



LANDMARK REGISTRATION FORM

PART I: PROPERTY INFORMATION

Approved 7/26/2018

1. Name of Property

historic name: GILMAN TOWN HALL AND JAIL

other names/site number: Gilman Town Hall Museum

2. Location

street address: 165 SE Andrews Street, Issaquah, WA 98027

parcel no(s): 235430-0485

legal description(s):

3. Classification

Ownership of Property:

- ☐ Private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property:

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

4. Property Owner(s)

name: City of Issaquah

street: PO Box 1307

city: Issaquah

state: WA

zip: 98027

5. Form Prepared By

name/title: Flo Lentz (25549 140th Lane SW, Vashon, WA 98070)
& Sarah J. Martin (3901 2nd Avenue NE #202, Seattle, WA 98105)

organization: Contracted consultants on behalf of the City of Issaquah and Issaquah History Museums

date: February 2018

6. Nomination Checklist

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include an index</i> | <input type="checkbox"/> Other (please indicate): |
| <input type="checkbox"/> Last Deed of Title: <i>this document can usually be obtained for little or no cost from a title company</i> | |

PART II: PHYSICAL DESCRIPTION

7. Alterations

Check the appropriate box if there have been changes to plan, cladding, windows, interior features or other significant elements. These changes should be described specifically in the narrative section below.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Plan (i.e. no additions to footprint, relocation of walls, or roof plan)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Interior features (woodwork, finishes, flooring, fixtures)
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Cladding	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Other elements
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Windows			

Narrative Description

Use the space below to describe the present and original (if known) physical appearance, condition, architectural characteristics, and the above-noted alterations (use continuation sheet if necessary).

INTRODUCTION

Gilman Town Hall is among the oldest buildings still standing in the vicinity of downtown Issaquah, second only to the I.O.O.F. Hall on Front Street. The town hall was built as a public assembly hall, between 1888 and 1892, by local pioneer Ingebright Wold. The hall reflected the optimism of King County's town-building era, being strategically sited at the heart of the village's first plat, just a half block from the railroad. Ten years later, the fledgling community of Gilman (soon renamed Issaquah) purchased the simple gable-roofed structure with its sturdy false front for use as a dedicated town hall. An update to the hall occurred in 1914, including the addition of a small jail and fire department bell tower on the site.

After 1930, the hall became a private residence and passed through multiple ownerships. During this time it deteriorated and was incrementally altered inside and out. On the eve of the nation's Bicentennial, the City re-acquired the building, this time for use as a history museum. Renovations by Issaquah Historical Society volunteers began in 1973, culminating in the rebuilding of a false-front facade in 1983. Today, the 130-year-old structure continues to house the main display space and the offices of the historical society, now called "Issaquah History Museums."

SETTING

Issaquah is nestled in the valley of Squak Creek (renamed Issaquah Creek), surrounded on three sides by the scenic "Issaquah Alps," foothills of the Cascade Mountains. To the north, the valley meets the head of Lake Sammamish at the base of the rapidly developing Sammamish Plateau. Issaquah serves as a gateway to outdoor recreation for all of King County. It is bordered by several large regional parks, including Lake Sammamish State Park, Cougar Mountain Regional Wildland Park, Squak Mountain State Park Natural Area, and Tiger Mountain State Forest. Interstate 90 bisects the community along the route of the 1940s Cross-State Highway, providing easy access from Seattle into the Cascades and points east (see Figure A1).

The town is oriented in a roughly northwest to southeast direction, along the spine of the old Seattle, Lake Shore & Eastern Railway. Historic downtown Issaquah stretches for several compact blocks along

Front Street, an old corridor running north-south at a slight angle to the railroad right-of-way. The district still has a pedestrian scale, several early false-front structures, and a number of 1920s single-story masonry commercial buildings. Some newer commercial architecture references those late 19th/early 20th century design traditions (see Figure C1). Downtown includes the National Register-listed Issaquah Depot and, farther north along Front Street, the Hailstone Feedstore & Gas Station, a designated Issaquah Landmark.

The first plat of the city was filed as the Town of Englewood in 1888, in response to the coming of the railroad. Known today as Olde Town, this 12-block area is bounded on the west by Front Street, on the north by Mill Street (later Sunset Way, the oldest east-west corridor through town), and on the south by Washington Street. Early plat maps and Sanborn insurance maps show subsequent growth of residential blocks to the east and north, with commerce expanding mostly north along Front Street. The abandoned railroad right-of-way bisects Olde Town diagonally. Today, various public amenities flank this green corridor, including schools, parks, a community center and pool, a modern city hall and police station, and parking (see Figures A2, A6).

Gilman Town Hall is located within this original plat, at 165 SE Andrews Street, formerly called Main Street. The building faces north, occupying Lot 13 and a portion of Lot 14 on Block 7. The blocks immediately surrounding the hall, especially east of the railroad right-of-way, are still quietly residential in character. Single-family homes - including bungalows, 1920s cottages, 1940s post-war boxes, and 1950s ranch houses - attest to this as an early residential neighborhood (see Figures A3, C2, C3).

Issaquah has grown exponentially in recent decades, from a small farm town of 4,000 in 1970, to a city of 32,000 as of 2016. Surrounding dairy lands were sold to developers in the 1980s, particularly at the north end of town. Today, shopping centers, big box stores, restaurants, and other commercial clusters surround the busy community. In the meanwhile, large new residential developments have sprouted up on the surrounding hillsides. Gilman Town Hall now stands off the beaten track, but well protected through its public ownership and museum use. The building is a modest physical reminder of the city's earliest beginnings.

CURRENT DESCRIPTION

Site

The site on which Gilman Town Hall stands has a few added features that enhance its current use as Issaquah History Museum's primary facility. At the front is a sloped wooden ramp from the sidewalk, allowing easy access to a low wood-planked front deck the width of the building. The deck and ramp have decorative Victorian styled banisters and rails, now painted a light shade of teal blue, with simple stick spindles. These elements were all added during the major facade re-building project undertaken by the Issaquah Historical Society in 1983 (see Figures B14, C4).

A narrow graveled path, accessed down a ramp off the front porch, leads along the west side of the building to the back yard. There, artifacts from Issaquah's school history are on display. Two

cornerstones salvaged from razed historic schools rest at ground level along the eastern fence line, one dating from 1915, the other from 1932.

At the rear property line is a sturdy jail building of poured concrete, erected in this exact location in 1914. This simple, single-story structure measures 10' by 20', has a flat roof, 8" walls, a 12" slab floor, and a few small window openings with rusty metal grillwork. The massive door is wood-framed, clad with metal, mounted on heavy strap hinges, and secured with an 80-pound iron bar. Inside is a small anteroom with a wood stove. Two connecting jail cells, one to either side, are furnished very simply to interpret for museum visitors the early 20th century use of a small town pokey. A shed roof off the north end of the jail shelters an antique coal car exhibit of the type once used in the local mines around Issaquah (see Figures C17 - C19).

Exterior

The exterior of Gilman Town Hall reflects features and materials from various decades of the building's 130-year life. Existing features will be described here, with earlier configurations documented in the Changes over Time section, below.

The hall is a very simple, single story with attic, wood-framed structure measuring 24 feet by 44 feet in dimension. Except for the front deck and ramp, nothing deviates from the basic rectangular footprint. A shallow crawl space exists under the building. The original post and pier foundation is believed intact (although is not visible), but a partial perimeter wall of cinder block is visible along the west side.

A large, medium-pitched gabled roof is clad with aging composition shingles, and there have been four modern-day vents added to each slope. There is no longer an exterior chimney, despite evidence of one inside the building. The gable roof configuration is hidden on the Andrews Street facade by a prominent false-front with a deeply stepped parapet. This entire facade was constructed during the 1983 renovation. The stepped parapet is trimmed with ten Victorian styled jig-sawn wooden brackets, detailed the same shade of blue as other trim work, in contrast to the white body of the building (see Figures C3, C4).

Siding variations around the building reflect several chapters of its history, none original. The Andrews Street (north) facade is clad with 1980s, 7" lapped siding, with 7" cornerboards applied. Along both the east and west sides, the building retains heavy, striated cedar shingles, with a 14" exposure, believed to date from the early 1950s while the hall served as a residence. To the rear, the siding consists of common wood shingles, date uncertain. In the upper gable end of this rear elevation is board-and-batten cladding, again going back to the late 1950s or early '60s. All siding is painted white (see Figures C5-C7).

The hall's windows present a similar evolution of dimensions, fabric, and design over time. Most recent are those on the Andrews Street facade with six-over-six light sash, set in horizontally. The easternmost one contains a paired set of sash (see Figure C4).

Windows along either side wall, and at the rear, vary in style and date. As many as seven appear (from the inside) to be set into 19th century openings, with original interior sills and surrounds intact. There

are now, however, a wide variety of later sash types inserted: one-over-one wood, two-over-two wood (1940s, horizontal), vinyl double-hung, and possibly more recent vinyl vertical sliders. Exterior surrounds and sills are simple planks, likely not original given the build-out of siding over the years (see Figures C6, C7).

The formal museum entrance on Andrews Street has solid panelled, double doors centered on the facade and topped by a three-light transom – all assembled during the 1983 renovation. The date 1898 in decorative stained glass occupies the center light of the transom, denoting the year the public hall became town hall (see Figure C4).

At the rear of the building is a kitchen door to the back yard, featuring a concrete landing with a bracketed overhang, and a plain hollow core door (see Figure C7).

Interior

The interior of Gilman Town Hall has been adapted for use as museum display and offices (see Figure A5). The spaces appear most closely to reflect its prior use as a residence, but there are some nice finishes and details that go back to the public and/or town hall era as well. These most likely date to original construction, but some may be related to a remodel of the town hall in 1914, when a bell tower and the little concrete jail were built to the rear.

The main floor contains exhibit space up front, occupying the full width of the building. Within this display hall is a partly partitioned room now used for public research. The research room leads to the main office, which was probably a ground floor bedroom during the residential era. In the opposite southeast corner is a full kitchen that undoubtedly served residential tenants, but now functions as an exhibit space. Opposite the kitchen and behind the office is a bathroom of an early but uncertain date, and a central stairway to the attic level (see Figures C8-C13).

