

Boone/Truly Ranch
11119 NE 185th Street
Bothell
King County
Washington

HABS No. WA-218

HABS
WASH
17-BOTH,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
Columbia Cascade Support Office
National Park Service
909 First Avenue
Seattle, Washington 98104-1060

HISTORIC AMERICAN BUILDINGS SURVEY

THE BOONE/TRULY RANCH
HABS No. WA-218

HABS
WA-218
17-18074,
1-

Location: 11119 NE 185th Street
Bothell, King County, Washington 98011
U.S.G.S. Bothell, Wash. 15' Quadrangle,
Universal Transverse Mercator Coordinates: 10.560700.528980

Present Owner: Multiple Owners - The University of Washington
and Cascadia Community College

Historic Owners: Benjamin E. Boone and Richard Truly

Present Occupant: Richard Truly

Present Use: Multiple Uses - Transition from residential to institutional - higher education
campus

Significance:

The Boone/Truly Ranch, located near the city of Bothell, Washington, approximately 31 miles north of Seattle, is associated with early settlement in the Sammamish Slough area, and with the general pattern of economic development in King County, Washington. The ranch property has been owned since 1916 by the Benjamin Boone and Richard Truly families. The site and buildings, which were constructed in 1924, embody the physical features that characterize a family-operated cattle ranch.

In terms of local history, the Boone/Truly Ranch is associated with its first owner, homesteader George Wilson, and with Benjamin Boone, a Seattle businessman who purchased the property from Wilson. Benjamin Boone's life and career -- as a cowboy, gold prospector, rodeo enthusiast and successful businessman -- are exemplified by his development of the ranch. Several generations of the Boone/Truly family have resided on the property since the early 1920s, operating an active cow-calf operation until the mid-1980s. At the ranch they maintained the ideals of the pioneer America -- including a close relationship between inhabitants and the land, personal resourcefulness, and an open social structure. Thus the ranch represents the history of a specific American family, and the values of the pioneer West.

PART I: HISTORIC INFORMATION

Historic Overview of the Sammamish Slough and Bothell Area

Native settlement of the Bothell area included camps of the Simump tribe which were located on the upper edges of Squak Lake and Squak Slough (later renamed Lake Sammamish and the Sammamish Slough). An estimated 200 Indians lived on the lake and in the Sammamish Valley when the whites first explored the area. In 1863 a trading post was established in the town of Issaquah at the south end of the lake.

Initial white settlement in King County occurred on open prairies and flats near rivers. Gradually the entire area which makes up the county, stretching from Puget Sound to the Cascade Mountains, was cleared and subsistence farms were established. River systems, such as the Sammamish Slough, and primitive, unpaved roads were developed as transportation routes in the 1860s.

The earliest economy in King County was resource-based. In the Bothell area this included lumber camps and mills, which were started in the early 1880s, followed by farms and dairies. The town of Bothell was connected to others along the Sammamish Slough by steam scows. In 1887 the Lake Shore and Eastern Railroad established a rail line and built a depot in Bothell. River traffic continued until 1916 at which time the water level in the slough was lowered.

Bothell was platted as a town in 1884. Incorporated in 1909, it became an early market center, drawing its income from nearby farming and dairying through the 1930s.

Association with George Wilson

The Boone/Truly Ranch property is associated with its original owner, George Wilson. Wilson was a homesteader who took advantage of the Donation Land Act of 1850 and the Homestead Act of 1892. These laws had opened Washington Territory in what would become King County, to agricultural settlement.

George Wilson was born in Trombridge, in Wilkshire County, England in 1841. He migrated to the Northwest in 1863, and to the Seattle area in the 1870s. (Originally named Chiselet, Wilson apparently jumped ship in Seabeck, a Hood Canal logging port, and then changed his name to escape identification.) In the 1879 Washington Territorial Census for King County George R. Wilson was listed as a 38 year old male, a farmer, from England.

George Wilson was a very early settler in the Squak Slough area. Only nine whites had settled the entire Sammamish Valley before 1870. Wilson identified and staked his original claim on the subject property that year, as an undocumented "squatter's claim" as it had not yet been surveyed. He then returned to Seattle. When he returned to the site several months later it had been claimed by a companion, Columbus S. Greenleaf. Greenleaf had already filed the claim on his land and built a small shelter, so Wilson filed a separate claim on an adjacent site.

