



Landmark Registration Form

PART I: PROPERTY INFORMATION

1. Name of Property

Historic Name: Highland Dairy Farm

Other names/site number: Bassett Farm; Bassetti's Crooked Arbor Gardens

2. Location

Street Address: 18420 NE 165th Street, Woodinville, WA 98072

Parcel No(s): 072606-9012

Legal Description: See p. 2

3. Classification

<i>Ownership of Property:</i>	<i>Category of Property:</i>	<i>Title of affiliated multiple property document (if any):</i>
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	N/A
<input type="checkbox"/> public-local	<input type="checkbox"/> district	
<input type="checkbox"/> public-State	<input type="checkbox"/> site	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	
	<input type="checkbox"/> object	

4. Nominated Elements

Please indicate below the significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These should be described specifically in the narrative section of this form.

<input checked="" type="checkbox"/> Principal Building/Structure	<input checked="" type="checkbox"/> Site
<input type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscape/Streetscape Features
<input checked="" type="checkbox"/> Accessory Structures/Outbuildings	<input checked="" type="checkbox"/> Interior Spaces (barn, milk house)

5. Property Owner(s)

Name: Leanette Bassetti

Address: 18420 NE 165th Street, Woodinville, WA 98072

Is the owner the sponsor of this nomination? Yes

6. Form Prepared By:

Name/Title: Sarah J. Martin, consulting historian
On behalf of property owner Leanette Bassetti

Email: SarahMartinCRS@gmail.com

Organization: SJM Cultural Resource Services

Date: March 18, 2025

BACKGROUND & METHODS

On behalf of property owner, Leanette Bassetti, Sarah J. Martin completed research and drafted this landmark nomination between October 2024 and January 2025. This nomination provides information regarding the design, construction, change over time, and history of the former Highland Dairy Farm at 18420 NE 165th Street, Woodinville, Washington. Research repositories included the Washington State Archives Puget Sound Regional Branch; King County Archives; Woodinville Heritage Society; and University of Washington Libraries and Special Collections. Additional research included a review of secondary-source literature and numerous online collections, including Washington State Archives' Digital Archives, Seattle Public Library's *Seattle Times* and *Post-Intelligencer* historical archives, Newspapers.com, SmallTownPapers.com, and Ancestry.com. A field survey of the property on October 4, 2024, included photographic documentation and visual inspection of the setting and property.

Martin wishes to acknowledge 4Culture for its grant support of this project, Gail Alverson for project administration support and research assistance, and Leanette Bassetti for sharing her personal recollections and experiences from living on the adjacent but connected property for the last 45 years.

BOUNDARY DESCRIPTION

The 5.63-acre nominated property is in the southwest quarter of Section 7, Township 26N, Range 6E.

It encompasses the entire King County parcel no. 072606-9012 which is described as follows according to the King County Assessor: LOT A KING COUNTY EXEMPT SEGREGATION# EMSC16-0016 REC# 20160811900011 SD SP BEING LOC IN POR OF ELY 2/3 & SLY 2/3 OF SW 1/4 OF SEC 07-26- 06 LY ELY OF WLY BRANCH OF CREEK & LY SLY OF MUNN SUBDIVISION.

See figure A4.

PART II: PHYSICAL DESCRIPTION

7. Extent of Alterations

Please check the associated box if changes have been made over time to the original plan, exterior, materials, cladding, windows, interior, or other significant elements. Any known or suspected alterations should be described specifically in the narrative section of this form.

- | | |
|--|--|
| <input type="checkbox"/> Plan (<i>i.e. additions, relocation of walls, roof form</i>) | <input type="checkbox"/> Interior features (<i>i.e. woodwork, finishes, flooring</i>) |
| <input type="checkbox"/> Cladding/Siding | <input checked="" type="checkbox"/> Other elements (<i>describe below in narrative</i>) |
| <input type="checkbox"/> Windows | |

8. Physical Description Narrative

Describe in detail the original (if known) and present-day physical appearance, condition, and architectural characteristics of the property, including information about the site and setting (context, location), exterior (all four walls), and interior features. Please include a list of known alterations and their dates. Use additional sheets as needed.

INTRODUCTION

The 5.63-acre nominated property is the historic core of the former 120-acre Highland Dairy Farm that developed in the 1930s. It is located at 18420 NE 165th Street, approximately five miles east of Woodinville near Cottage Lake in northern unincorporated King County (figures A1 through A4). The nominated property encompasses the entire parcel no. 072606-9012 and includes a small farmhouse, large barn, milk house, and a long barn—all situated near one another and to the central gravel driveway. The property is associated with the 2.94-acre parcel to the east, and together both parcels make up today's Bassetti's Crooked Arbor Gardens all under the same ownership. The nominated parcel is bounded on the north and west by Cottage Lake Creek, and on the south by NE 165th Street.

SETTING

The former Highland Dairy Farm is within the Sammamish Watershed, which is part of the greater Lake Washington-Cedar River drainage system and includes the land that drains to Lake Sammamish, Bear Creek, the Sammamish River and out into Lake Washington (figure A5). Northeast of the nominated property is Cottage Lake, a small recreational lake with a 63-acre surface area that is fed by Cottage Creek. West and north of the nominated property is the Cold Creek Natural Area, a 250-acre area of extensive wetland systems, salmon-bearing streams, and springs. According to King County's *Cold Creek Natural Area Site Management Plan*, the Natural Area extends south for about one mile from Woodinville-Duvall Road, linking two King County park areas—Mary Cash Farm at the north end and Bassett Pond along NE 165th Street at the south end. The majority of the land within the Natural Area is low-lying and has a high water table. Early logging opened up the land for farming and grazing pastures. A peat bog was in the area around today's Bassett Pond and is where the open water wetland exists today.¹

Near the nominated property is a mix of platted and unplatted areas. Plats of residential subdivisions date from the 1950s (Munn Subdivision and Cottage Lake Ranchetts, No. 2), 1960s (Cottage Lake Beach Club and Cottage Lake Terraces), and into the 1990s (Pheasant Ridge Estates). Interspersed within these mid- and late-20th century residences are older ones, such as the former Ezra Jurey house (ca. 1903) at 16715 187th Avenue NE and the National Register-listed Nelson-Parker House (ca. 1896) at 17605 182nd Avenue NE.

SITE

The nominated property is accessed via a gravel driveway that connects with NE 165th Street. A small bungalow farmhouse is situated immediately inside the property on the east side of the driveway and faces south. Tall coniferous and deciduous trees line the roadway and partially encircle the farmhouse on the south and east sides. A grass lawn surrounds the farmhouse and all the former farm buildings. Farther north into the property, the milk house and long barn are on either side of the driveway and across from one another. Just beyond this, the driveway extends along the west side of the large barn and terminates at its north end.

¹ King County Department of Construction and Facilities Management, "Cold Creek Natural Area Site Management Plan," Fall 2001, p. 2-4. Accessed Nov. 7, 2024. <https://your.kingcounty.gov/dnrp/library/2001/kcr933/0204-cold-creek-plan.pdf>



Aerial image of the nominated property, with the parcel boundary and resources noted. King County iMap.

RESOURCES

The former Highland Dairy Farm is reflected in four extant buildings that were erected between 1934 and ca. 1950. These buildings are described below.

A. Farmhouse

Built: 1938, according to the King County Assessor
Contributing Building

Foundation:	Concrete – Poured
Roof Type:	Gable – Side Gable (with clipped ends)
Roof Material:	Metal – Corrugated panel
Cladding:	Asbestos: Shake; Wood: Clapboard
Structure:	Wood - Braced Frame
Plan:	Rectangular
Figures:	A9, B1 through B4; C1 and C2

Physical Description (continued)

Built in 1938, this one-and-a-half-story bungalow with a clipped gable roof has a nearly square footprint that measures approximately 30' by 32'. A gabled entry porch (8' by 5') projects from the center of the primary, south-facing elevation. A rear enclosed porch (10' by 20') with a flat roof spans nearly the full width of the north side.

The roof cladding is corrugated metal, and a brick chimney rises from the center peak. The chimney is no longer functional. The bracketed eaves feature wide bargeboards and open soffits with exposed rafter tails. The primary elevation and rear porch are clad in wood weatherboard siding, while the side and rear elevations are clad in asbestos shakes, which were in place by 1945 (figure C2). Wood windows are primarily double-hung wood sashes grouped in pairs with a six-over-one configuration. Other sash configurations include four-over-one and one-over-one. The rear porch has metal slider windows. The wood windows and multi-light wood door at the entry are original. The farmhouse originally featured a post-and-pier foundation (figures C1 and C2) but it now rests on a board-formed poured concrete foundation that rises approximately 2' above grade. There are foundation-level wood windows with vertical muntins on the south, east, and west sides. A covered well is located along the east side at the north corner. An open-air basement entry is located at the east end of the rear porch.



The interior is approximately 1,520 sq. ft. on the first and second floors. The primary entry opens into the former living area on the right (east) with the bedrooms and bathroom concentrated on the left (west). The oversized kitchen and dining area is in the northeast corner and accesses the rear porch. Interior finishes and features are largely stripped.

Change Over Time & Integrity

The following is a list of the known changes to the farmhouse:

- It was constructed in 1938 and remained unfinished for at least a few years. It did not receive exterior cladding until about 1945 when asbestos shingles were applied (figures C1 and C2).
- It originally had a post-and-pier foundation with no basement. By 1981, it had a poured concrete foundation and a basement accessed from the exterior (King County Assessor).
- A screened rear porch was in place by 1981 (King County Assessor). It was totally replaced in 2021.
- It originally had a wood-shingle roof. A corrugated metal roof was added sometime after 1981.
- Wood siding was applied to the south-facing primary elevation sometime after 1981.
- Interior finishes and features were largely stripped in 2024 due to water damage.