Finishes and features of interest on the ground floor include as many as seven original window openings with vertical dimensions typical of the late 1800s and consistently detailed period surrounds and sills. Original fir flooring with a well-worn patina remains in some areas, including the kitchen and office. Original beaded tongue-in-groove sheathing covers most of the west wall, certainly more typical of a public hall than a residence. The front display areas also retain their original shiplap (or rustic) ceiling finishes (see Figures C8, C10-C12).

The plain interior straight-run staircase likely dates from the the building's conversion to a residence. It leads up to a full attic story partitioned into three spaces. Two are devoted to collections storage and work areas. The third space at the rear of the building, with a window overlooking the back yard, is an office for the museum director (See Figures C13-C15).

The upstairs was entirely sheetrocked during the museum era, sealing off the eaves. Two early features of interest include a patch in the floor of the central space where a brick chimney used to rise up from between the ground floor display hall and kitchen. The office window overlooking the back yard retains its original surround and sill.

EVIDENCE OF PHYSICAL CHANGE OVER TIME

The Gilman Town Hall building has had four distinct use periods, each of which resulted in physical changes to the property. Changes are documented below from a mix of primary sources, oral history, and secondary accounts.

Public Hall configuration – 1888-1898

- No clear photographic or map evidence found to document this era, or to confirm exact date of construction.
- Local tradition (source unverified) holds that first use of hall occurred in January 1889 for a wedding. Roof not finished but wood stove functional.

Town Hall configuration – 1898-1930

- 1899 image of school children and their teacher in front of hall is earliest known photographic documentation (see Figure B1). City Hall sign partially visible on left side of building. Important clue about existence of a false front: uninterrupted height of vertical corner board on left, no gable roofline visible, suggesting existence of false front out of picture frame. Image depicts original doorway and windows, serves as solid baseline of information for future changes.
- 1908 Sanborn map shows footprint of single-story building with small appendage at rear, function unknown (see Figure A7). Two small outbuildings at rear property line, likely woodshed and outhouse. 1912 Sanborn map shows no change to property (see Figure A8).
- 1913 Town Council minutes for September 13 approve "remodeling" of town hall, construction of concrete jail, and construction of bell tower for fire department.
- Three additional birdseye view photos from museum collections add some evidence of continued existence of false front. The earlier c. 1900 view shows back side of a flat-topped false front at very narrow angle (see Figure B2). Two later views show bell tower (1914 and after 1915), with possible false front still in place (see Figures B3, B4).
- 1930 Sanborn map shows no change to hall, rear wing still in place, and no indication of bell tower. Hall labeled as vacant, woodshed and outhouse gone. Jail footprint depicted along rear property line (see Figure A9).

Residential configuration – 1930-1973

- 1940 King County Assessor's property record card (PRC) photo shows conversion of hall to residence. Changes include complete removal of false front. Shiplap siding and small window inserted in upper gable. Wide central entryway removed, replaced by two separate, standard-sized, panelled doors. Both window openings reduced in size. Sash with two-over-two and one-over-one lights inserted. Property in poor condition (see Figure B5).
- 1950 King County PRC photo shows another reconfiguration of facade windows and doors. Wide-gauge cedar siding applied to ground floor, but gable remains shiplap. Chimney removed. Overall condition improved (see Figure B6).
- 1952 King County PRC notes house "remodeled," and value increase from \$200 to \$550.
- 1961 King County PRC notes increase in building value from \$550 to \$750.

Museum configuration – 1973 - present

- 1976 *Issaquah Press* reported on-going work in conjunction with Bicentennial: roof and electrical repairs by the City, kitchen and bathroom upgrades by volunteers.
- 1978 King County PRC photo shows museum use prior to major facade renovation. Upper gables changed out to board-and-batten (likely since 1961), (see Figure B7).
- Project manager Greg Spranger, and Museum collection photos document other 1970s work: framing-in of "Goode's Corner" museum exhibit (now research room), removal of interior brick chimney (by City), wallboarding of attic (see Figure B16; Spranger telecon 2/4/18).
- 1983 permit drawings for Andrews Street facade rebuild submitted to City. Project not implemented exactly as designed (see Figures B9, B10).
- 2018 telephone interview with project manager Greg Spranger – details on 1983 Andrews Street facade rebuild (see Figures B11-B13):
 - False front – Original configuration featured a flat parapet (according to Minnie Schomber, former clerk at city hall, in conversation with Greg Spranger, 1983). Stepped parapet configuration chosen for construction feasibility. Although clear photographic documentation remains elusive, the ca. 1915 birdseye view of south Issaquah suggests the building featured a flat parapet (see Figure B4).
 - Siding – 7" flat lapped siding and cornerboards purchased and applied to new facade. 1899 photo shows continuous shiplap siding.
 - Windows – structural openings rebuilt to hold donated sash. 1899 photo shows original openings with different dimensions and sash with different design.
 - Doorway – double doors and transom rebuilt based roughly on 1899 photo. Doors retrieved from mansion in Seattle. Stained glass donated by museum supporter.
 - Front deck – conjectural design built for functionality.

No further physical changes have been made to the building since the facade rebuild in 1983.

INTEGRITY

Gilman Town Hall clearly illustrates its evolution in the community since 1889. The property's integrity of location and setting remains strong given its strategic placement within the original town plat and its surrounding neighborhood of early 20th century dwellings. The building's integrity of feeling and association also remain vital. Both exterior massing and interior finishes reflect its historically public function as a gathering place, a town hall, and a community museum.

The most questionable aspects of its integrity are those of design, materials, and craftsmanship. The rebuilt Andrews Street facade, while 35 years old itself, is not an accurate reconstruction the original public hall's facade. Its configuration, features, and finishes suggest the late 19th century, but are perhaps better seen as an early example of enthusiastic, volunteer-based historic preservation in the post-Bicentennial Pacific Northwest. The materials of the sides and rear of the building date from its 40 years as a residence. Together with remnants of finishes from the public hall era on the inside, the building today actually embodies design, materials, and craftsmanship from ALL the chapters of its 130-year history.

PART III: HISTORICAL / ARCHITECTURAL SIGNIFICANCE

8. Evaluation Criteria

Historical Data (if known)

Designation Criteria:

- ☒ A1 Property is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- ☐ A2 Property is associated with the lives of persons significant in national, state, or local history.
- ☐ A3 Property embodies the distinctive characteristics of a type, period, style, or method of design or construction or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ A4 Property has yielded, or is likely to yield, information important in prehistory or history.
- ☐ A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Criteria Considerations:

Property is

- ☐ a cemetery, birthplace, or grave or property owned by a religious institution/used for religious purposes
- ☐ moved from its original location
- ☐ a reconstructed historic building
- ☐ a commemorative property
- ☐ less than 40 years old or achieving significance within the last 40 years

Date(s) of Construction: 1888-1892

Other Date(s) of Significance: 1898; 1914; 1930

Architect: Unknown

Builder: Unknown

Engineer: N/A

Statement of Significance

Describe in detail the chronological history of the property and how it meets the landmark designation criteria. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

SUMMARY STATEMENT

The Gilman Town Hall was built between 1888 and 1892 during the initial wave of community development that followed the arrival of the Seattle, Lake Shore & Eastern Railway. Built by early settler and town founder Ingebright Wold, it served as the first dedicated civic meeting house for the settlement that eventually became Issaquah. During its 130-year history, the building has served various functions, including social, civic, residential, and educational. It hosted social and community functions from 1888 to 1898, a town hall used for official city business from 1898 to 1930, a private residence from 1930 to 1972, and a local history museum from 1973 to the present. A two-cell, concrete jail was erected behind the hall in 1914.

The Gilman Town Hall and Jail meet City of Issaquah landmark criterion A1, through their *association with events that have made a significant contribution to the broad patterns of local, state, or national history*, in the following ways:

- As the second-oldest extant building in the downtown and surrounding neighborhood, the Gilman Town Hall has witnessed the community's transformation from the mining settlement of Gilman to the vibrant small town of Issaquah.
- As a center of local government for more than 30 years, the building witnessed the early growth of the local Volunteer Fire Department; the improvement of jail facilities; and the election of the first woman to serve on the Issaquah City Council – Stella Alexander, in 1927.
- As the focus of a citizen-led effort to save and preserve the city's oldest places, the hall and jail were an early historic preservation success for Issaquah. In addition to the hall and jail, the effort also saved the 1889 railroad depot and included the formation of the Issaquah Historical Commission.

EARLY COMMUNITY HISTORY & CONTEXT

Prior to Euro-American settlement in the mid-19th century, the central Puget Sound region and the foothills of the Cascades where Issaquah now thrives was home to Native peoples, in particular the Snoqualmie and Sammamish. The rich natural resources allowed Native peoples to thrive in this area and attracted settlers and entrepreneurs to the Pacific Northwest.

Early Euro-American settlement in the central Puget Sound area concentrated near Elliott Bay, but abundant forests and the discovery of coal drew those with logging and mining interests inland by the 1860s. Small farms and settlements developed as the foothills east of Lake Washington were cleared. Among the first non-Native settlers living in the Squak Valley south of Lake Sammamish, whose names appear on an 1864 General Land Office map, were L. B. Andrews, William Jepson, William Casto, William Perkins, David Maurer, John Halstead, R. H. Beaty, and John P. Adams. A post office opened at Squak in 1870. Early settler Ingebright Wold, in 1873, secured land from the U.S. government that would later become Issaquah and the site of the Gilman Town Hall and Jail (General Land Office map 1864; Fish 1990, 183; Bagley 1929, 765 and 768).

The valley was slow to develop, due largely to its isolation and lack of reliable transportation routes. Most valley dwellers worked in agriculture, harvesting hops and other crops. Farmers hired Native American and Chinese workers to fill gaps in labor. Wold and his brothers Lars and Peter managed a hops farm that was the site of an attack in 1885 led by white and Native American hops pickers on low-paid Chinese pickers. The clash ended in the deaths of three Chinese men and forced out the remaining Chinese. The event was part of a broader anti-Chinese sentiment sweeping the West in the 1880s (*Seattle Post-Intelligencer*, September 10, 1885; Fish 1990, 183; Long 2000, Essay #2746).