Settlement claim records indicate a patent in 1872-1873 by George Rutter Wilson and a separate claim by William Bramwell Bishop. A 1934 newspaper article suggests that Bishop's property is that on which the Wilson home, and later the Boone residence, was constructed. It also notes that Wilson purchased an additional 160 acres from E. Guthrie in 1873, a tract that he later sold to Elmer Ross.

Wilson remained a life-long bachelor, and a well liked member of the community. He was known for his rose garden, and for sharing cherries from his small orchard. In 1889 he donated one-half acre of land for a cemetery; currently this parcel is a part of the historic Bothell Cemetery. In 1890 he donated a church organ to the local Methodist Episcopal Church, and he was known also for giving money to the indigent. Wilson was self-educated, but cultured and well-read. He served as a clerk for the Bothell's first school board for a number of years, and upon his death left 60 of an estimated 370 books to Bothell's first school teacher.

Wilson logged timber from his homestead claim to finance its early development as a farm. In 1880 a log flume was constructed, using water from North Creek, the small river which crossed his property. Its construction had the effect of straightening and ditching the channel, and this may have helped drain his low-level property. Wilson's development of his land may have been effected by a financial panic in the Sammamish Valley which occurred in 1874 - 1875. Regardless, he removed stumps, graded the land to provide a prominent flat ridge with good drainage on which he constructed his house in 1888.

An undated photograph from the Bothell Historical Museum, ca. 1900, shows this house -- a one and one-half story, single gabled structure, with white painted wood siding and a central brick chimney. The house, an orchard, and several outbuildings are surrounded by a rustic board and picket fence. Some records suggest that Wilson's actual habitation of the house may have been episodic or short-lived. Due to ill health he is reported to have boarded with a neighbor for his last 28 years until his death in 1916.

George R. Wilson's estate sold his property to Benjamin E. Boone. The Wilson house was subsequently remodeled by Benjamin Boone in 1924 to serve as his family's primary residence. The photographic record indicates that none of the nearby outbuildings from Wilson's farm were retained. However, a large, old apple tree near the Boone/Truly Wash House appears to be a remnant of Wilson's original orchard.

Association with Benjamin Ewing Boone

Benjamin Ewing Boone was born in Elkins, near Fayetteville, Arkansas, on March 1876. His ancestry can be traced back to the family member's migration from England in the early 1700s, and to George Boone III, the grandfather of the famous Revolutionary War hero and explorer, Daniel Boone. Benjamin Boone's parents lived on the family farm in Arkansas' White River Valley where he was born. The family suffered during the post-Civil War Depression in the South. In 1879, Benjamin Boone's parents, DeWitt Turrine Boone and his wife, Harriett Ellen Boone, moved with him and his older sister, Norah, to West Texas. The family home-steaded near San Angelo, and then moved, in 1890 to Plano, and Hillsboro, Texas. Around 1897 the Boone family gave up their Texas ranch and moved to Montana where they home-steaded property in what was to become a part of Glacier National Park. Later Benjamin's parents moved to Helena ca. 1898 where Benjamin Boone's father owned and ran a butcher shop.

As a child Benjamin Boone attended a number of schools, but he received much of his education through the Fourth Level McGuffey's Reader. (This reader was the mainstay of learning in rural schools in the late nineteenth century.) As a youth Benjamin worked as a cattle driver. He left home at the age of 16, and moved to Denver and Pueblo, Colorado, where he worked for the Denver and Rio Grande Railroad. In Colorado he moved to the booming gold town of Cripple Creek where he mined for gold and tended bar in a saloon. Boone was a skilled horseman, and had worked breaking horses, and also as a butcher. His interest, however, in 1898, was the "Alaska Stampede," and the excitement, adventure and potential wealth it represented.

In late 1897 Benjamin Boone accompanied a shipload of cattle to miners of the Klondike Gold Rush in Nome, Alaska for Charles Frye, a Seattle businessman and local meat packer. In the Tanana Valley north of Fairbanks, near Cleary Creek, Boone made a successful gold claim. He constructed a mining operation and a house and operated the mine with a crew. He was joined by his parents, Ellen and DeWitt Turrine Boone, and his sister, Norah Carlisle Boone, with whom he worked the claim in the late 1890s and early 1900s. Benjamin Boone's Alaska years were filled with adventure. Among those who he met was the author, Jack London, who informally based the novel, *Burning Daylight*, on the life of Benjamin Boone.

The Boones returned to the states in 1908-1909, and the family purchased a new apartment building, the Gables, located at 16th Avenue East and East Harrison on Seattle's Capital Hill. Benjamin Boone attended the Eastman Gaines School (a so-called "Banker's College" or business school), in New York City around 1910. He returned to the northwest to open several of the earliest automobile agencies in and around Portland, Oregon in 1912. He moved back to Seattle ca. 1914 and established car and truck dealerships in Seattle and Vancouver. B. C..