The immediate farmstead setting has changed little, and the farmhouse's association with and proximity to the other dairy farm buildings have resulted in strong integrity of feeling and association. Although it rests on a newer foundation, the farmhouse remains on its original site with a south-facing orientation, thus retaining its integrity of location. Good integrity of design is reflected in the farmhouse's original scale and massing. Despite years of vacancy in recent decades, some key original features survive on the exterior although fewer survive on the interior, resulting in fair integrity of materials and workmanship.

B. Large Barn

Built: ca. 1950 (built between 1946 and 1952)²
Contributing Building

Foundation:	Concrete – Poured
Roof Type:	Gambrel
Roof Material:	Metal – Standing Seam
Cladding:	Wood: Board-and-Batten
Structure:	Wood - Braced Frame

² An aerial image confirms the barn was in place by 1952 (figure A9). A 2004 newspaper article suggests the barn was constructed in 1946. Debra Prinzing, "At Bassetti's, Growth Has Been a Good Thing," *The Daily Herald* [Everett, WA] (Home & Garden section), Jun. 10, 2004, pp. 8-12.

Physical Description (continued)

Plan: Rectangular
Figures: A9, B5 through B16, C7, C9

The large gambrel-roof barn is a commanding wood-frame structure measuring approximately 40' by 120' in its basic rectangular plan. A slab concrete floor forms the barn's foundation, which rises approximately 2' above grade in most places.

The barn roof is clad with a newer standing-seam metal and features a hay hood projecting from the peak at the north end, which suggests this is where hay was loaded via a track-operated hay fork into the loft. Hay could then be dropped down to the first-story stanchions or through the loft opening at the opposite south end. The massive open hay loft is supported by a wood-frame structure. Dimensioned wood rafters and braces frame the gambrel roof itself, which rises high above the loft floor. Access to the hayloft is via an interior wood staircase, centrally positioned near the south end of the building.



Board-and-batten siding is original and typical of the period during which it was constructed. The soaring south side is where today's visitors enter the barn into areas minimally modified for their current uses as artist showcase spaces. The visitor spaces are concentrated at the south end of the barn, which has experienced the most modification, including the enclosure of openings with windows and two roll-up garage doors. Aside from these window and door modifications, there are no openings on the long east and west sides. The second-story hayloft openings on the north and south sides were historically open but are now covered in translucent panels.

The ground-floor interior is spatially organized by three aisles created by the original heavy timber framing. These aisles run nearly the full length of the barn. A central feed alley is flanked by two milking outer aisles. It is likely the dairy cows faced the inner alley to feed and were held in place by wood dividers or stanchions that are no longer present. Two still-visible manure gutters that are filled in with concrete run the length of the outer milking aisles.

Change Over Time & Integrity

The following is a list of the known changes to the large barn:

- When it was built in the post-WWII years, it was minimally connected on the south side to a 1934 milk barn that has since been demolished (figure C7). Because of this, most of the changes to the large barn are to the south end.
 - In the 1980s, the first-story areas that remained open and unfinished were enclosed with exterior windows, roll-up garage doors, and interior wall framing (figures B8 through B11, C7, and C9).
 - In the late 1980s, the second-story openings at the south and north ends were covered with translucent fiberglass panels (figures B6, B8, C7, and C9).
- Two roll-up metal garage doors were installed in the early 1990s in the outer aisle openings on the north side of the barn. They likely replaced wood doors of some sort.
- The barn originally had a wood-shingle roof, but Leno Bassett added a standing-seam metal roof in the late 1980s.
- In the early 1990s, Leno Bassett added an interior straight-run staircase to the hay loft. It is located at the south end of the barn's first-story center aisle. Before this, access to the hay loft was via a ladder.
- The two manure gutters along the outer milking aisles were filled in with concrete at an unknown date.

The immediate farmstead setting has changed little, and the large barn's association with and proximity to the other dairy farm buildings have resulted in strong integrity of feeling and association. It remains on its original site, thus retaining its integrity of location. Despite some changes to the building's south end and interior, good integrity of design is reflected in its scale, massing, and materials. Although the barn's use has changed, many key original features survive on the exterior and interior, resulting in excellent integrity of materials and workmanship.

C. Milk House (today's Milk Barn Annex)

Built: 1935 (according to the King County Assessor)
Contributing Building

Foundation: Concrete – Poured
Roof Type: Gable – Gable
Roof Material: Metal – Corrugated panel
Cladding: Wood: Drop Siding
Structure: Wood - Braced Frame
Plan: Rectangular
Figures: A9, B17 through B23, C3 and C4



This one-story milk house was built to pasturize and store fresh milk. It has a rectangular plan measuring approximately 20' by 40'. The gable roof clad in metal corrugated panels with a gabled ventilation cupola that rises from the roof's peak. The eaves have bargeboards, open soffits with exposed framing, and fascia boards covering the rafter tails. The fascia board on the west side is notched to accommodate the west sliding door. The building is clad in horizontal wood drop siding. Six-light wood casement windows are arranged in groups of two, three, and four. The attic-level windows are hopper sashes. The north, south, and west elevations feature an original wood sliding door affixed to an exterior track. The east sliding door was rebuilt in the 1990s and now functions as a Dutch door. The building rests on a board-formed poured concrete foundation that reaches approximately 3' above grade to form the base of the exterior walls.

The interior is divided into two finished spaces and an unfinished attic space. Each ground-level space has a concrete floor that extends up to form the base of the walls. The upper walls and ceilings are finished in flush, painted wood planks. Each room has square openings in the ceiling to access the unfinished attic space. The window, door, and attic openings have square trim. A wood sliding door affixed to a track in the west room provides interior access between the two spaces. The west space appears to have housed milk equipment of which one large tank remains. It also includes a covered well in the northwest corner. A small enclosed space with a concrete half-wall and wood-plank finished interior is at the southwest corner.

Change Over Time & Integrity:

The milk house is highly intact and has undergone few changes. The following is a list of the known changes:

- The original roof material, according to the King County Assessor records, was composite. It is now clad in corrugated metal panels.
- The milk house was originally connected to a small milk barn by a 4' by 8' ell (figure C4). The milk barn and ell were removed sometime in the 1970s.
- The east sliding door was rebuilt in the 1990s to function as a Dutch door.

The immediate farmstead setting has changed little, and the milk house's association with and proximity to the other dairy farm buildings have resulted in strong integrity of feeling and association. It remains on its original site, thus retaining its integrity of location. Excellent integrity of design is reflected in the building's original scale, massing, and materials. Although the milk house's use has changed, most key original features survive on the exterior and interior, resulting in excellent integrity of materials and workmanship.

D. Long Barn

Built: 1935 (according to the King County Assessor)
Contributing Building

Foundation: Post and pier
Roof Type: Gable – Side-gable
Roof Material: Metal – Corrugated panel
Cladding: Wood – Vertical boards
Plan: Rectangular

Physical Description (continued)

Figures: A9, B24 through B25

The one-story long barn has a rectangular plan measuring approximately 20' by 100'. It has a side-gabled roof clad in metal corrugated panels. The roof is supported by wood posts set in concrete. The north 80' of the east-facing side is open, with stalls for equipment and vehicles. The south 20' includes an enclosed vehicle and/or storage bay with a double-leaf, hinged wood door. The remainder of the building is clad in vertical wood boards.

Change Over Time & Integrity

Changes to the long barn are not documented. However, the 1940 King County Assessor's property records note the building as having a 20' by 80' plan. The building is somewhat larger today, suggesting the south portion was added sometime later.



The immediate farmstead setting has changed little, and the long barn's association with and proximity to the other dairy farm buildings have resulted in strong integrity of feeling and association. It remains on its original site, thus retaining its integrity of location. Despite an addition to the building, good integrity of design is reflected in its scale, massing, and materials. The long barn retains original and early features on both the exterior and interior, resulting in excellent integrity of materials and workmanship.

PART III: HISTORICAL/CULTURAL SIGNIFICANCE

9. Designation Criteria – Check all applicable criteria from the list below.

- ☒ 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, important pre-contact or historical information.
- ☐ A5 Property is an outstanding work of a designer or builder who has made a substantial contribution to the art.

Additional Criteria Considerations (please note if the property is one of the following):

- ☐ A cemetery, birthplace, or grave
- ☐ Owned by a religious institution or used for religious purposes
- ☐ Moved from its original location
- ☐ A commemorative property
- ☐ A reconstructed historic building
- ☐ Less than 40 years old, or has achieved significance within the last 40 years

10. Historical Data (if known)

Year(s) of Construction: 1934, 1935, 1938, ca. 1950

Other important dates: Click or tap here to enter text.

Builder: Unknown

Architect: Unknown

Engineer: N/A

11. Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for landmark designation. Please provide a summary in the first paragraph that specifically references the criteria selected above. This section should include a thorough narrative of the property's history, context, occupants, and uses. Use additional sheets as needed.

INTRODUCTION

The former Highland Dairy Farm is a well-preserved example of a typical small-scale dairy farm from the mid-20th century, a property type once common in rural King County. This farm took shape in the 1930s and flourished through the late 1950s, even expanding in the post-World War II years to include a larger barn with a soaring hayloft. The dairy farm complex transitioned to serve a cattle farm and landscaping business from the late 1950s to the mid-1980s. Today, the old dairy farm survives as the backdrop for Bassetti's Crooked Arbor Gardens, a reimagined landscape with several distinct gardens and sculptures dotting the grounds, that is open to visitors seasonally and for special events.

The former Highland Dairy Farm meets King County **Landmark Criterion A1** through its association with events that have made a significant contribution to the broad patterns of history. The property is significant for its reflection of the local dairy farming industry in the mid-20th century. Dairy farming was a leading form of agriculture in King County from the 1890s through the late 1950s. The mild climate, transportation improvements, and an expanding urban market in nearby Seattle all converged to make small-operation dairy

Historical/Cultural Significance (continued)

farming reliably profitable well into the 20th century. George and Ida Siepmann established the Highland Dairy Farm, first in the Highland area east of Bellevue and then at this location in the 1930s. The operation prospered into the 1950s, with the Siepmanns adapting the infrastructure to keep up with the rapidly evolving industry.