Although coal had been discovered in Squak Valley in 1862, the mining industry was limited by the area's remoteness. Hoping to improve the freight transportation network, a group of Seattle developers and investors, including Thomas Burke, David Denny, Daniel H. Gilman, and Henry Yesler,

formed the Seattle, Lake Shore & Eastern Railway Company in 1885. Both Burke and Gilman owned interest in the Seattle Coal and Iron Company at Squak, which no doubt influenced the route of the railroad. A passenger and freight depot opened in 1889 and was named Gilman Station in honor of Daniel H. Gilman. The track passed through Ingebright Wold's property, and, in anticipation of a coming boom, he platted the Town of Englewood on May 7, 1888 (King County Recorder's Office, Plat of Town of Englewood; Stein 2003, Essay #4195).

A TOWN DEVELOPS

Ingebright Wold's Plat of the Town of Englewood, located in Section 34, Township 24 North, Range 6 East, included 12 blocks with lots of varying sizes organized around the Seattle, Lake Shore & Eastern Railway, which crossed through the plat on a northwest-to-southeast path. (see Figure A6). Early standing structures in the unincorporated settlement included Isaac Cooper's house and saloon at Front and Mill streets (just outside the Englewood plat), built in 1887 and the Bellevue and Gilman hotels, built in 1888 (Fish 1990, 199; *Seattle Post-Intelligencer*, October 3, 1888). On Main Street, east of the railroad tracks, Wold built a hall on Lot 13 in Block 7. Later accounts suggest construction of the hall began in 1888 but was not completed until closer to 1892. Indeed, Clarence Bagley's *History of King County* and Edwards Fish's *The Past at Present* support this construction timeframe. Property records note Wold sold the improved property for \$175 on January 14, 1893, to David W. Davis (Issaquah History Museums, Gilman Town Hall property records).

Although the town was platted as Englewood, the name never took hold. The valley name of Squak was used to refer to the settlement as was the railroad station name Gilman. King County commissioners voted in May 1890 to formalize the town name as Gilman, but the post office name remained Olney to avoid confusion with Gilmer in Klickitat County (*Seattle Post-Intelligencer*, May 13, 1890; Stein 2003, Essay #4195). Community leaders petitioned King County in 1892 to incorporate as the Town of Gilman, described in that year's King County Directory as "one of the most important coal mining towns in the state," with "six stores, two hotels, six saloons, meat market and various other industries." This description notes six saloons, which may have been motivation for forming a government – to control the sale of liquor and keep order, as these were regular topics at early town council meetings (*Seattle Post-Intelligencer*, April 2, 1892; Polk's King County Directory 1892, 887).

A council formed that included Frank W. Harrell, mayor, Ingebright Wold, treasurer, and councilmen Isaac Cooper, S. A. Bushman, Richard Chambers, Germano Bertoldi, and August Donant. The council held its first official meeting on April 27. They elected C. R. Shaw to serve as town clerk, W. L. Newton as police judge, and John McQuade as town marshal. Early council business included contracting with Martin Bogdan to rent his property for four dollars each month for council meetings; hiring Cyrus Darst to build a jail for \$186; and purchasing council-room furniture. In these early months of business, the council met in the IOOF lodge once and rented it for a special election. Town records throughout the 1890s document the council consistently renting Bogdan's property for official meetings, but it is not clear where this property was. His homestead, discussed in *The Past at Present*, was located in Section 22, about five miles south of Gilman (*Seattle Post-Intelligencer*, April 2, 1892; Record of Proceedings of

the Council of the Town of Gilman, April 27, May 5, May 30, June 7, June 20, and July 11, 1892; Bagley 1929, 768).

On January 14, 1893, Wold sold his building on Main Street to David W. Davis for \$175. There is nothing in the town council records to suggest that the building was used for official business until 1898 when the Town of Gilman purchased it from Davis for \$225 (Issaquah History Museums, Gilman Town Hall property records). The function of the building prior to 1898 is scarcely documented, though later accounts suggest it hosted weddings, early church services, and school classes (Bullis 1977, *Issaquah Press*, "Looking Back," September 30, 1998). In fact, the oldest surviving, close-in image of the town hall is of a group of school children standing in front of the building in 1899 (see Figure B1).

CITY HALL ERA

The Town of Gilman purchased Davis' hall on April 4, 1898. At its meeting the same day, the council instructed the marshal "to remove all the goods belonging to the town to the new Town Hall and the clerk was instructed to notify Mr. Bogdan that his building was vacated," (Record of Proceedings of the Council of the Town of Gilman, April 4, 1898). It appears that the building was move-in ready and required little or no renovation.

With a new building came a new name. The council petitioned the State Legislature to change the town name from Gilman to Issaquah, what the *Tacoma Ledger* called "a pretty good attempt at something unusual," though noting it would "have to fight for fame along with Snoqualmie, Snohomish, Skykomish..." and others (*Seattle Times*, February 9, 1899). The council cited the following reasons for the name change: "The government has named its post office here Issaquah, also the railroad has changed its station name to Issaquah and with this confusion causes many mistakes," (Record of Proceedings of the Council of the Town of Gilman, January 16, 1899). With their purchase of a building and renaming of the town, the council signaled that the community was entering a new chapter in its history (Record of Proceedings of the Council of the Town of Gilman, January 16, 1899).

Other signs of growth and change at the turn of the century included the opening of the community's first bank (Bank of Issaquah), the establishment of a weekly newspaper (*The Issaquah Independent*), the completion of the road between Issaquah and Preston, and the organization of a local telephone company. During this period, the town hall served various public functions, including the location of regular council meetings, elementary school classes (Figure B1), political caucuses, and a polling place (Fish 1991, 184; Bagley 1929, 768-69). By decade's end, a promotional piece described Issaquah as "an incorporated city of 850 inhabitants" where "the main industries are farming, dairying, manufacturing of lumber and shingles, and fruit raising, (and coal mining)...There are at present three lumber mills and six shingle mills in the radius of four miles of Issaquah," (*The Coast* 1909, 398).

Anecdotal accounts from the 1910s show the hall functioning as a true community building. It was the location of early meetings of the Issaquah Military Band. In January 1910, local musicians and others met there and "formed an organization to be known as The Issaquah Military Band with an initial membership of ten, and it is understood that there are several other players who are eligible," (*The*

Issaquah Independent, January 28, 1910). Similarly, a group met at the hall in 1911 to learn about and apply for night school, with classes “ranging from the elementary subjects to high school work and bookkeeping,” (*The Issaquah Independent*, September 22, 1911).

The Issaquah Volunteer Fire Department organized in 1912 and initially stored their equipment and hose in a small building on a nearby lot owned by the I.O.O.F. The arrangement was temporary, though, as the Odd Fellows had plans to develop the lot. As a result, the fire department moved its equipment and hose to the town hall in 1914 (Fish 107-09). In anticipation of the move, the town approved the hiring of H. H. Johnson to supervise upgrades to the hall that included the construction of a tower at the rear of the building and a more suitable jail (Record of Proceedings of the Council of the Town of Issaquah, September 13, 1913). The tower, presumably a bell tower and place to store fire hoses, can be seen in early birds-eye-views of the town (see Figure B3).

Meanwhile, Issaquah transitioned into the automobile era with the completion of the Sunset Highway, or State Route 2, in 1915. This east-west route connected points east of the Cascades with the greater Puget Sound area, with Issaquah serving as a fuel and rest stop along the route. It followed Mill Street (now Sunset Way), along which roadside-related businesses developed (Sodt and Krafft 2003, 5). During planning for the construction of the highway, the Issaquah Town Council hosted regular and special meetings at the town hall during which important decisions were made concerning highway development. At their special meeting on March 22, 1915, the council voted to support King County’s road improvements through Issaquah, instructing the clerk to draft the necessary communications to “hurry” the work along (Record of Proceedings of the Council of the Town of Issaquah, March 22, 1915).

With Mill Street developing into an arterial route and commerce focused along Front Street, the Main Street neighborhood around and south of the town hall developed with single-family residences. The 1912 and 1930 Sanborn Fire Insurance maps illustrate this trend (see Figures A8 and A9). Given the character of the neighborhood, it makes sense that the town hall transitioned to function as a residence when the town council moved to a new, modern building in 1930.

In the closing years of its use as a town hall, the building hosted the first Issaquah council meeting at which a woman served. Perhaps taking a cue from Bertha Landes, who was elected to the Seattle City Council in 1922 and as mayor in 1926, Stella Alexander ran for and was elected to the Issaquah council in 1927. She was sworn in on June 6, 1927, and appointed to serve on the Street, Park and Sanitation, and Cemetery committees (Record of Proceedings of the Council of the Town of Issaquah, June 6, 1927). Alexander was outspoken and gained a “reputation for frugality and toughness.” In 1932, she ran on the Taxpayers’ ticket and was elected as Issaquah’s first woman mayor, but during her turbulent term was recalled in 1934 (Dougherty 2008, *Essay #8474*).

A PRIVATE RESIDENCE

At its meeting on January 7, 1929, the council selected a lot in the McCloskey Addition as the location for a new city hall, fire station, and jail. An architect and building contractor were hired at meetings

later in the year, and the new building was completed in early 1930. On June 2, 1930, the council approved the sale of the old town hall to Paul Blaich for \$210, with the instruction that the building was to be torn down or made safe within 60 days. The 1930 Sanborn Fire Insurance map notes the property as vacant (see Figure A9), and it wasn't until February 3, 1931, that the property officially transferred to Blaich (Record of Proceedings of the Council of the Town of Issaquah, January 7, 1929, June 2, 1930; February 3, 1931; Issaquah History Museums, Gilman Town Hall property records).

The property functioned as a private residence from 1931 to 1972, transitioning through eight different property owners, who are noted below.