Benjamin Boone's reputation as a northwest businessman was established. He became known as a successful automobile dealer in Portland and Seattle, in part because of his creation of time-payment financing plans. He also worked as a timber estimator and established real estate, finance and lumber operations. His parents later returned to Fayetteville, Arkansas where DeWitt Boone returned to raising cattle on the original farm owned by his grandfather, Dr. James Monroe Boone.

Boone and his second wife, Lila Ida Maud Rogers Boone (b. 1897), were married in early 1919. Lila Ida Maud Rogers was a Canadian, born in 1897 in Trail Creek, a mining town in southeastern British Columbia. She was raised in Seattle and San Francisco, and prior to her marriage she worked with Benjamin Boone as a secretary in his Seattle office. The couple had four daughters: Lila Ellen (b. 1919), Bonnie May (b. 1921), Barbara Patricia (b. 1922, also known as "Montana"), and Beverly Ann (b. 1927, also known as "Tex"). Because of the Boone's growing family and Benjamin Boone's love of the outdoors, the family moved to his country property in 1924. His daughters were raised there and attended public schools in Bothell and later at the University of Washington in Seattle.

Benjamin Boone maintained his active life as a businessman, rancher, and horseman. Throughout his life he was involved in rodeos and round-ups. He served as a judge at the Ellensburg Rodeo and the Pendleton Roundup for many years and continued to ride and operate daily ranch activities until his death in his early 80s. At his Bothell ranch he successfully raised Hereford beef cattle. He also was active in local land drainage efforts and served as a consultant to King County's Sammamish River flood control program.

Benjamin Boone died in November 1960 at his home at the age of 84. His wife, Lila, died in Seattle in March 1967. Obituaries in Seattle newspapers recognized Mr. Boone as a northwest pioneer and cowboy, early Alaskan gold miner, and prominent automobile and truck dealer. Family members recall his love of the ranch and its activities, his humor and warmth, and his story-telling around the family's dining room table.

Richard H. Truly

Like his father-in-law, Richard Hugo Truly came from the South and migrated to the Northwest as a young man. Similar to the Boone family, the Truly family traces its genealogical lineage to England, prior to migration by family members to America in the early 1700s. Also similar to Benjamin Boone's ancestors, Richard Truly's predecessors participated in the Revolutionary War and were rewarded for their service with land grants in the South.

The Truly family's ancestral home is in the Pearl River Delta in southeast Mississippi. Richard Truly was born in East Texas, in the early 1920s. His father worked in the lumber business near Monroe, Louisiana when he was young. There he grew to love airplanes and flying at the nearby airport, the home base of the then emerging Delta Airlines.

Richard Truly was educated at the Louisiana State University, graduating in aeronautical engineering in 1942. Truly's love of flying and aeronautics brought him to Seattle to join the Boeing company in 1942. The company, intensely involved in wartime production, employed 32,275 that year. Truly later left Boeing to serve in the Air Force during World War II. After the war, in the late 1940s he worked in Texas on supersonic wind tunnel testing for General Dynamics, and jet propulsion systems for the Navy. He returned to Seattle and rejoined the Boeing Company as one of its 22,463 employees in 1950.

Later that year Richard Truly met the Boone family. He and Beverly Ann Boone, the youngest daughter of Benjamin and Lila Boone, in 1953. Although he was not raised on a ranch, Richard Truly embraced the lifestyle and work of the Boone family ranch. He continued with his career and interest in aeronautics, commuting to Boeing's Renton Plant in his own small plane which he landed on the pasture of the ranch. Truly also developed riding and cattle raising skills and learned to manage the ranch. After the death of Benjamin Boone, he and Beverly acquired the ranch property and re-established its cow/calf operation.

Cattle Ranching in Washington State

Cattle ranching is an unusual agricultural industry in Western Washington. Because of the region's relatively wet and mild climate the land is very fertile, and useful for intense vegetable and fruit farming and dairying. Intense development occurred, resulting in relatively small properties within urban developments where markets were easily accessed. Thus the region lends itself to the more labor-intensive operation of dairy farms. There are no open rangelands which characterize the land use patterns of Eastern Washington. Stock raising in Eastern Washington benefited by the dry open rangeland, and irrigated land which typically produced higher grain crop yields than those in Puget Sound. Typical ranches east of the Cascade Mountains were larger, and operated with open rangeland and less labor than Western Washington ranches.