The property also meets King County **Landmark Criterion A3** as the farmstead embodies distinctive physical characteristics of a type, period, and style. Property owner and dairyman George Siepmann initially developed the farmstead over a couple of years in the 1930s, later replacing the smaller milk barn with a large hay barn with a soaring gambrel roof, full loft, and interior stanchions for milking. The farmstead's four extant buildings illustrate a typical mid-20th-century small-operation dairy farm that contributed to the success of the greater dairy industry in King County and to the development of the Cottage Lake area near Woodinville.

LOCAL CONTEXT

The Cottage Lake community east of Woodinville is within the ancestral homelands of several Southern Coast Salish groups, including the Snohomish, Skykomish, and Snoqualmie Tribes.³ A Sammamish group called the *t-sah-PAHBSH* or "willow people,"⁴ traditionally lived at the mouth of and along the Sammamish River and were closely aligned with the area's Sammamish groups of lake people. The waterway's rich natural resources allowed Native people to thrive in this area for thousands of years and attracted settlers and entrepreneurs to the Pacific Northwest beginning in the 19th century.

The area around Cottage Lake was surveyed by the U.S. government in 1873. Around this time, the Woodin family settled west of Cottage Lake where a logging district known as Woodinville emerged near the junction of two branches of the Northern Pacific railroad, including the Seattle, Lake Shore and Eastern Railway (1888) and the Belt Line (1904). Much of the area around Cottage Lake became part of Moses Loree's homestead claim filed in 1883. In the early 1890s, Loree's property was sold to others including N. E. Nelson and Ezra Jurey (figure A6). Today, the Nelson and Jurey residences are among the oldest extant buildings near Cottage Lake.⁵

Logging and road development opened the area east of Woodinville to additional settlement and the motoring public (figure A7). The road between Woodinville and Cottage Lake was paved in 1929, and the completion of the Woodinville-Duvall Road in the 1930s brought visitors from Seattle and beyond to Cottage Lake and nearby Camp Comfort, at the south end of the lake, and Gus Erickson's Lake Resort at the north end. Erickson's resort was later owned by Norm Fragner and operated for many years as Norm's Resort.

The lowering of Lake Washington nine feet during the construction of the Lake Washington Ship Canal in 1916 eased flooding in the Sammamish Valley and allowed for more agricultural activity. Dairy and produce farms, as well as nurseries and greenhouses, emerged in the valley during this period. Low-lying areas west of Cottage Lake were farmed and grazed by dairy cattle, including those from the former Highland Dairy Farm. By mid-century, these areas were partially drained, and property owner Leno Bassett had begun peat mining, leading to the formation of Bassett Pond.⁶ Beginning in 1962, numerous trees including flowering plum, birch, and spruce, were planted at Bassett Pond Park and the Natural Area to the east of Bassett Pond.

In the post-World War II years, timber company landholdings and small farms gave way to residential and commercial development throughout King County, and cities annexed surrounding areas to accommodate population growth better and to build their tax bases. A new four-lane highway developed through the area in the early 1960s connecting the Northshore communities of Lake Forest Park, Kenmore, Bothell, and Woodinville with Maltby and Monroe to the

³ Wayne P. Suttles and William C. Sturtevant, eds. *Handbook of North American Indians. Volume 7, Northwest Coast*, (Washington: Smithsonian Institution, 1990), pp. 485-502.

⁴ David Buerge, "Indian Lake Washington," *The Weekly*, Aug. 1, 1984, p. 31.

⁵ Built in 1896, the N. E. Nelson house is located at 17605 182nd Avenue NE, Woodinville, and was listed in the National Register of Historic Places as the Nelson-Parker House in 2014. The Ezra Jurey house is located at 16715 187th Avenue NE, Woodinville. It is not landmarked.

⁶ King County, "Cold Creek Natural Area Site Management Plan." <https://your.kingcounty.gov/dnrp/library/2001/kcr933/0204-cold-creek-plan.pdf>

northeast and the new Interstate 5 to the southwest. The Cottage Lake area held on to its rural character into the 1970s when increasing suburban development began to change the area. Woodinville was later incorporated in 1993.⁷

DAIRY FARM CONTEXT

King County has a rich dairy farming history, dating back to the 19th century. This history is well-documented in various secondary sources, including Florence Lentz's 1993 *Dairy Farm Properties of the Snoqualmie Valley* Multiple Property Document which was based on survey and inventory records of 42 dairy farm properties. Although the Highland Dairy Farm is just beyond the Snoqualmie Valley, the farm shares contextual history with the many dairy operations there. Much of the following context is extracted from Lentz's report, which includes greater detail on the rise and dominance of dairying in the valley over nearly 100 years and on the technological changes that influenced dairy farmstead design.⁸

Early Agriculture

Dairy production in King County began modestly as a form of subsistence farming among the first permanent European-American settlers in the mid-19th century. On the open prairies where Native people had long harvested seasonal berries and root crops, newcomers staked their claims. Here they established primitive subsistence farms, authorized by the Donation Land Law, the Homestead Act, and later by school and railroad land grant sales. A handful of pioneer farmers settled in the Lower Snoqualmie Valley in the 1860s, but the forested bottomland there primarily attracted logging operations. Logging camps dotted the banks of the Snoqualmie, the river providing a means of floating logs to market. Many newcomers began by working in the camps, then establishing and clearing their own claims close to the river.⁹

Subsistence farms in the Lower Valley produced a wider variety of crops which found a local market beyond the logging camps, in Seattle. Area farmers produced an incredible array of products including wheat, potatoes, fruits and vegetables of all sorts, butter, eggs, and meats. Meanwhile, a cash crop that swept all of Western Washington dominated the local farm scene. Hops fields could be found in most agricultural areas by the 1870s, including in the Puyallup, White River, and Snoqualmie valleys. Land values soared and some farmers became wealthy overnight. In the early 1890s, a destructive aphid decimated the region's hops industry. Simultaneously, prices for hops on the worldwide market plummeted. Conditions became ripe for a more sustainable form of agriculture.¹⁰

The Rise of Dairying

Dairy production emerged as a leading alternative to hops for many farmers, particularly with growing demand from the nearby population centers of Seattle and Tacoma, as well as the railroad, mining, and lumber camps throughout the Cascade foothills. Between 1890 and 1900, farming in general grew beyond subsistence to market production, aided by railroad development and an expanding road network as well as advances in mechanization. During this same period, the number of milk cows in King County more than doubled, and by 1900, King County was the largest producer of milk in Washington.¹¹ In the Woodinville area, timber baron Frederick Stimson turned his attention to dairy farming when he developed Hollywood Farm in 1910. His

⁷ BOLA Architecture + Planning, *Mid-Century King County: A Context Statement on Post-War Residential Development*, 2017, p. 7. Accessed Nov. 21, 2024. https://dahp.wa.gov/sites/default/files/Mid-CenturyKingCounty_ResidentialContextStatement_2017.pdf. Phil Dougherty, "Woodinville – Thumbnail," *HistoryLink.org Online Encyclopedia of Washington State History*, Essay #9800, 2011. Accessed Nov. 21, 2024. <https://www.historylink.org/File/9800>.

⁸ Designated landmarks in north King County associated with dairy farming include Frederick Stimson's Hollywood Farm (later Chateau Ste. Michelle winery) at Woodinville, the Walter Cooper Dairy Farm near Redmond, the Englebert Matt Dairy Farm near Fall City, the Platt Dairy Farm in the Snoqualmie Valley, and the Angerer Farm Hay Barn Complex near Carnation.

⁹ Florence K. Lentz, *Dairy Farm Properties of the Snoqualmie Valley* Multiple Property Document, (King County Historic Preservation Program, 1993), p. 3. Accessed Nov. 21, 2024. <https://kingcounty.gov/en/dept/dnrp/buildings-property/historic-preservation-program/papers-and-research>

¹⁰ Lentz, *Dairy Farm Properties of the Snoqualmie Valley*, p. 4. Sharon Boswell, *King County Historic Settlement Context, 1850-1920*, (King County Historic Preservation Program, 2017), 89. Accessed Dec. 30, 2024. <https://kingcounty.gov/en/dept/dnrp/buildings-property/historic-preservation-program/papers-and-research>

¹¹ Boswell, *King County Historic Settlement Context, 1850-1920*, 94.

operation grew to include 600 acres, and he became one of the leading dairy producers in Western Washington.¹² As more farmers took up dairy farming and increased their individual production, commercial creameries opened in nearby communities to serve the expanding consumer market. By the first decade of the 20th century, creameries operated in Snohomish, Duvall, Tolt (Carnation), and points beyond.¹³

There was steady, documentable growth in King County's dairy industry in the early years. According to U. S. Census figures, the number of dairy cows maintained for milk production on King County farms rose decade by decade, with the sharpest increases occurring after 1890: 280 cows in 1860; 628 in 1870; 1,343 in 1880; 3,962 in 1890; 8,568 in 1900; and 18,166 in 1910. By 1920, dairying was among the top agricultural pursuits in King County.¹⁴ Dairying remained in ascendancy in rural King County through the late 1950s after which the business economics slowly grew less favorable. Over the next several decades, local farmers continued to innovate, build new structures, alter land uses, and expand their herds to keep pace.