- Paul Blaich sold the property to George and Meta Castleberry for \$600 on August 6, 1946.
- George and Meta Castleberry sold the property to Clifton Provost for \$2,000 on January 14, 1949.
- Clifton and Sylvia Provost sold the property to Harriet D. Hobbs, a widow, for \$10.00 and other valuable consideration on July 5, 1951.
- Harriet D. Hobbs, seller, entered into a real estate contract with Frank R. and Judith L. Whitney, buyers, for a purchase price of \$6,300; it was fulfilled in 1957.
- Frank and Judith Whitney sold the property to John R. and Delores A. Price for \$9,950 on August 22, 1962.
- John and Delores Price sold the property to Jerry E. and Patricia G. Seims for \$12,000 on September 16, 1966.
- John and Delores Price to Eastside Savings and Loan Association (later First Mutual Savings Bank) on April 26, 1967.

Several physical changes to the building took place during the years it functioned as a residence, including the removal of the tower and the installation of new wood shingle siding on the exterior, but the concrete jail behind the building remained. In 1960, Main Street became Andrews Street, with the passage of local Ordinance 752, which changed all public street names in Issaquah (City of Issaquah, Ordinance 752, December 6, 1960).

Presumably, the town hall sat vacant in the early 1970s, when the First Mutual Savings Bank owned it. Meanwhile, the newly formed Issaquah Historical Society announced in the *Issaquah Press* that it was "hopeful that someone will provide the ideas and foundations for an Historical center for Issaquah," (*Issaquah Press*, September 20, 1972). Within a matter of days or weeks, the City of Issaquah offered to purchase the building for \$5,500 on behalf of the historical society, but the bank rejected the offer, instead asking for \$6,100. At its regular meeting on November 6, the council unanimously accepted the bank's counter offer after discussion of a letter from historical society representatives "offering the services of Mr. Roger Slee in helping renovate the structure." Mayor Keith Hansen announced the completion of the sale in early 1973 and thanked Bob Catterall for leading sale negotiations on behalf of the City and historical society (Record of Proceedings, City of Issaquah, October 17, 1972; November 6, 1972; and January 8, 1973).

MUSEUM ERA

By early 1976, the City of Issaquah and the historical society had replaced the town hall roof, upgraded the electrical system, and renovated and readied for museum display one room of the former town hall. Led by chairman Felicity Lowe, work continued as volunteers renovated the kitchen and bathroom. At this time, the museum was open to visitors on the second and fourth Sundays of each month (*Issaquah Press*, January 21, 1976). It was around this time that the historical society acquired the coal car that is now displayed next to the jail. Presumably, this also is when the historical society prepared the jail for visitors. In keeping with its history as a community building, the hall hosted an office for senior citizens' services in the late 1970s.

Although signs clearly marked the building as a museum, it generally retained the exterior appearance it had as a residence. Discussions about constructing the false-front façade it has today were taking place as early as 1977 (Bullis 1977, 1). In 1983, the historical society, led by Greg Spranger, submitted its plans to the City to build a false-front façade, a front deck, and landscaping (see Figures B9 and B10). *Issaquah Press* later reported on the renovation project: "Spranger and his crew of volunteers have been working on the false front for the museum since July '83...The inside is also being renovated. One room is being enclosed with glass walls. Some exhibits will be equipped with taped explanations of each item, complete with sound effects and spotlights highlighting items as they are discussed," (*Issaquah Press*, September 28, 1983; see Figures B11- B13).

The museum officially re-opened to the public on July 4, 1984 (see Figures B13 and B14). While exhibits have cycled in and out and office spaces have been created, no significant changes have been made to the building since 1983-84. Today, the Gilman Town Hall is an integral part of the Issaquah History Museums, a nonprofit with the mission "to discover, preserve and share the history and heritage of Issaquah and surrounding areas," (Bylaws of the Issaquah History Museums, 1). It features a permanent exhibit called "In This Valley: The Story of Our Town," which uses photographs, artifacts, and interactive elements to explore different aspects of Issaquah's past.

The Gilman Town Hall was the earliest historic preservation project in Issaquah. While it didn't appear to be threatened with demolition, the City's purchase of the building in 1973 guaranteed its long-term use as a community museum. Today, the town hall remains as one of the few extant buildings in Issaquah to have witnessed the founding and development of the community – from the small mining settlement of Gilman to a thriving small city of Issaquah.

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- Figure A5. Current floor plans, Gilman Town Hall.
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- Figure A7. Sanborn Fire Insurance Company Map, 1908.
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Section B – Historic Photographs

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- Figure B8. Town Hall, shown as a museum before renovation, 1983.
- Figure B9. Primary elevation plan for building, drawing by Greg Spranger, 1983.
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Section C – Current Photographs

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- Figure C9. Town Hall interior, showing partitioned research room.
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- Figure C11. Town Hall kitchen.

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Section A – Maps and Site Plans

Figure A1. Current map of region, with a circle noting the location of Gilman Town Hall.
King County iMap, 2018.

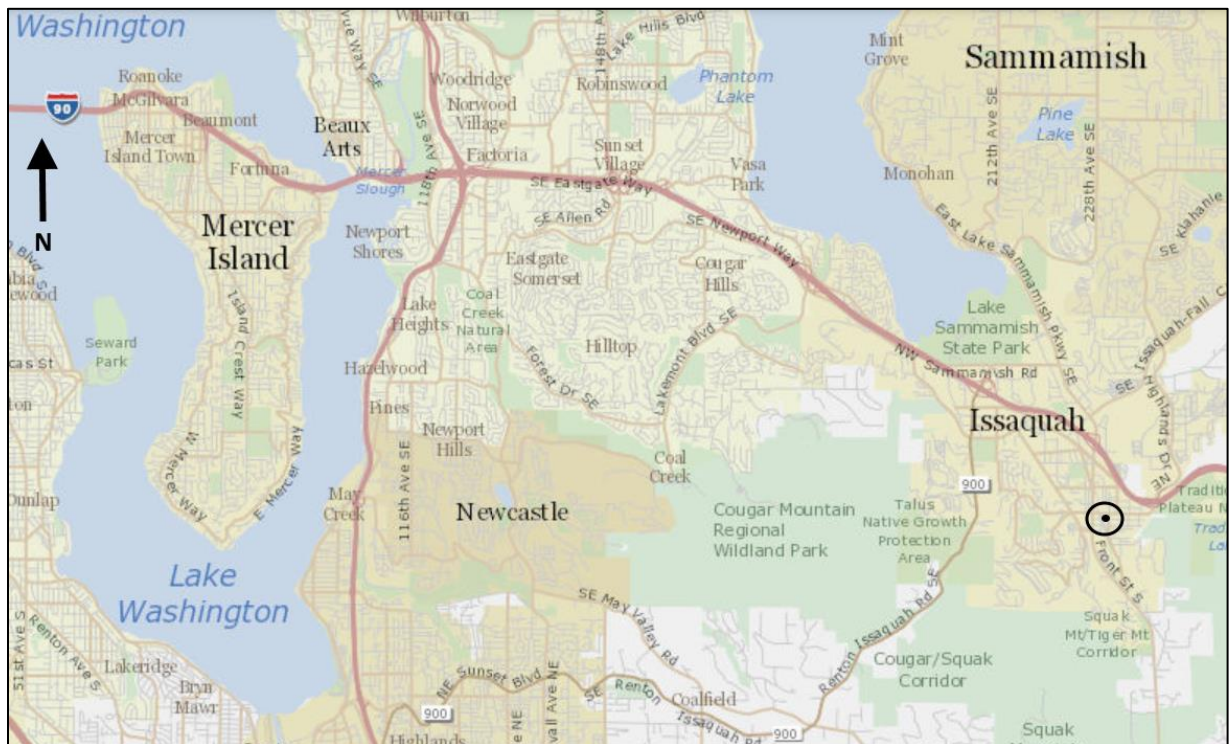


Figure A2. Current map, with a circle noting the location of Gilman Town Hall. King County iMap, 2018.

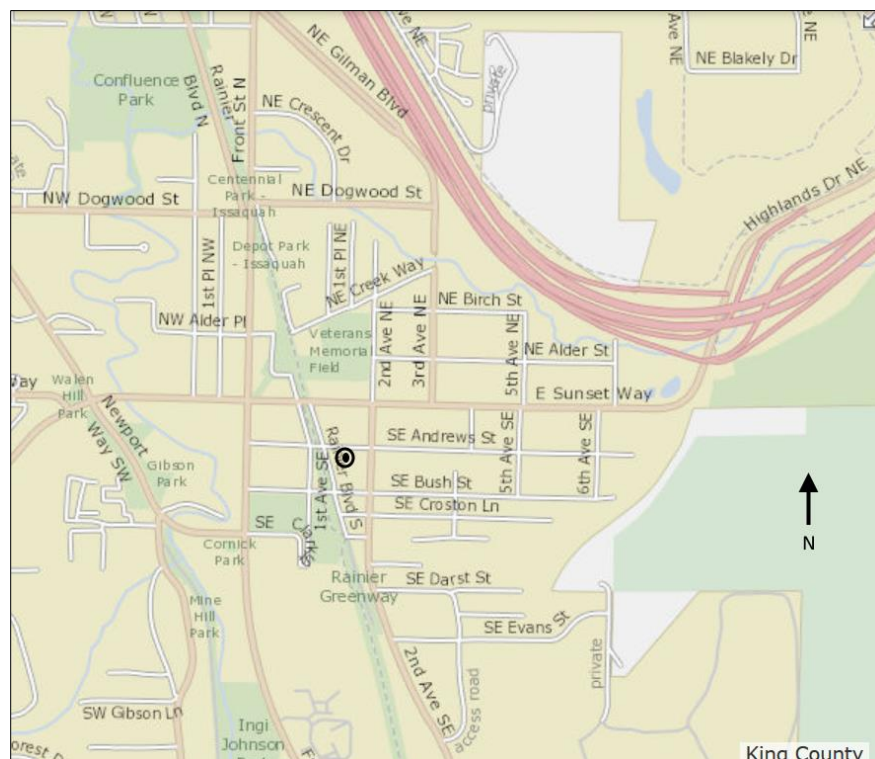


Figure A3. Aerial image of Gilman Town Hall and neighborhood. King County iMap, Aerial 2015.