Early cattle ranching in Puget Sound developed in response to the needs of miners in Southern British Columbia. Cattle drives from California and Oregon's Willamette Valley began in the late 1850s. These drives were primarily through Eastern Washington to mines on Canada's Fraser River area. Cattle trade from Seattle and Port Townsend to British Columbia began in 1859, with shipments of live cattle to Victoria. (Live cattle were shipped because of inadequate refrigeration technology.) In 1860 an estimated half of British Columbia imports from Washington Territory consisted of beef cattle. A "beef embargo" was created by the B. C. government in the 1860s as an effort to protect and support its own emerging cattle industry.

In the 1860s and 1870s a domestic market for beef cattle emerged due to the growth of towns in the lower Puget Sound. Trade with Canadians declined after 1886 when the transcontinental Canadian Pacific Railroad was completed which linked British Columbia to markets in the East. However, Puget Sound's cattle industry revived during the Klondike Gold Rush. Shipments of live cattle by boat, such as the one which provided Benjamin Boone's access to Nome, Alaska, were common in the 1890s.

After Indian lands in Eastern Washington were offered for homesteading in the 1870s and 1880s, cattle ranching emerged on the Columbia Plateau and Yakima Valley. Cattle prices remained stable and high in the late 19th century, and this encouraged ranching. Packing plants opened in Seattle, Spokane and Auburn, and the Auburn Stockyard was established to serve as a feed lot for live animals.

Early twentieth century advances in mechanical refrigeration, and greater access by rails allowed live cattle to be raised cheaply in the eastern parts of the state, and slaughtered near markets. However, the Northwest's beef cattle industry grew more and more quickly in Oregon and Idaho than in Washington. While the number of beef cattle stabilized from 1910 to 1920 in Washington, the number of dairy cattle more than doubled. By 1940 King County's principal agricultural industry was dairying.

The Boone/Truly Ranch Operations

Benjamin Boone initially purchased his property to serve as a duck hunting club. He joined with neighbors, Mr. Lockwood and Clay Graham, to create a 500 acre ranch, built a series of ponds and flood gates to encourage duck habitat, and sold a few memberships to friends and acquaintances. Waterfowl on the property was plentiful, and included Mallard, Cinnamon Teal and Pintail ducks and Canada Geese.

In 1916, the year Boone acquired the property, the Chittenden Locks in Ballard were opened and the Montlake Cut in Seattle completed. Lakes Sammamish and Washington were lowered 9 to 11 feet by this construction.

By the early 1920s, Boone's ranch property was drained as a consequence of the construction of the Locks. The wetlands which had provided duck ponds for hunting had become flood plains and pastures. Around this time Boone decided to relocate his family and build his primary residence on this country property. Because of his background and familiarity with Texas ranches, Boone established a cattle ranch.

The ranch was a family operation, managed by Benjamin and Lila Boone. Rather than raising beef for slaughter, the ranch was a calf-cow operation. Brood cows were purchased and bred with Boone's own bulls. The beef cows would nurse their offspring for up to 8 months until the calves weighed about 450 pounds; at that point they were weaned and sold. Boone's herds were registered Whitefaced Herefords. Records indicate his brand was also registered with Washington State's Agriculture Department, "BC" for (the) Boone Company.

Boone rented pastures on the east side of his property from his former hunting companions, adding about 300 acres of pasture land to his own property. He grew hay on the western portion of the land and ran the cattle on the eastern portion. On the upland property, near the Main House and Hired Hand House, a horse stable and machine shop were constructed.

Ranching operations were cyclical during the seasons, and involved family members and hired hands in daily activities. Horses, often of Quarterhorse stock, were purchased, trained, and used for herding, roping, and other ranch functions. Boone, his wife and four daughters also rode for pleasure. They were all considered excellent riders and participated in rodeos throughout the Northwest. Boone is credited with having helped found the Ellensburg Rodeo and Pendleton Round Up, and he served as a judge at both. His daughters were rodeo princesses at the annual Pendleton Round-Up and Ellensburg Rodeo, and at the Potlatch Western Horse Show and Rodeo, held in Seattle's Civic Stadium.