The Decline of Dairying and the Rise of Specialty Farming

As the region's population continued to climb and suburbanization and annexation affected land values, dairying on a small scale became less sustainable through the 1960s, 1970s, and 1980s. By the late 1970s, 80 percent of the farms in King County in 1945 had disappeared. In reaction to the rapidly disappearing open space and farmland, the State of Washington enacted the Open Space Taxation Act in 1970, allowing property owners to have their open space, farm and agricultural, and timber lands valued at their current use rather than at their highest and best use. King County followed by establishing its current use taxation programs to incentivize the conservation of natural resources.¹⁵ Today, there are more than 1,450 landowners and 14,200 acres currently participating in this program, including Leanette Bassetti who owns the nominated property.¹⁶ Similarly, King County established its Farmland Preservation Program, one of the oldest such programs in the nation to be enacted by public vote. Eventually, more than 13,000 acres comprising more than 200 farms were preserved through the program, but none of these programs prevented the decline of small-scale dairy farming.¹⁷ At the same time, specialty farming focused on sustainability and organic methods took root in areas where dairy farming had once prospered. Some of the area's first specialty farms were established in the vicinity of Carnation in the 1980s, including Oxbow Farm, Full Circle Farm, Growing Things Farm, and Jubilee Farm.¹⁸ Some of these specialty farms, like the King County landmarked Jubilee Farm, operate out of historic and repurposed dairy complexes.

Typical Dairy Farm Design

A typical dairy farmstead in King County from 1890 to 1950 included the following physical features: a setting that encompassed open fields and pastures, housing for the family and/or hired help, a traditional hay barn with milking facilities and accommodations for the herd, and a milk house for the daily storage of fresh milk. Other farmstead elements included machine sheds, garages, woodsheds, and other farm-related buildings like silos, chicken coops, and root cellars.¹⁹

Farmsteads from this period were typically clustered around an interior lane or driveway. Depending on the site's topography, the farmhouse was usually separated from the farm buildings by a lawn or landscaping. It

¹² Kara Rowe, "Dairy Farming in Washington," *HistoryLink.org Online Encyclopedia of Washington State History*, Essay #20544, 2018. Accessed Nov. 21, 2024. <https://www.historylink.org/File/20544>

¹³ Lentz, *Dairy Farm Properties of the Snoqualmie Valley*, p. 9.

¹⁴ *Ibid.*, 6.

¹⁵ King County Department of Natural Resources and Parks, "Current use taxation programs" webpage. Accessed Mar. 13, 2025. <https://kingcounty.gov/en/dept/dnrp/buildings-property/green-sustainable-building/current-use-taxation-programs>.

¹⁶ King County Ordinance No. 15231, June 28, 2005 (Public Benefit Rating System, Valuation for Open Space).

¹⁷ Kit Oldham, "King County Farmland Preservation Program," *HistoryLink.org Online Encyclopedia of Washington State History*, Essay #7691, 2006. Accessed Nov. 21, 2024. <https://www.historylink.org/File/7691>

¹⁸ For additional context on specialty farming, see Florence Lentz's 2020 King County Landmark registration form for the Angerer Farm Hay Barn Complex, a former dairy farm that today operates as Jubilee Farm.

¹⁹ Lentz, *Dairy Farm Properties of the Snoqualmie Valley*, p. 22.

typically reflected the popular housing trends of the period in which it was built. Modest bungalows, for example, were commonly found on dairy farms from the early and mid-20th century. The free-standing milk house or tank house was always located close to the lane in such a way that facilitated truck access. The all-important hay barn was oriented to nearby grazing fields, with the milk house usually nearby, too.

Hay barns are not only a key visual element on farmsteads, they represent what was “the operational nerve center of the dairy farm.”²⁰ Light-weight dimensional lumber from local mills enabled the proliferation of Gothic arch, gambrel-roof, and bow-truss barns during the early and mid-20th century. Farmers used the soaring lofts of these structures to store greater volumes of hay enabling them to accommodate larger herds. Gambrel-roof barns were actively built on dairy farms into the mid-1950s.

Associated free-standing milk houses typically post-date 1919 when state law began requiring farmers to have separate barns and milk houses for sanitation purposes. Milk houses often had poured concrete foundations, floors, and lower walls with upper walls and gabled roofs of framed construction. Interior spaces often included a poured concrete floor trough equipped with cold water plumbing, a sink for washing containers, and a cooler for lowering the temperature of the fresh raw milk. They were usually whitewashed on the interior.²¹

PROPERTY HISTORY

The nominated property is an excellent physical representation of a small-scale dairy operation known as the Highland Dairy that developed in the 1930s and prospered into the late 1950s. Named for its original location in the Highland area east of Bellevue, the rich bottomland and access to water around Cottage Lake may have factored into George and Ida Siepmann’s decision to locate their dairy operation there.

The property occupies a portion of land on the homestead claim of Moses Loree. In 1889, he filed a claim for land in Section 7, Township 26N, Range 6E and Section 12, Township 26N, Range 5E. He only owned the property a few years before Frank A. Moore acquired it. Moore then sold it to Ezra M. Jurey in 1894.²² Jurey, who is noted as the landowner on the 1912 Kroll township maps (figure A6), owned approximately 120 acres. He built a residence on the property and lived there for the rest of his life.²³ A native of Missouri, Jurey was unmarried and lived with his elderly mother Sarah Jurey, until she died in 1912.²⁴ He was a dairy farmer, but little is known about his business and none of the agricultural buildings of his era survive.

The 1930 U.S. Census records a variety of farmers and agricultural laborers living and working near the Jurey property. His neighbors were general farmers and dairy farmers and raised poultry and rabbits. In 1932, Jurey transferred his residence and property to his relative, Mary E. Slaughter.²⁵ He died the following year. Perhaps through Jurey, Slaughter and her family developed lasting connections to the Cottage Lake area, using the property as a seasonal retreat from their home in Seattle for many years.²⁶

Following Jurey’s death, Slaughter worked quickly to sell the dairy farm. A 1933 real estate contract with George and Ida Siepmann laid out a detailed timeline for paying the property’s delinquent interest and taxes and \$8,000 purchase

²⁰ Lentz, *Dairy Farm Properties of the Snoqualmie Valley*, p. 24.

²¹ Lentz, *Dairy Farm Properties of the Snoqualmie Valley*, p. 25-26.

²² King County Recorder’s Office, Recorded Documents, Warranty Deed, vol. 177, book D, pp. 593-94. Jun. 2, 1894. King County Archives.

²³ The extant residence is at 16715 187th Avenue NE

²⁴ Ancestry.com. U.S. Censuses, 1900 and 1910; and Washington, U.S., Death Records, 1907-2017.

²⁵ King County Recorder’s Office, Recorded Documents, Warranty Deed, vol. 1525, book D, p. 140. Mar. 28, 1932. King County Archives. Ezra Jurey’s brother, Seattle judge John S. Jurey, Jr., who was his last closest relative, preceded him in death in 1928. “Illness is Fatal to Former Jurist,” *The Seattle Times*, Apr. 29, 1928, p. 13.

²⁶ No Author, “Remembering Cottage Lake back in the 1930’s,” *The Cottage Lake Connection* (vol. 2, issue 1), p. 3. Accessed Nov. 21, 2024. <https://your.kingcounty.gov/dnrp/library/water-and-land/lakes/cottage-lake/phosphorus-reduction-project/appendix-a-education-and-outreach.pdf>

price, indicating, "Time is the essence of this contract."²⁷ The Siepmanns fulfilled the contract and transferred the remainder owed to a mortgage-holding entity, Interstate Investment Co., and the property was deeded to the Siepmanns in December 1934.²⁸ George Siepmann is noted as the landowner on the 1936 Metzker township maps (figure A7).

When they purchased this property, George and Ida Siepmann were in their mid-30s and operated a family-run dairy farm in the Highland area east of Bellevue. Born in Indiana, George was the oldest child of German immigrants John and Bertha Siepmann, who had lived in Indiana before migrating west to Washington in the early 1900s. Township maps published in 1912 and 1936 indicate John and Bertha purchased 20 acres near the corner of today's 148th Avenue NE and NE 24th Street (figure A8). Their son George started the Highland Dairy Farm at this location around 1920. Their daughter Christina and her spouse, Chris Nelson, later started Phantom Lake Dairy Farm near SE 16th Street and 159th Avenue SE.²⁹



*George and Ida Siepmann, unknown date.
Source: Leanette Bassetti.*

Given the small size of the Siepmanns' original Highland Dairy Farm, it is plausible that they would have looked for additional property to expand their business, although it is not clear how many dairy cows they managed. At their newly acquired property near Cottage Lake, they built a cluster of buildings to serve their dairy business. According to King County Assessor records, the Siepmanns erected these buildings between 1935 and 1938: a milk house (1935, extant); long barn (1935, extant); a milk barn (1935, demolished); a hay barn (1935, demolished); and a farmhouse (1938, extant). They later replaced the small milk barn and hay barn with a single large gambrel-roof barn (ca. 1950, extant; figure A9). The construction of the larger barn suggests the Highland Dairy business was on solid footing in the post-war years. Indeed, it was built when demand for dairy products remained high as King County experienced an increasing population.

In October 1956, the Siepmanns entered into a real estate contract to sell the property to Harley and Elsie Wolfe, a young farming couple in their 30s. The Wolfes continued the property's tradition of dairy farming, but little is known of their business. Recorded documents indicate that they made improvements to the dairy equipment infrastructure, beginning with the purchase of a used "Dari-Kool Milk Tank" for \$1,495.04 in 1956.³⁰ Their association with the property was brief, selling it to Leno and Antoinette Bassett in 1959.³¹ Following the sale, the Wolfes relocated to the Onalaska area in Lewis County, where they reportedly operated a 70-cow dairy farm.³²

Leno and Antoinette (De Leo) Bassett were in their mid-40s when they purchased the property. Both were first-generation Americans with Italian heritage.³³ The Bassetts purchased the property, in part, to aid in Leno's business called Bassett's Grow-Earth that supplied topsoils, peat, manure, and rock for landscaping. By this point, in the late 1950s, the low-lying areas west of Cottage Lake had been partially drained. Leno harvested peat from this area and

²⁷ King County Recorder's Office, Recorded Documents, Real Estate Contract, vol. 1548, book D, pp. 574-75. Sep. 15, 1933. King County Archives.

²⁸ King County Recorder's Office, Recorded Documents, Warranty Deed, vol. 1613, book D, p. 395. Dec. 18, 1934. King County Archives.

