue	1905	
142	3120 K Avenue	1900	
143	3410 K Avenue	1920	
144	3918 L Avenue	1901	
145	4005 L Avenue	1930	
146	2402 L Avenue	1915	
147	3016 L Avenue	1915	NRHP Eligible
148	1102 Longview Avenue	1925	
149	1105 Longview Avenue	1920	
150	1018 Longview Avenue	1925	
151	3915 M Avenue	1930	
152	3620 N Avenue	1920	
153	2619 Q Avenue	1935	
154	3806 Q Avenue	1938	
155	3820 Q Avenue	1935	
156	2916 Q Avenue	1930	
157	2604 R Avenue	1925	NRHP Eligible
158	2702 R Avenue	1925	
159	3913 R Avenue	1930	
160	2404 R Avenue	1905	
161	2418 R Avenue	1920	
162	3605 R Avenue	1930	

ID #	Address	Year Built ⁱ	Notes (if applicable)
163	3608 S Avenue	1920	

ⁱ Construction dates were derived from the Skagit County Assessor's database. Accuracy of the dates was not verified. In instances where the construction date appears to be different than the date listed on the Assessor's database, it has been indicated in the narrative text of the Historic Property Inventory (HPI) forms found on the DAHP database (<http://www.dahp.wa.gov/pages/wisaardIntro.htm>).

ⁱⁱ Indication of NRHP eligibility is based on the recommendation of the consultant, and has not been formally concurred with by DAHP.