The Boone Ranch had many visitors including Benjamin Boone's Seattle business associates. Because of the family's prominence in Northwest rodeos it also served as a center for itinerant cowboys. One well known visitor was Slim Pickins, the cowboy actor. In the local community, the Boone's were well known also for their sponsorship of several annual activities that provided traditional Western recreation. Branding occurred annually in September, and informal rodeos with calf roping and riding were held frequently during summer months in the lower pasture. An annual "round-up" was held in the late summer, where the cattle were herded along public roads to the town of Issaquah, at the southern end of Lake Sammamish, for a rodeo. Local newspapers dating from the late 1940s note that the round-up attracted up to 2,000 people annually

The family operated the ranch, but its income came from Benjamin Boone's, and later Richard Truly's, other work and investments. In this sense the ranch provided a cowboy lifestyle rather than a ranch livelihood. Its operation, from the mid-1920s to the mid-1980s, suggests the persistence of Western myths and the strength of pioneer American values. These values include self sufficiency, hard work and resourcefulness; the strength of the individual and the family; egalitarian work relationships; a love of horses and a close relationship to the land.

After Benjamin Boone's death in 1960, the cattle herd was reduced gradually to about 35, and the adjacent property leases given up. Beverly Boone Truly and Richard Truly acquired the ranch in 1962, and re-established the ranch operation and the property rental agreements, and rebuilding the herd to a population of over 200 including two registered bulls. Under Truly's direction the cattle were typically polled Herefords. (Polled cattle have no horns, an important characteristic when they are kept in confined areas rather than on open rangeland.)

Nearby construction of Highway 522 and increased commercial development affected the ranch's operations. The highway's construction, and subsequent dredging of the Sammamish slough and construction of a large drainage culvert helped to drain the land, making it drier, safer for the cattle, and more useful for pastures. Alfalfa, clover and corn crops were raised on the western lowland pastures. The Truly herd was maintained on the far eastern side of the ranch where shade and a new barn were available. However, throughout the 1960s and 1970s there were fence breaks, and increasing conflicts between cattle raising, nearby residents and cars. Family members responded often at night, to the call, "cattle on the freeway."

The cattle industry, in Washington state as in others, has increasingly relied on an economy of scale and the availability of low-cost government-owned rangelands. An operation, such as the Truly's, with its limited size and property, worked without government supports, gradually became an exception. Beverly Boone Truly and Richard Truly, and their three sons -- Tye (b. 1955) , Jeff (b. 1958), and Brad (b. 1960) -- continued to work their property as a family ranch. However, as it had under the direction of Benjamin Boone, the ranch and the family's lifestyle were maintained by an outside source of income, Richard Truly's aeronautical career with the Boeing Company in Seattle.

The Truly family reduced its herd when the pasture leases were relinquished and business parks constructed on the land in 1984. The family continued to sponsor cowboy activities for the community with the last round-up held in 1993. A portion of the ranch's herds and breeding bulls remain on site to the current day.

Recent Economic Development of the Sammamish Slough Area

From early white settlement until World War II, the economic character of the rural Northwest and King County, Washington, was concentrated in the primary or extraction industries -- collection and processing of forest, fish and agricultural resources -- rather than the secondary or productive industries of manufacturing, service or construction. Rural areas remained agricultural and resource-based in character.

The area's post-war economy, in contrast, has been characterized by the rise of the aerospace industry, and the subsequent development of computer-related high-tech industries in the 1970s and 80s. Suburban development -- including housing, light industry and commercial facilities -- became more dispersed, moving outside of cities and towns.

Economic and social changes of the Sammamish Slough have been dramatic in the last thirty years. Bothell's boundaries were expanded several times and the city annexed the Truly/Boone property in 1989. Bothell's population had grown slowly, from 599 in 1910 to 794 in 1940. It grew expansively after the war -- to 1,019 in 1950; 2,237 in 1960; 5,540 in 1970; 7,843 in 1980; and 12,345 in 1990. (The city's estimated 1995 population was 25,850, more than double the 1990 figure.)

These figures, and the development pattern that they represent, contrasts with King County's population as a whole where the greatest growth occurred during the decades 1890 - 1910, and 1940-1950. The Bothell area, typical of the Eastside of King County remained relatively stable and unchanging until the 1960s. Since that time its economic and physical transformation has been significant.

Explosive suburban development in eastern King County has effected the towns of Bothell, Redmond, Issaquah, Woodinville and other towns along the Sammamish Slough and the surrounding rural landscape. State and interstate highways were constructed, beginning with Highway 522, which was built in the early 1950s, and Interstate I-405 in the early 1960s. These highways subdivided the pastures of the Boone/Truly property, and had considerable visual and operational effects on the ranch. Currently the ranch is bordered on its south side by Highway 522. The impact of suburban development on the property is also evident by the presence of office parks east of I-405, nearby suburban houses, and a major highway interchange, located approximately one half mile to the south, which connects Highways 522 and I-405.