²⁹ Barb Williams, Eastside Heritage Center volunteer, "Bellevue Dairy Farms." Eastside Heritage Center website, Sep. 9, 2022. Accessed Nov. 21, 2024. <https://eastsideheritagecenter.org/blog/tag/Twin+Valley+Dairy>

³⁰ King County Recorded Documents, Contract of Conditional Sale, vol. 3613, book M, p. 455-56. Nov. 16, 1956. King County Archives.

³¹ King County Recorded Documents, Purchaser's Assignment of Contract and Deed, vol. 3920, book D, p. 203-04. Jun. 4, 1959. King County Archives.

³² Ralph Roffler, "Over The Fence," *The Daily Chronicle* [Centralia, WA], Mar. 29, 1960, p. 9.

³³ Leno Bassett's family name had been Bassetti, but his family changed their name after settling in the U.S. Leno's daughter, Leanette Bassetti, has chosen to use the original name for herself.

sold it to area nurseries like Molbak's Greenhouse in Woodinville and Sky Nursery in what is now Shoreline.³⁴ Leno also cut hay and pastured cattle on the property. He did not engage in dairy farming, but he used the existing farm buildings. He demolished the small milk barn (figures A9, C4, and C7) and the pole shed (figures A9 and C8).

Leno traced his roots in the landscaping business back to 1932 when he began working six days a week for landscape contractor John Fischer, who mentored Leno as he worked to form his own business. Leno later recalled:

In 1938 with John Fischer's permission, I bought a 1937 Ford single axel truck that I could haul about a six-ton payload. Those days you had to shovel a load of soil, peat, or manure on the truck by hand. A hand-cranked B.B. six-ton winch loaded rock. This same year I bought three-quarters of an acre lot in Lake Forest Park. It had a shack 16 feet by 20 feet. The lot cost \$550 – ten dollars down and five dollars per month...By 1938 I had my own business.³⁵

In the late 1940s and early 1950s, the Leno and Antoinette operated a garden center in Edmonds, and Leno joined the Washington State Nurseryman's Association. In 1955, they sold the garden center, and Leno focused on supplying soils, peat, and landscaping materials. In 1970, Leno merged his soils business with Western Sawdust to form a corporation called Bassett-Western. Western Sawdust was under contract with Seattle Snohomish Sawmill at Snohomish, Washington, to haul all of the sawdust, bark, and shavings the sawmill produced. As the president of Bassett-Western, Leno contracted to take all the bark supply from Weyerhaeuser Sawmill B in Everett, from Weyerhaeuser Mill in Snoqualmie, and from Summit Timber Company in Darrington. Leno constantly adapted to the changing industry, even building new machines to segregate various types of log yard waste. Bassett-Western eventually closed and the company was dismantled in 1985.³⁶

Purchasing the former Siepmann property at Cottage Lake enabled Leno to grow the soils part of his business. He harvested peat from what is now Bassett Pond until 1973. Many years later the Bassetts transferred Bassett Pond and the surrounding wetland property to King County. Today, Bassett Pond and the Cold Creek Natural Area make up 250 acres of important habitat for birds and other wildlife.

In 1982, the Bassetts invited their daughter, Leanette Bassetti, to join the property. This began the next chapter in the property's history. In 1984, she and her husband, William (Bill) Berleman, built a small residence on the property, east of the dairy buildings on the adjacent parcel (072606-9045). Leanette and Bill turned the farm into a weekend nursery and display garden called Bassetti's Crooked Arbor Gardens.³⁷ Influenced by their visits to Italy, they embraced the importance of sculpture and art in the landscape. Today, the property includes several distinct gardens concentrated on the east parcel. Sculptures are placed throughout the grounds. Artful gifts and garden items for purchase are displayed in the large barn's Garden Gallery and the Milk Barn Annex.



Antoinette & Leno Bassett, 2006. Source: Susie Egan.



Leanette Bassetti, 2024.

Source: bassettisgardens.com/about.

³⁴ Leanette Bassetti, in-person conversation with Sarah Martin, Oct. 4, 2024.

³⁵ *Leno Bassett, An Autobiography*. Undated. Published with his obituary in 2012. Accessed Nov. 21, 2024. <https://www.dignitymemorial.com/obituaries/seattle-wa/leno-bassett-4949280>

³⁶ Ibid.

³⁷ Debra Prinzing, "At Bassetti's, Growth Has Been a Good Thing," *The Daily Herald* [Everett, WA] (Home & Garden section), Jun. 10, 2004, pp. 8-12.

Historical/Cultural Significance (continued)

Leno's reuse of the dairy farm buildings for his cattle and landscaping businesses provided Leanette and Bill the opportunity to creatively reuse the buildings as part of Bassetti's Crooked Arbor Gardens. The result is a wonderful blend of art and nature presented against the backdrop of the old Highland Dairy Farm.

PART IV: BIBLIOGRAPHICAL REFERENCES

12. Documentation & Research Sources

Please use the boxes to indicate existing property documentation utilized for nomination development, and cite the books, articles and sources accessed for research in the bibliography below. Use continuation sheets if needed. Any common citation style may be used as long as it is consistent throughout the nomination form.

- | | |
|---|---|
| <input checked="" type="checkbox"/> King County Historic Resource Inventory (HRI) | <input type="checkbox"/> Records from King County HPP |
| <input type="checkbox"/> WISAARD (State historic resources database) | <input type="checkbox"/> Records from DAHP |
| <input type="checkbox"/> Already designated a city/county landmark | <input type="checkbox"/> Records from other State/local agency |
| <input type="checkbox"/> Already designated a community landmark | <input checked="" type="checkbox"/> Puget Sound Regional Archives |
| <input type="checkbox"/> Listed in the Washington State Register of Historic Places | <input checked="" type="checkbox"/> King County Archives |
| <input type="checkbox"/> Listed on the National Register of Historic Places | <input type="checkbox"/> Local Historical Society/Museum |
| <input type="checkbox"/> Determined eligible as city/county landmark | <input type="checkbox"/> University Archives/Collections |
| <input type="checkbox"/> Determined eligible for the National Register | |
| <input type="checkbox"/> Recorded by Historic American Buildings Survey (HABS) | Other: |
| <input type="checkbox"/> Recorded by Historic American Engineering Record (HAER) | |

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Woodinville Heritage Society.

PART V: EXHIBITS & APPENDICIES

14. Photographs, Maps, and Site Plans

Historic and present-day photographs, maps and available site plans or architectural drawings are required supporting documentation for landmark nominations. Other relevant ephemera, such as historic newspaper clippings, advertisements, family documents (etc.) may be included as well. Include captions on each image. Please begin this section with an index, noting the figure number, a short description of the item, and the year. Example provided below.

Section A – Maps, Aerial Images, and Site Plan

- Figure A1. Map of King County region showing location of Woodinville
- Figure A2. Map of Woodinville vicinity showing location of former Highland Dairy
- Figure A3. Aerial image of area surrounding former Highland Dairy
- Figure A4. Boundary of nominated property, with resources noted
- Figure A5. Sammamish Watershed Map
- Figure A6. Partial map of Township 26N, Range 6E, 1912
- Figure A7. Partial map of Township 26N, Range 6E, 1936
- Figure A8. Partial maps of Township 25N, Range 5E (Highland area), 1912
- Figure A9. 1952 aerial image of the property

Section B – Recent Field Photographs

- Figure B1. Farmhouse, primary (south) elevation, camera facing north
- Figure B2. Farmhouse alongside driveway with NE 165th St. beyond; camera facing south-southeast
- Figure B3. East side of farmhouse; camera facing west
- Figure B4. Interior of farmhouse at the primary entrance, camera facing southwest
- Figure B5. Large barn situated at the north end of the gravel driveway with the long barn at right; camera facing south
- Figure B6. North side of large barn with the hay hood at the roof peak, camera facing south
- Figure B7. Close-up of the west side of large barn, camera facing north
- Figure B8. Southeast corner of the large barn, camera facing northwest
- Figure B9. Interior of large barn at the southeast corner, camera facing south
- Figure B10. Interior of large barn looking toward the southwest corner, camera facing west
- Figure B11. Interior of large barn's former milking area, camera facing south
- Figure B12. Interior of large barn's former milking area (center feeding aisle), camera facing south
- Figure B13. Interior of large barn's hay loft, camera facing north
- Figure B14. Interior of large barn's hay loft, camera facing north
- Figure B15. Interior of large barn's hay loft at southeast corner (showing area filled in), camera facing east
- Figure B16. Interior of large barn's hay loft, camera facing north
- Figure B17. Milk house and large barn, camera facing northwest
- Figure B18. Southwest corner of the milk house, camera facing northeast
- Figure B19. Northwest corner of the milk house, camera facing southeast
- Figure B20. Interior of milk house showing east door, camera facing east
- Figure B21. Interior of milk house showing south windows, camera facing south
- Figure B22. Interior of milk house showing the sliding door and milk equipment in the west room, camera facing east
- Figure B23. Interior of milk house showing the west exterior door, camera facing west
- Figure B24. Exterior of the long barn, camera facing west
- Figure B25. Interior of the long barn, camera facing northwest

Section C – Historic Photographs & Clippings

- Figure C1. King County Tax Assessor photo of farmhouse, 1940
- Figure C2. King County Tax Assessor photo of farmhouse, 1945
- Figure C3. King County Tax Assessor photo of milk house, 1940
- Figure C4. King County Tax Assessor photo of milk barn (demolished), 1940
- Figure C5. King County Tax Assessor photo of long barn, 1940
- Figure C6. King County Tax Assessor photo of barn (demolished), 1940
- Figure C7. King County Tax Assessor photo of large barn, 1968
- Figure C8. King County Tax Assessor photo of pole shed (demolished), 1968
- Figure C9. Large Barn, south end of barn before enclosed, 1985
- Figure C10. Promotional bottle caps with Highland Dairy name
- Figure C11. January 1936 promotional calendar with Highland Dairy name

Section A – Maps, Aerial Images, and Site Plans

Figure A1. 2024 map of region, with Woodinville circled. Source: King County iMap.