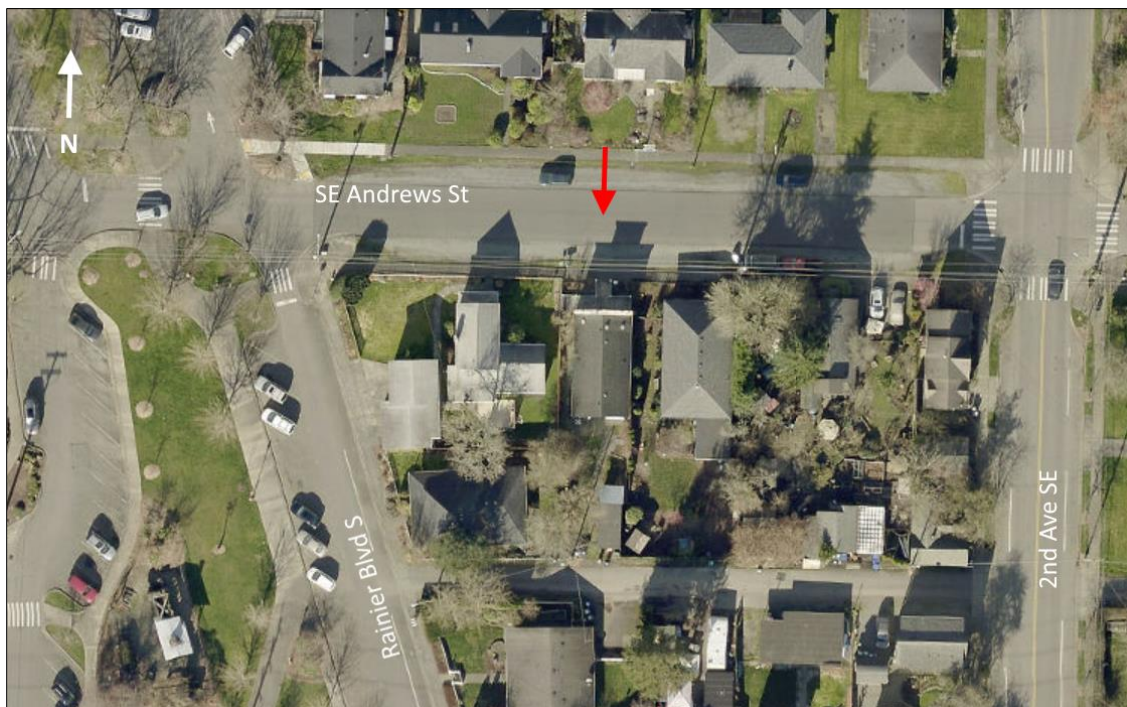


Figure A4. Current site plan, Gilman Town Hall.



Figure A5. Current first floor plan (left) and attic plan (right). Source: Issaquah History Museums; plan by BOLA Architecture & Planning, September 11, 2015.

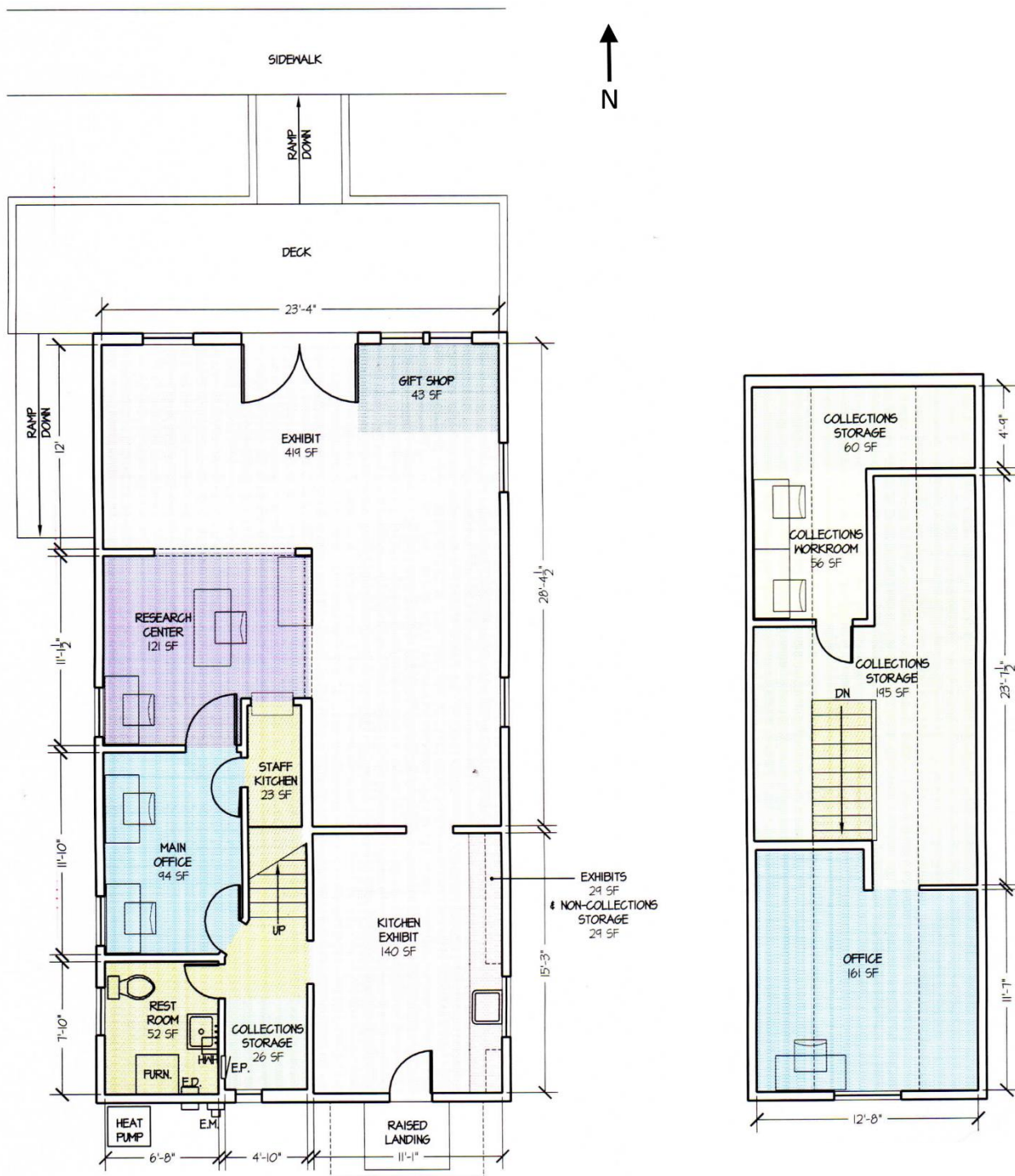


Figure A6. Plat of Town of Englewood, May 7, 1888. King County Recorder's Office. The Gilman Town Hall and Jail are located on Lot 13 in Block 7.

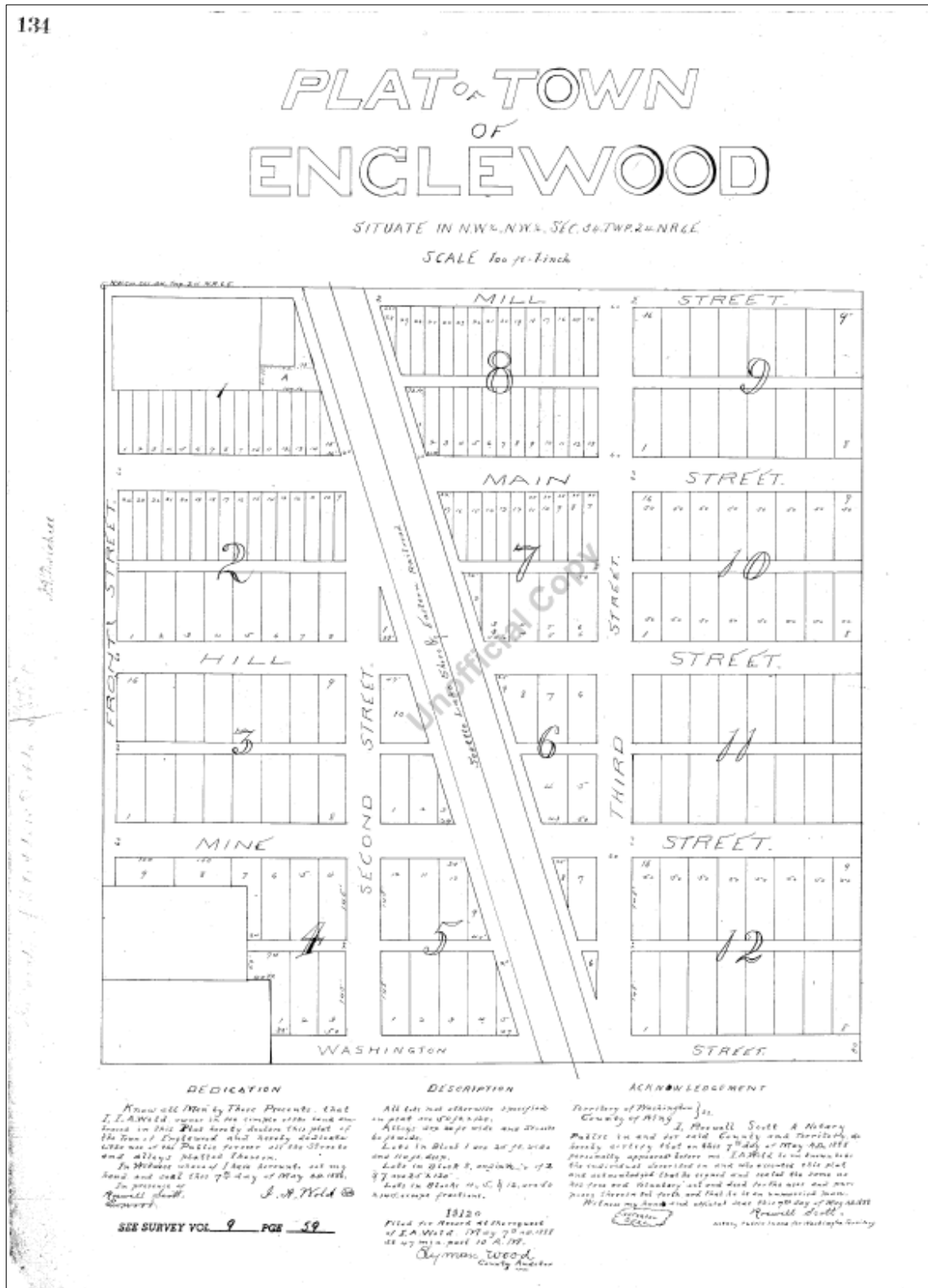


Figure A7. Sanborn Fire Insurance Company Map, Issaquah, WA – June 1908, Sheet 2.