Current Plans for the Boone/Truly Ranch

The State Higher Education Coordinating Board was authorized by the Washington State Legislature in 1994 to purchase the Boone/Truly Ranch for the collocation of the University of Washington, Bothell Branch and the newly formed Cascadia Community College. The property acquisition was completed in late 1996. Plans for the development of the University of Washington and Cascadia Community College's Bothell Campus have been ongoing since the authorization to purchase the property. They have included a conceptual master plan, subsequent site investigation and design of the campus and its buildings.

The University of Washington is managing the campus project. The project's schedule calls for the phased construction of academic buildings, with eventual campus facilities to serve up to 20,000 full and part-time students. The center and densest area of the campus will be located on the upper portion of the site, with preservation of the lower level wetlands on the eastern side. The 127-acre campus is expected to include 1.2 million gross square feet of buildings and 4,200 parking spaces, to be constructed over a series of phases by to meet projected higher education needs as state funding becomes available.

PART II. ARCHITECTURAL INFORMATION

Significant Features of the Overall Site

- Rural site with forested upper western edge
- Flat, lower elevation pastures on the east portion of the site, bisected by North Creek
- Fenced pasture lands, cattle pens, horse corrals and livestock enclosures
- Domestic structures in an assembly on the western, uppermost portion of the site, and utilitarian ranch structures throughout the site

Architectural Description of the Overall Site

Under the ownership of Benjamin Boone, and later the Richard and Beverly Boone Truly families, the operational size of the Boone/Truly ranch was expanded by leases to include portions of nearby properties owned by Boone's neighbors, Lockwood and Graham, to comprise a total of 500 acres.

The setting of the ranch was originally a swampy, poorly drained area approximately three quarters of a mile east of downtown Bothell and one and a half mile northwest of the village of Woodinville. The area was drained in 1916, when the Montlake Cut was made in Seattle, to link Lake Washington (and the Sammamish Slough) to the Ship Canal and Elliott Bay. Subsequent to this the Sammamish Valley has had occasional and seasonal floods, but in the late 'teens the land was drained sufficiently to support livestock, dairies, truck farms, and the raising of grain crops.

The Boone/Truly ranch property was incorporated into the City of Bothell in 1989. Although it is legally within this city's limits, it remains relatively open and characteristic of a rural parcel.

The ranch includes buildings and structures on an approximately a 127-acre, sloping parcel, which extends down from a level ridge on the west. The eastern portion of the property is characterized by its lower elevation, pastures, and a small stream, North Creek, which bisects it. Visual and vehicular access to the ranch, from Beardslee Boulevard, NE 180th and 185th Streets, is screened by a thick border of mature second-growth conifer trees. A prominent Red Leaf Maple tree grows at the eastern edge of this evergreen border near the main driveway. Roads on the ranch are typically unpaved. With the exception of the yard, farmhouse, barns, and other supporting small structures, the balance of the land is kept in open fenced pastures.

The conifer tree border on the western edge of the site consists of Western Red Cedars, Western Hemlocks, Douglas Firs and an understory of native plants such as vine maple, sword fern and salal. The flood plain pastures contain crops, and some native herbaceous grasses and willow trees. The platted landscape includes several mature fruit trees, turf, and deciduous shrubs near the Main House. A very old apple tree near the Wash House may date from time when George Wilson, the original homesteader, planted a small cherry orchard. With the exception of these plantings, there appears to be no formal landscaping.