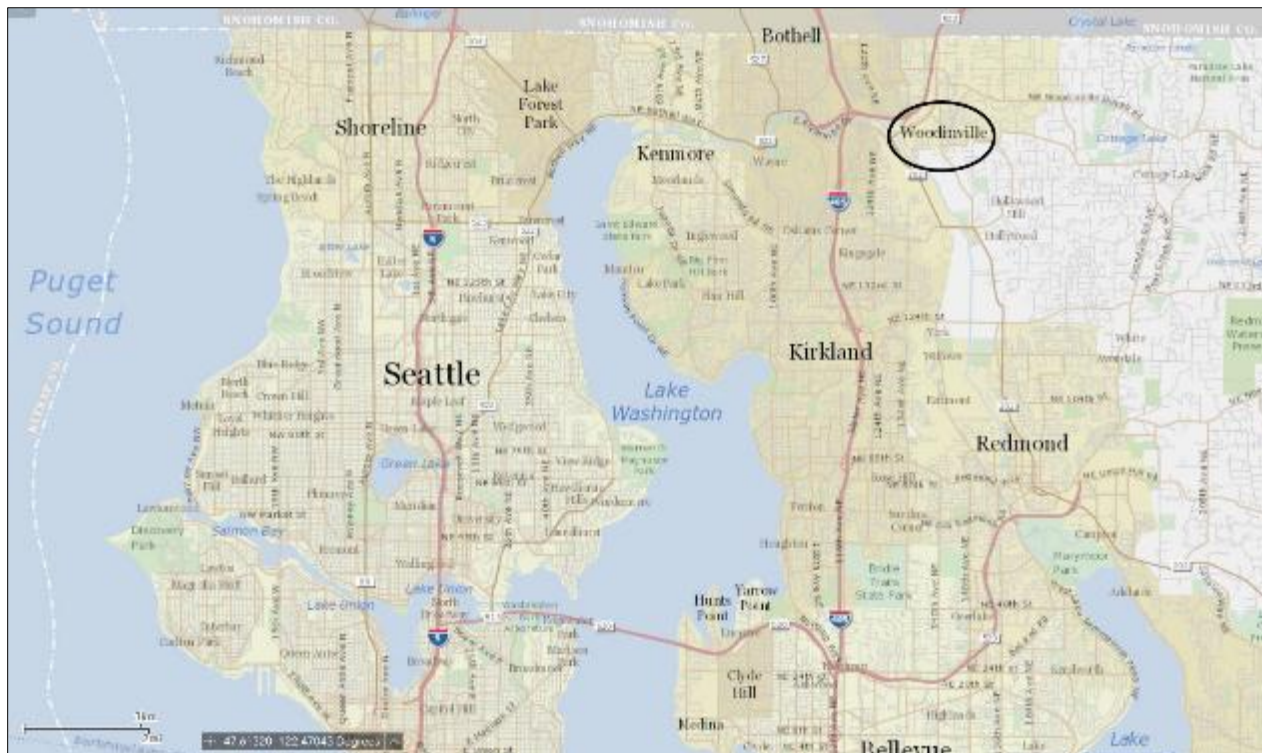


Figure A2. 2024 map of Woodinville area, with a star noting the nominated property. Source: King County iMap.

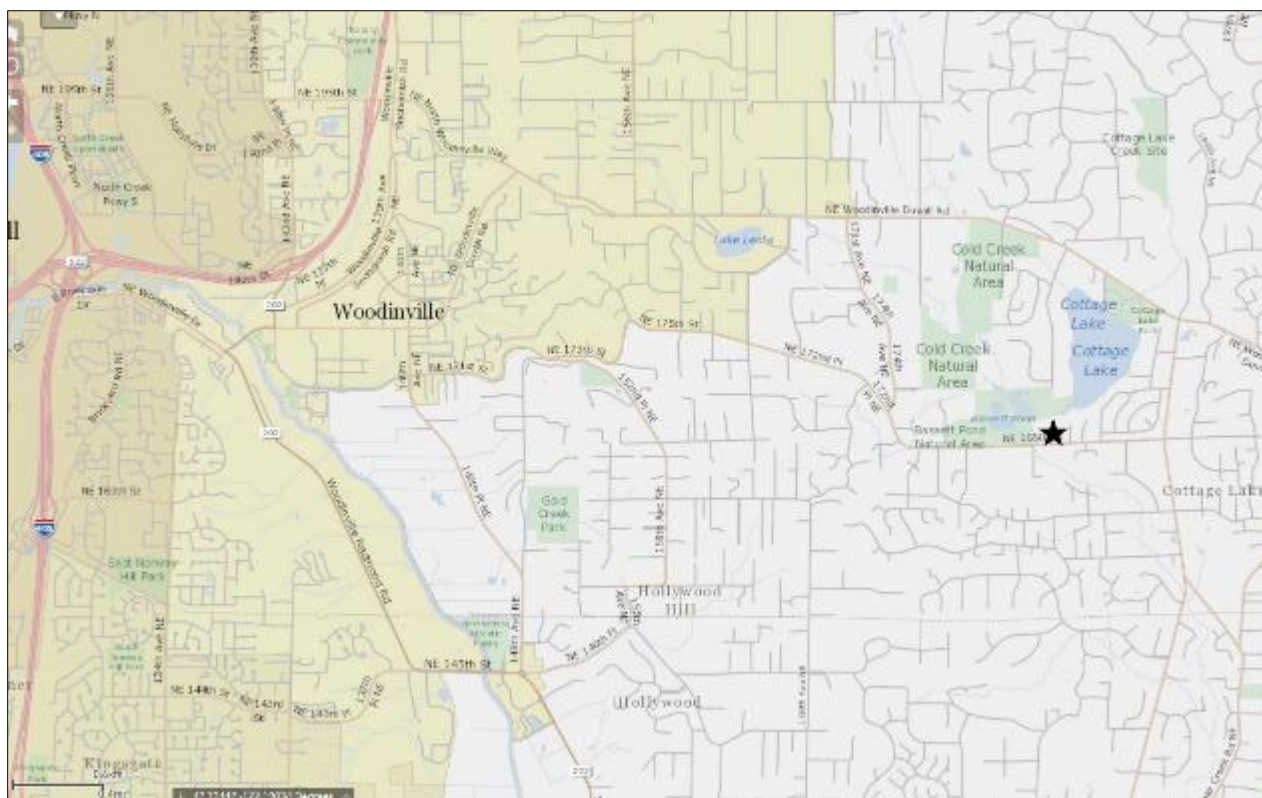


Figure A3. Aerial image of the property and area, 2023. Source: King County iMap.



Figure A4. Boundary of nominated property, with resources noted. Source: King County iMap, 2023.



Figure A5. Sammamish Watershed Map. Source: King County Dept. of Natural Resources and Parks, <https://kingcounty.gov/en/legacy/services/environment/watersheds/sammamish>

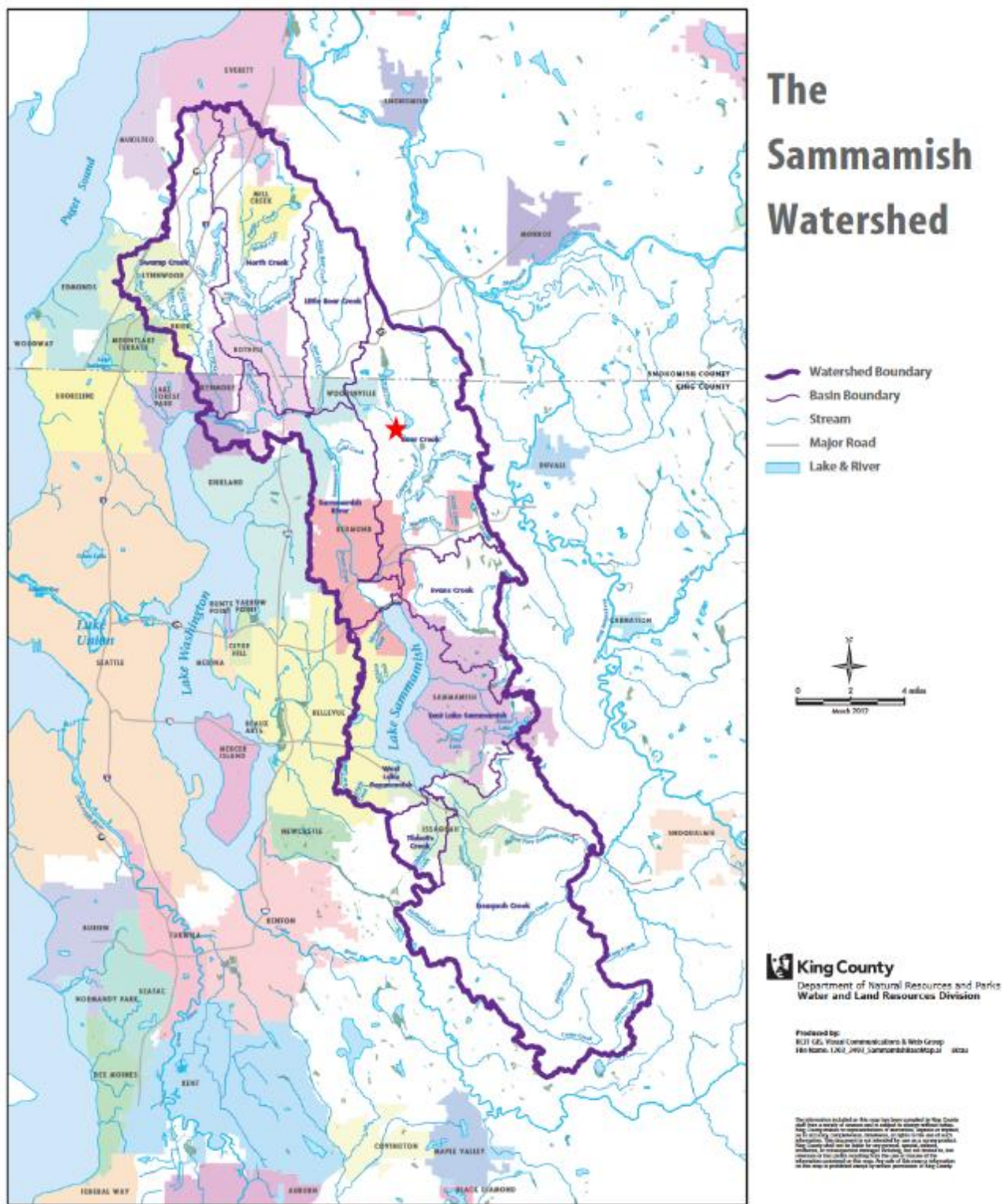


Figure A6. Partial maps of Township 26N, Range 5E (top) Township 26N, Range 6E (bottom), showing Ezra M. Jurey's landholdings. [Kroll's Atlas of King County, Washington](#). Seattle, WA: Kroll Map Company, 1912.