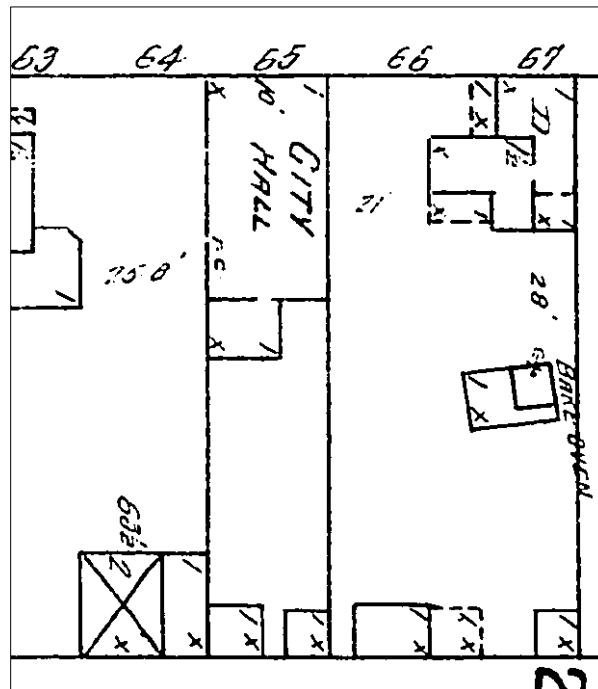
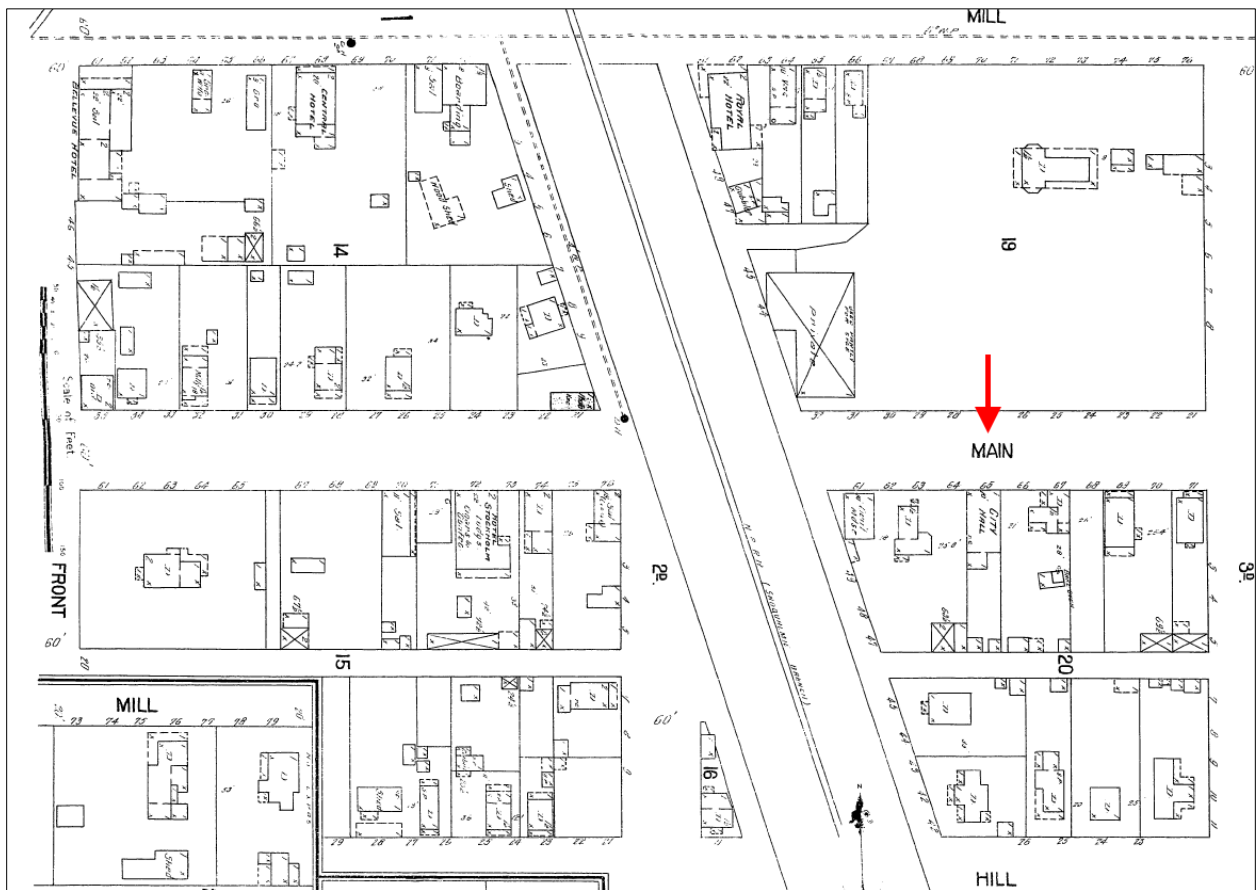


Figure A8. Sanborn Fire Insurance Company Map, Issaquah, WA – January 1912, Sheet 3.

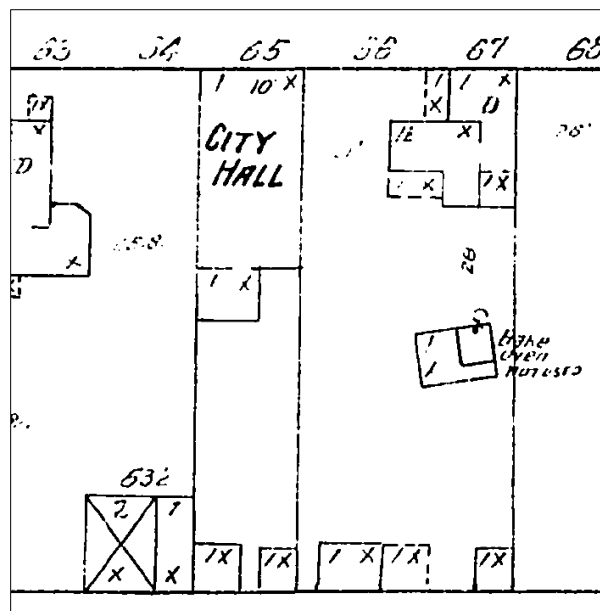
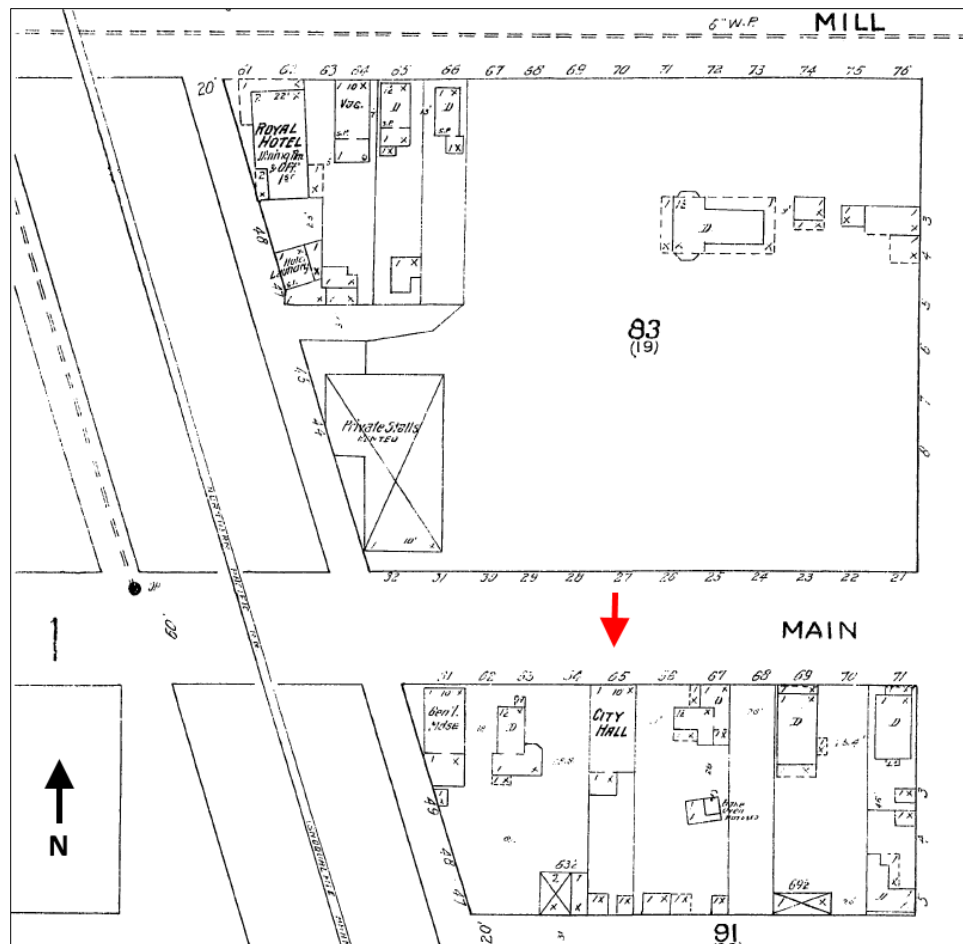
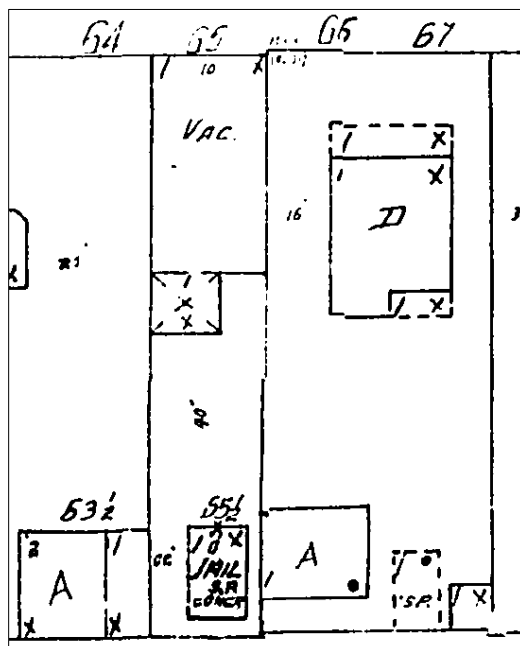
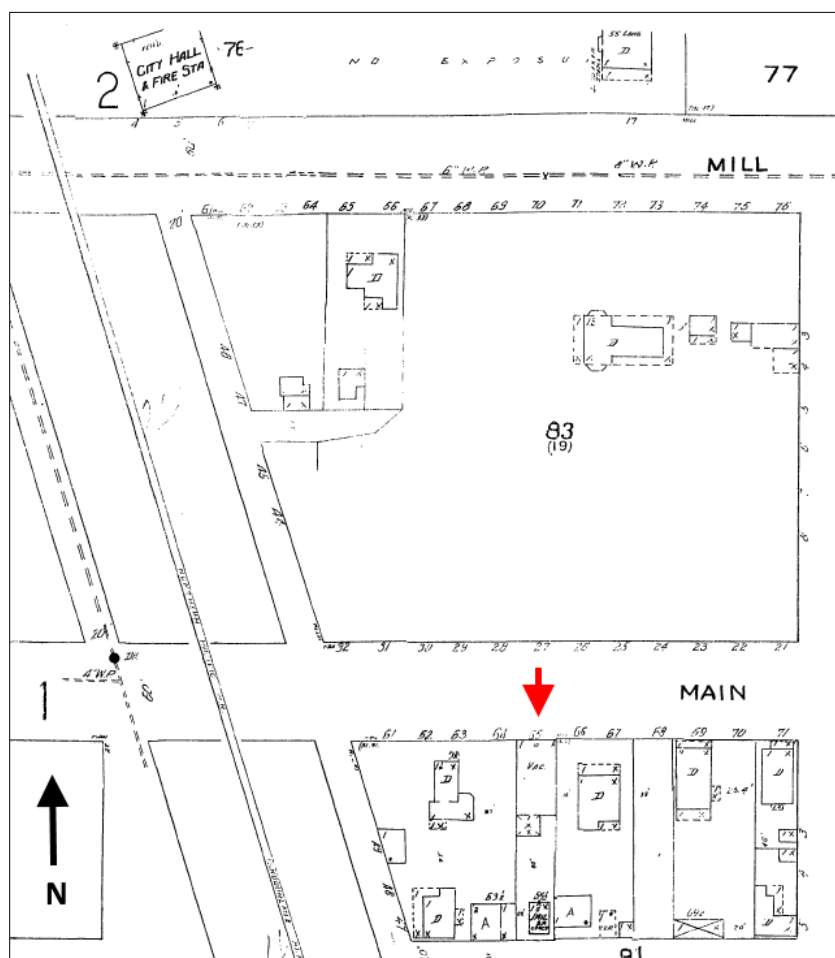