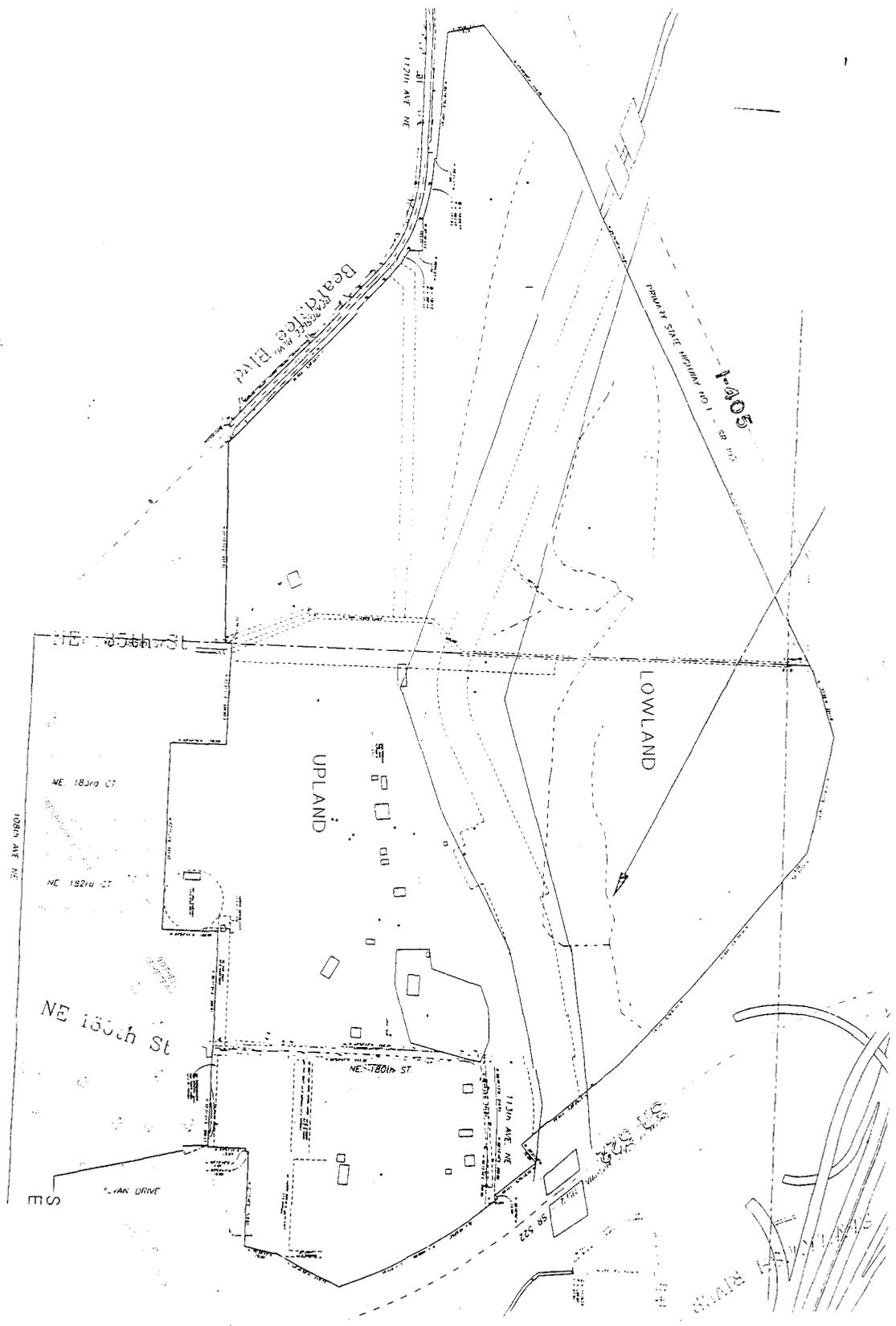
Fencing on the property varies. The yard to the north of the Main House is encircled on three sides by 3' tall, wire fencing, supported by wood posts. South of the Main House, between it and the Machine Shop, is a 50' by 100' corral formed by a horizontal wood and wire fence. Other pastures and livestock enclosures are typically multi-stranded barbed wire supported by wood posts.

The domestic buildings on the site -- the Main House (HABS No. WA-218-A), Wash House (No. WA-218-B), Wood Shed/Garage (No. WA-218-C) and Root Cellar (No. WA-218-D) are grouped around a yard in a domestic cluster at the top portion of the site. To the east, down the slope of the site, are the remains of the corrals and pastures, the Cattle Pens (WA-218-I) and the Hay Barn (No. WA-218-J).

Near the Main House are the Machine Shop (WA-218-E), Storage Shed (WA-218-F) and Horse Barn (WA-218-H). The Hired Hand House (WA-218-G) is on the upper, wooded portion of the site, northwest of these three utilitarian buildings.

The ten historic structures is described separately in this report and in the HABS Photo Index. (A non-historic barn, constructed near the Machine Shop in 1961, is not included in this report.)