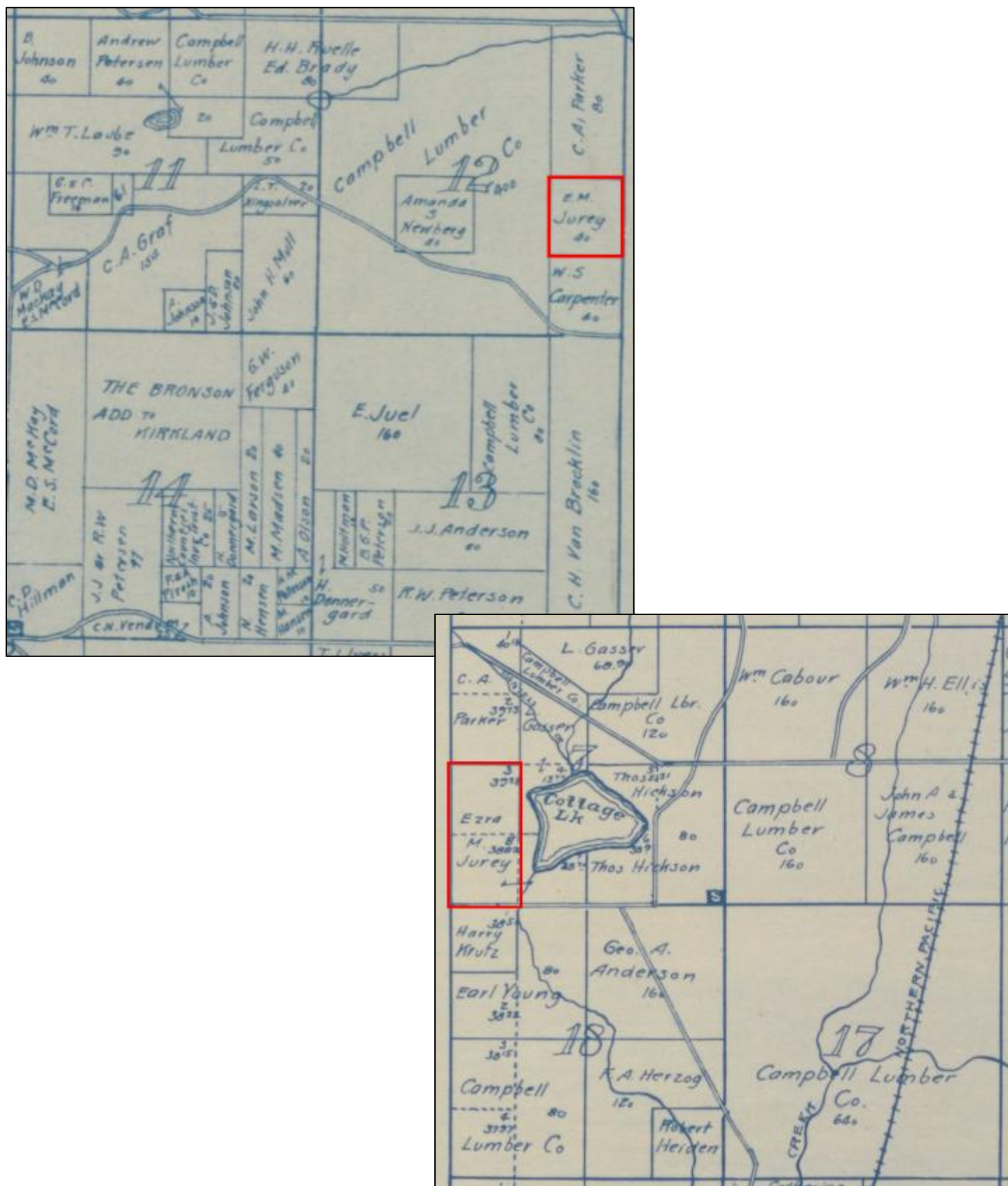


Figure A7. Partial maps of Township 26N, Range 5E (top) Township 26N, Range 6E (bottom), showing George and Ida Siepmann's landholdings [Metsker's Atlas of King County, Washington](#). Seattle, WA: Charles Metsker, 1936.

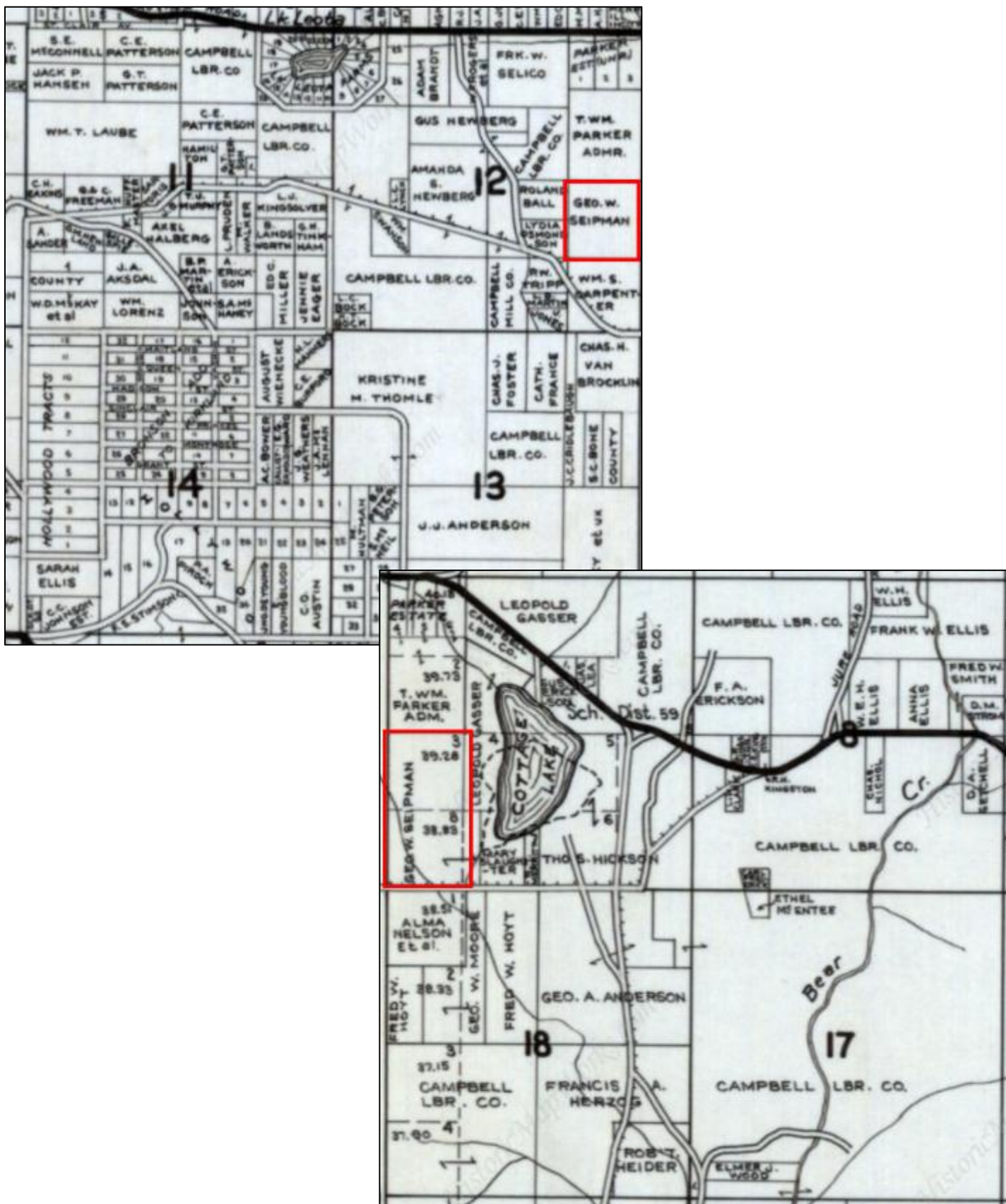


Figure A8. Partial maps of Township 25N, Range 5E showing John Siepmann and family's landholdings in the Highland area east of Bellevue. Top: [Kroll's Atlas of King County, Washington](#). Seattle, WA: Kroll Map Company, 1912. Bottom: [Metsker's Atlas of King County, Washington](#). Seattle, WA: Charles Metsker, 1936.