Figure A9. Sanborn Fire Insurance Company Map, Issaquah, WA – July 1930, Sheet 3.



Section B – Historic Photographs

Figure B1. First-grade class standing outside the Town Hall. This is the earliest-known photograph of the building. 1899. Issaquah History Museums, P 73.032.004.



Figure B2. View of Issaquah, taken from Tiger Mountain or Lake Tradition Plateau. Camera facing west. Ca. 1895-1910. Issaquah History Museums, Ruth Johns Anderson Collection, 2010.011.018.
Close-in image shows Town Hall with false-front façade.



Figure B3. Issaquah from Mine Hill, camera facing west. 1914. Issaquah History Museums, 73.021.013B.
Red arrow notes Gilman Town Hall and new fire department bell tower.



Figure B4. South part of Issaquah, with 1915 grade school at center, camera facing SSW. Photo taken after 1915. Issaquah History Museums, 2018.001.001. Red arrows note the town hall and its new fire department bell tower.



Figure B5. Town Hall building, shown here as a private residence. Property Record Card, King County Assessor, 1940. Washington State Archives, Puget Sound Branch, Bellevue, Washington.



Figure B6. Town Hall building, shown here as a private residence. Property Record Card, King County Assessor, 1950. Washington State Archives, Puget Sound Branch, Bellevue, Washington.



Figure B7. Town Hall building, shown here before renovation to install false-front facade. Property Record Card, King Co. Assessor, 1978. Washington State Archives, Puget Sound Branch, Bellevue, WA.



Figure B8. Town Hall building, shown here as a museum before renovation to install false-front facade. 1983. Issaquah History Museums, P 2003.007.004.



Figure B9. Primary elevation plan for Town Hall building. Drawing by Greg Spranger, 1983.
Issaquah History Museums, O 2002.037.071.

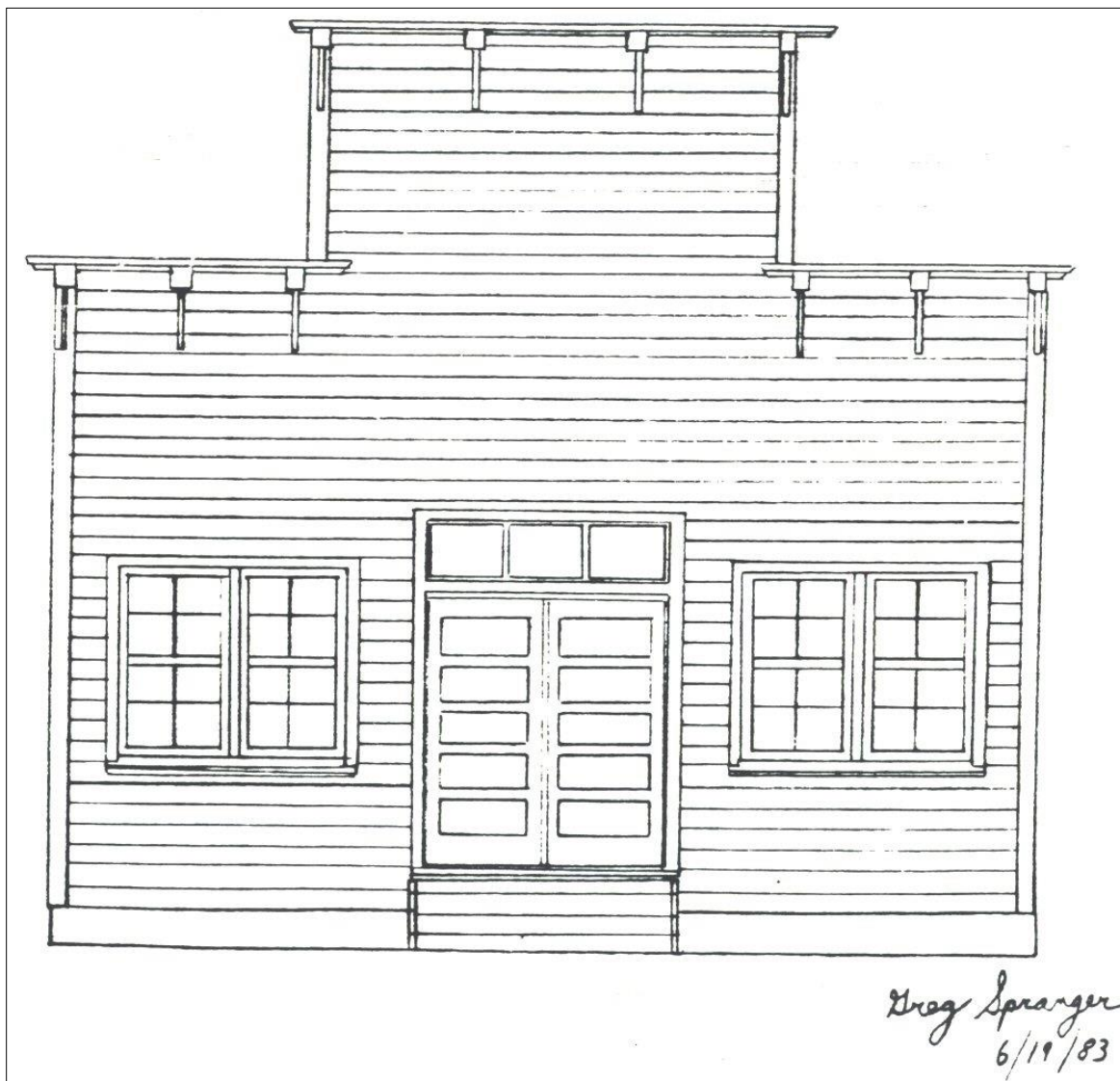


Figure B10. Plan for front deck and landscaping, Town Hall building. Drawing by Greg Spranger, 1983. Issaquah History Museums, O 2002.037.072.

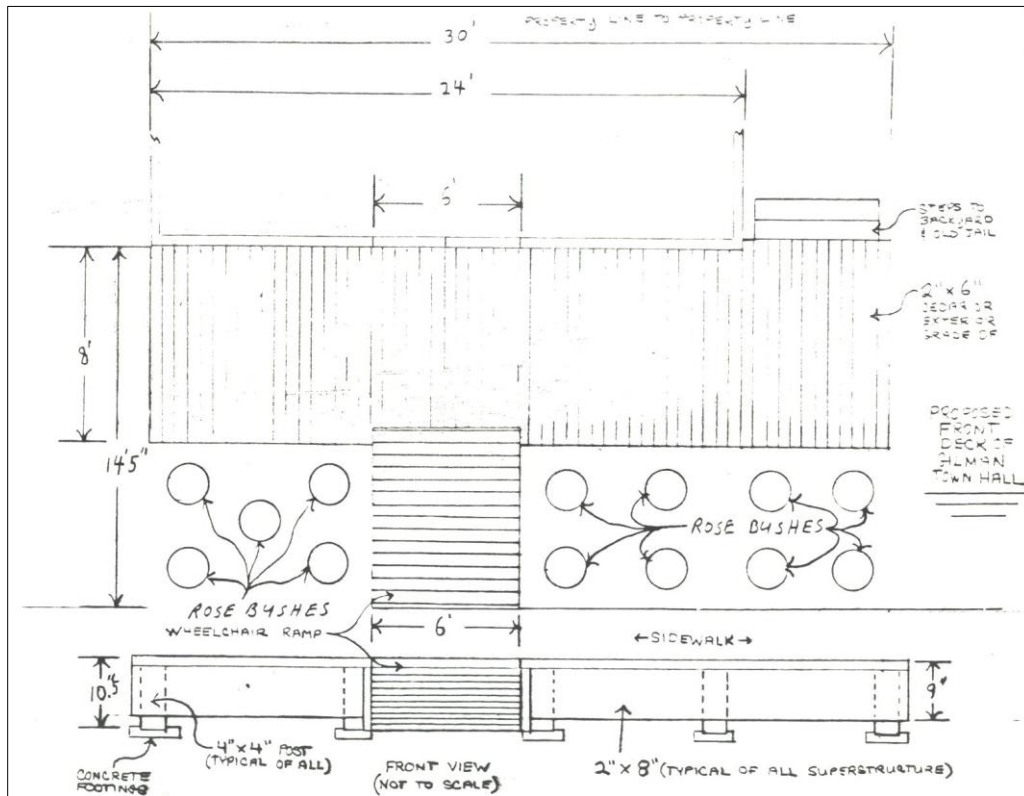


Figure B11. Town Hall building, during renovation to install false-front facade. 1983. Issaquah History Museums, P 2003.007.013.



Figure B12. Town Hall building, during renovation to install false-front facade. 1983.
Issaquah History Museums, P 2002.037.040.

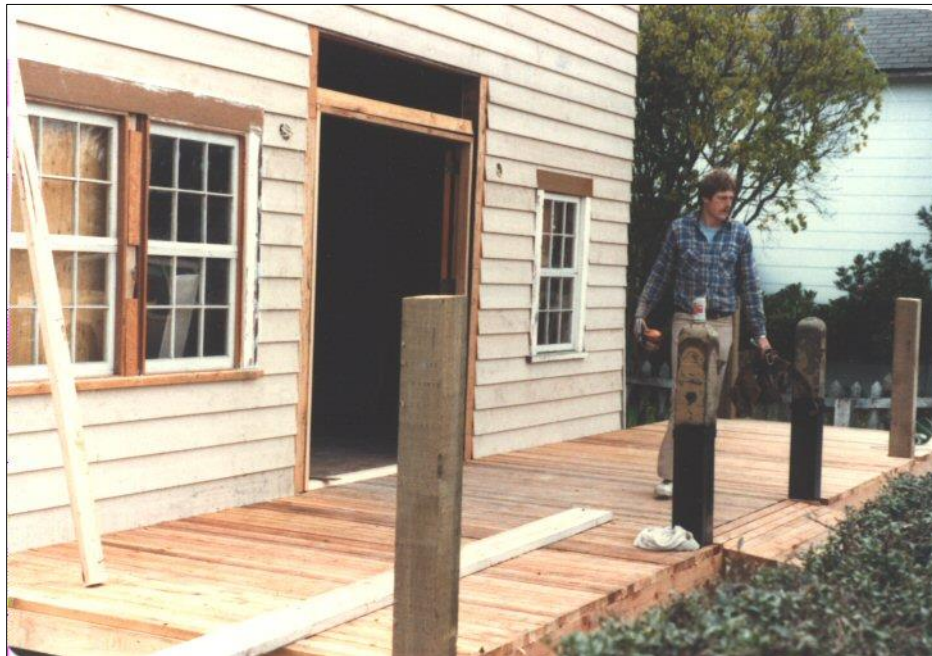


Figure B13. Town Hall building, during renovation to install false-front facade. 1983.
Issaquah History Museums, P 2003.043.075.



Figure B14. Town Hall building upon completion of renovation. 1983.
Issaquah History Museums, P 2002.010.012.



Figure B15. Newspaper coverage of the July 4, 1984, grand opening ceremony.
The Issaquah Press, July 11, 1984.

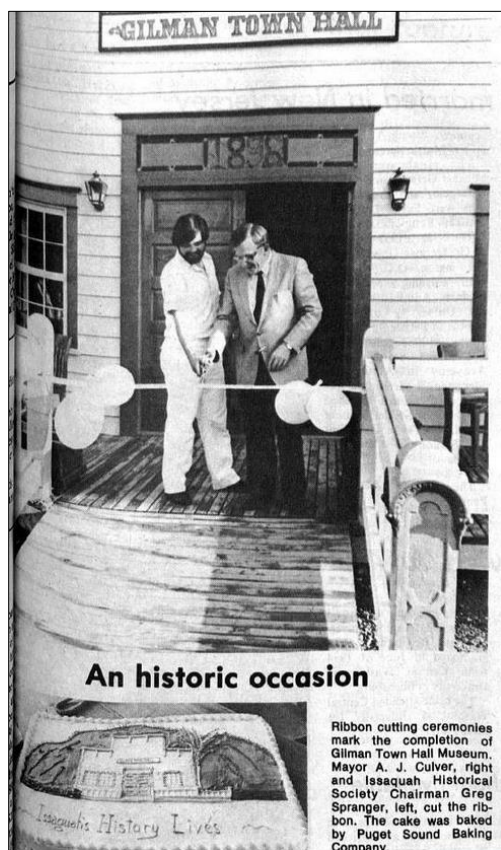
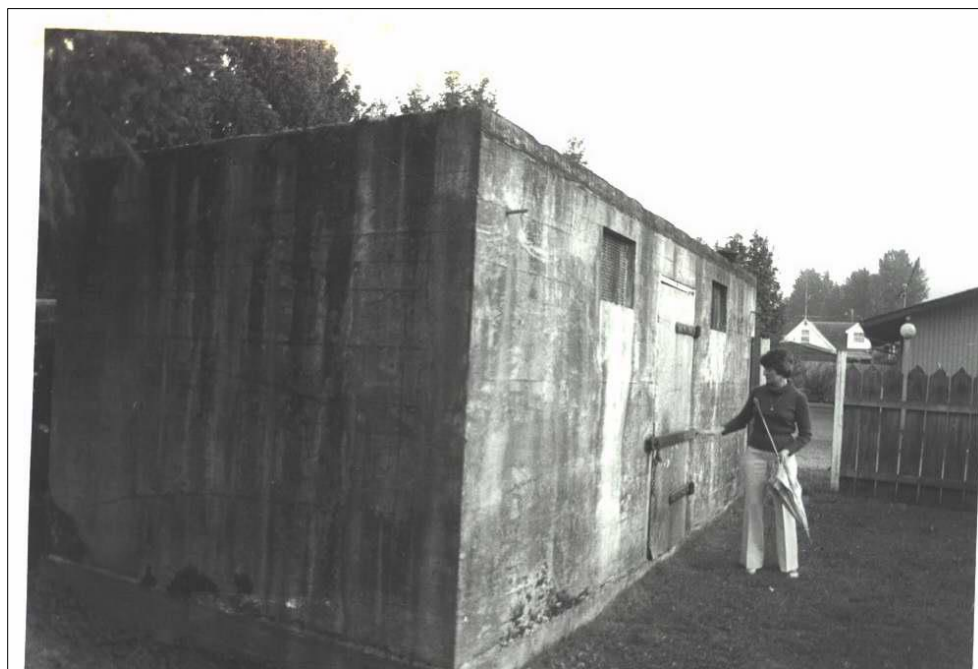


Figure B16. Museum display of Goode's Corner store in what is now the research room, undated. Issaquah History Museums, P 2002.010.008.



Figure B17. Jail building, 1980s. Issaquah History Museums, P 94.042.003.



Section C – Current Photographs of Gilman Town Hall & Jail

Photographers: Flo Lentz, Figures C1-C3, Feb. 9, 2018; Sarah Martin, Figures C3-C18, Jan. 22, 2018.

Figure C1. Front Street, downtown Issaquah. Camera facing south.



Figure C2. Neighborhood around Town Hall, showing 2nd Ave. at Andrews St. Camera facing south.



Figure C3. Town Hall, north (primary) and west (side) elevations. Camera facing southeast.



Figure C4. Town Hall, north (primary) elevation. Camera facing south.



Figure C5. Town Hall, northwest corner. Camera facing southeast.



Figure C6. Town Hall, southwest corner. Camera facing northeast.



Figure C7. Town Hall, south (rear) elevation. Camera facing north.



Figure C8. Town Hall interior, primary entrance on north wall. Camera facing northeast.



Figure C9. Town Hall interior, showing partitioned research room. Camera looking south from entrance.



Figure C10. Town Hall interior, research room, showing beaded tongue-in-groove sheathing on west wall. Camera facing southwest.



Figure C11. Town Hall, kitchen. Camera facing south.



Figure C12. Town Hall interior, restroom, showing earliest window trim. Camera facing west.



Figure C13. Town Hall interior, staircase to 2nd floor. Camera facing north.



Figure C14. Town Hall interior, 2nd floor. Camera facing north.



Figure C15. Town Hall interior, 2nd floor, office. Camera facing south.



Figure C16. Area behind the Town Hall, showing a coal car covered by a shed roof in front of the jail. Camera facing south.



Figure C17. Jail, west elevation. Camera facing east.



Figure C18. Jail, interior. Camera facing east.



PART IV: MAJOR BIBLIOGRAPHICAL REFERENCES

9. Previous Documentation

Use the space below to cite the books, articles, and other sources used in preparing this form (use continuation sheet if necessary).

Previous documentation on file:

- ☒ King County Historic Resource Inventory # **0082**
- ☐ previously designated an Issaquah Landmark
- ☐ previously designated a Community Landmark
- ☐ listed in Washington State Register of Historic Places
- ☐ preliminary determination of individual listing
- ☐ (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings, Survey #:
- ☐ recorded by Historic American Engineering, Rec. #:

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ King County Historic Preservation Program
- ☒ Local government
- ☐ University
- ☒ Other (specify repository)
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