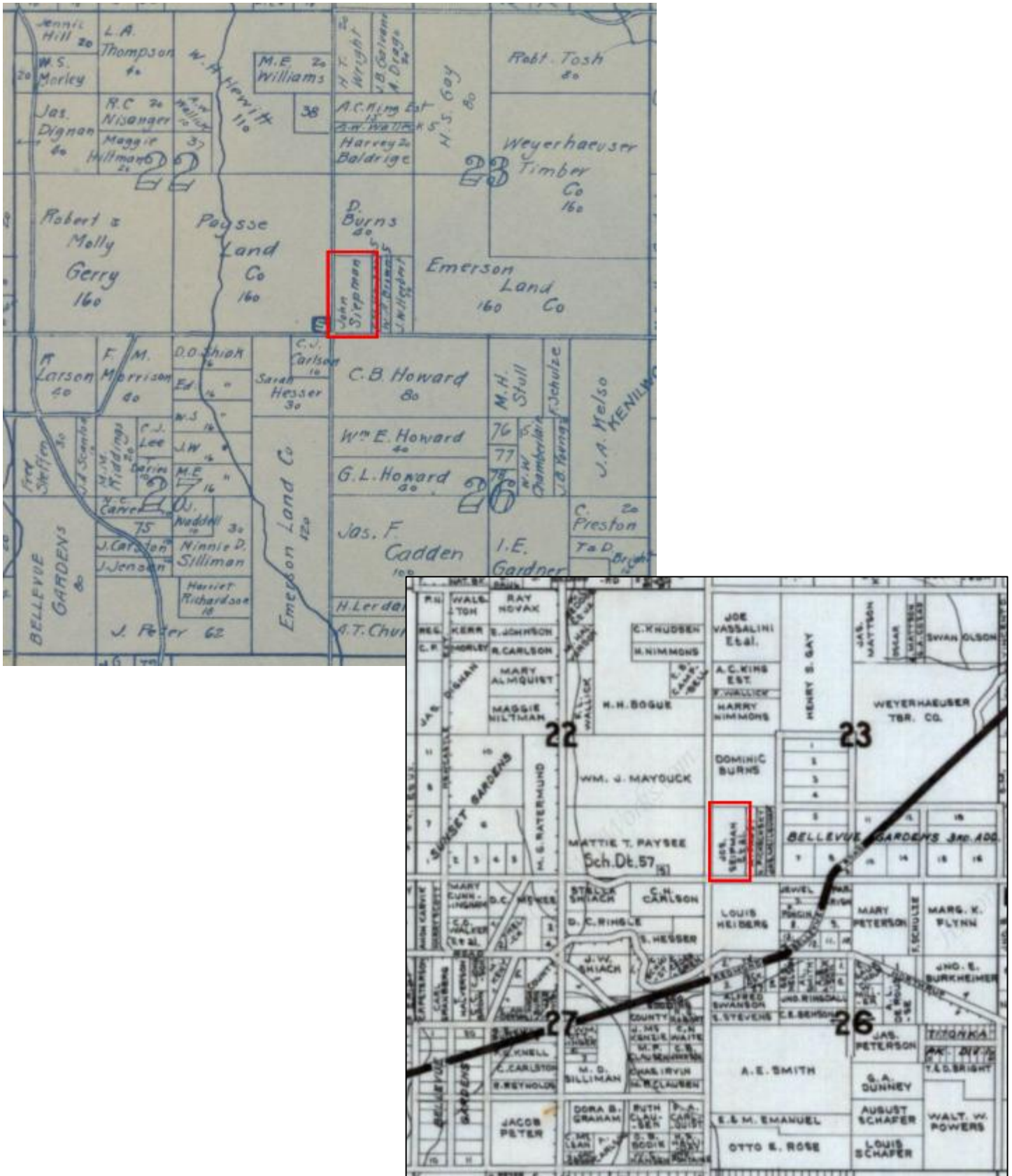


Figure A9. Aerial image, 1952. Source: HistoricAerials.com.

This image shows the gambrel-roof barn was in place by 1952.



Section B – Recent Field Photographs – taken by Sarah J. Martin, October 2024, unless otherwise noted.

Figure B1. Farmhouse, primary south side with the main entrance, camera facing northwest (photo by Leanette Bassetti, March 2025)



Figure B2. Farmhouse alongside driveway with NE 165th St. beyond; camera facing south-southeast



Figure B3. East side of farmhouse; camera facing west



Figure B4. Interior of farmhouse at the primary entrance, camera facing southwest



Figure B5. Large barn situated at the north end of the gravel driveway with the long barn at right; camera facing south



Figure B6. North side of large barn with the hay hood at the roof peak, camera facing south



Figure B7. Close-up of the west side of large barn, camera facing north



Figure B8. Southeast corner of the large barn, camera facing northwest



Figure B9. Interior of large barn at the southeast corner, camera facing south; today this space is used as Bassetti's Crooked Arbor Garden Galleries and is open to the public in the spring and summer



Figure B10. Interior of large barn looking toward the southwest corner, camera facing west; today this space is used as Bassetti's Crooked Arbor Garden Galleries and is open to the public in the spring and summer



Figure B11. Interior of large barn's former milking area, camera facing south
Note: the long, narrow manure gutters are filled in with concrete



Figure B12. Interior of large barn's former milking area (center feeding aisle), camera facing south



Figure B13. Interior of large barn's hay loft, camera facing south



Figure B14. Interior of large barn's hay loft, camera facing southwest



Figure B15. Interior of large barn's hay loft at southeast corner (showing area filled in), camera facing east



Figure B16. Interior of large barn's hay loft, camera facing north (photo by Leanette Bassetti, March 2025)



Figure B17. Milk house and large barn, camera facing northwest



Figure B18. Southwest corner of the milk house, camera facing northeast



Figure B19. Northwest corner of the milk house, camera facing southeast



Figure B20. Interior of milk house showing east door, camera facing east



Figure B21. Interior of milk house showing south windows in east room, camera facing south



Figure B22. Interior of milk house showing the sliding door and milk equipment in the west room, camera facing east



Figure B23. Interior of milk house showing the west exterior door, camera facing west



Figure B24. Exterior of the long barn, camera facing west



Figure B25. Interior of the long barn, camera facing northwest



Section C – Historic Photographs & Clippings

Figure C1. Farmhouse, 1940. Source: King County Assessor's Property Record Card.



Figure C2. Farmhouse, 1945. Source: King County Assessor's Property Record Card.



Figure C3. Milk house (extant), 1940. Source: King County Assessor's Property Record Card.



Figure C4. Milk Barn (demolished), 1940. Source: King County Assessor's Property Record Card.



Figure C5. Long barn (extant, modified), 1940. Source: King County Assessor's Property Record Card.



Figure C6. Barn (demolished), 1940. Source: King County Assessor's Property Record Card.



Figure C7. Large barn, 1968. Source: King County Assessor's Property Record Card.

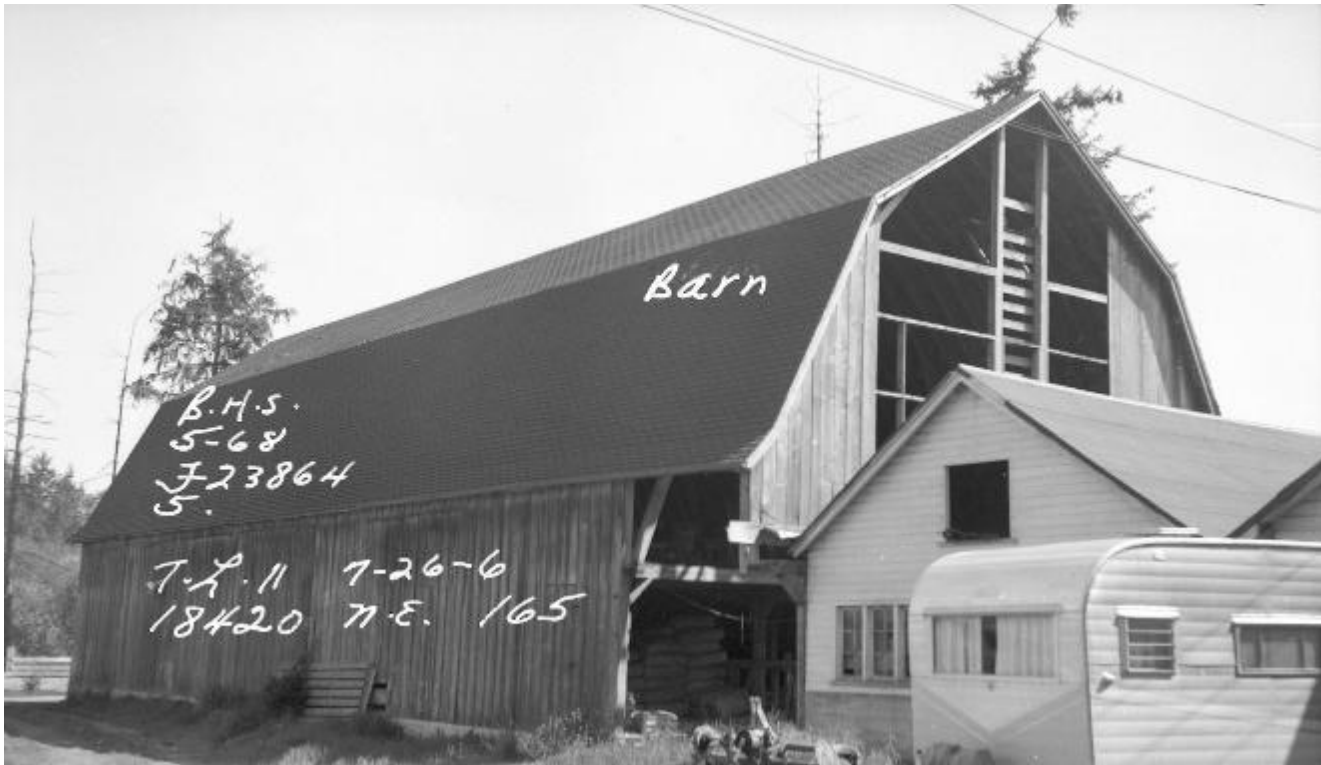


Figure C8. Pole Shed (demolished), 1968. Source: King County Assessor's Property Record Card.



Figure C9. South end of the Large Barn before it was enclosed and the upper-level floor extended to the end wall, 1985. Source: Leanette Bassetti.



Figure C10. Undated bottle caps with Highland Dairy name, 2024. Source: Gail Alverson



Figure C11. January 1936 promotional calendar with Highland Dairy name, 2024. Source: Gail Alverson