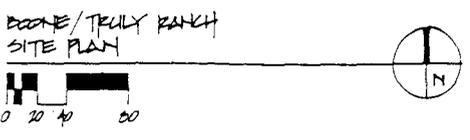
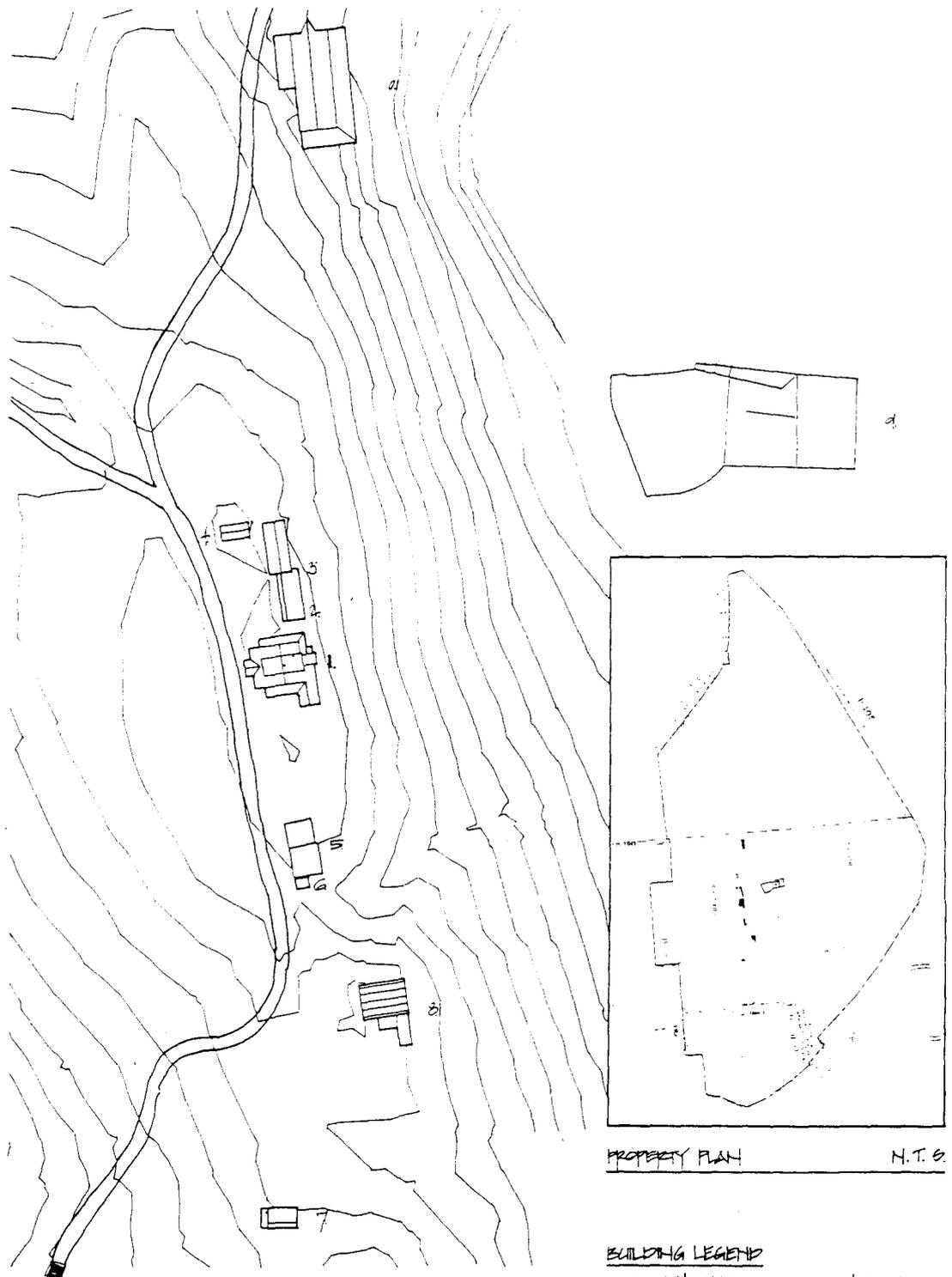
Figure 1. Current Site Plan, University of Washington Bothell Campus. Source: OTAK, January 1997.



H.T.S.



Figure 2. Site Plan, the Boone/Truly Ranch. Source: Boyle • Wagoner Architects, January 1997.



BUILDING LEGEND

1. MAIN HOUSE	HABS NO. WA-218-A
2. WASH. HOUSE	HABS NO. WA-218-B
3. WOOD SHED / GARAGE	HABS NO. WA-218-C
4. ROOT CELLAR	HABS NO. WA-218-D
5. MACHINE SHOP	HABS NO. WA-218-E
6. STORAGE SHED	HABS NO. WA-218-F
7. HIRED HAND HOUSE	HABS NO. WA-218-G
8. HORSE BARN	HABS NO. WA-218-H
9. CATTLE PEN	HABS NO. WA-218-I
10. HAY BARN	HABS NO. WA-218-J

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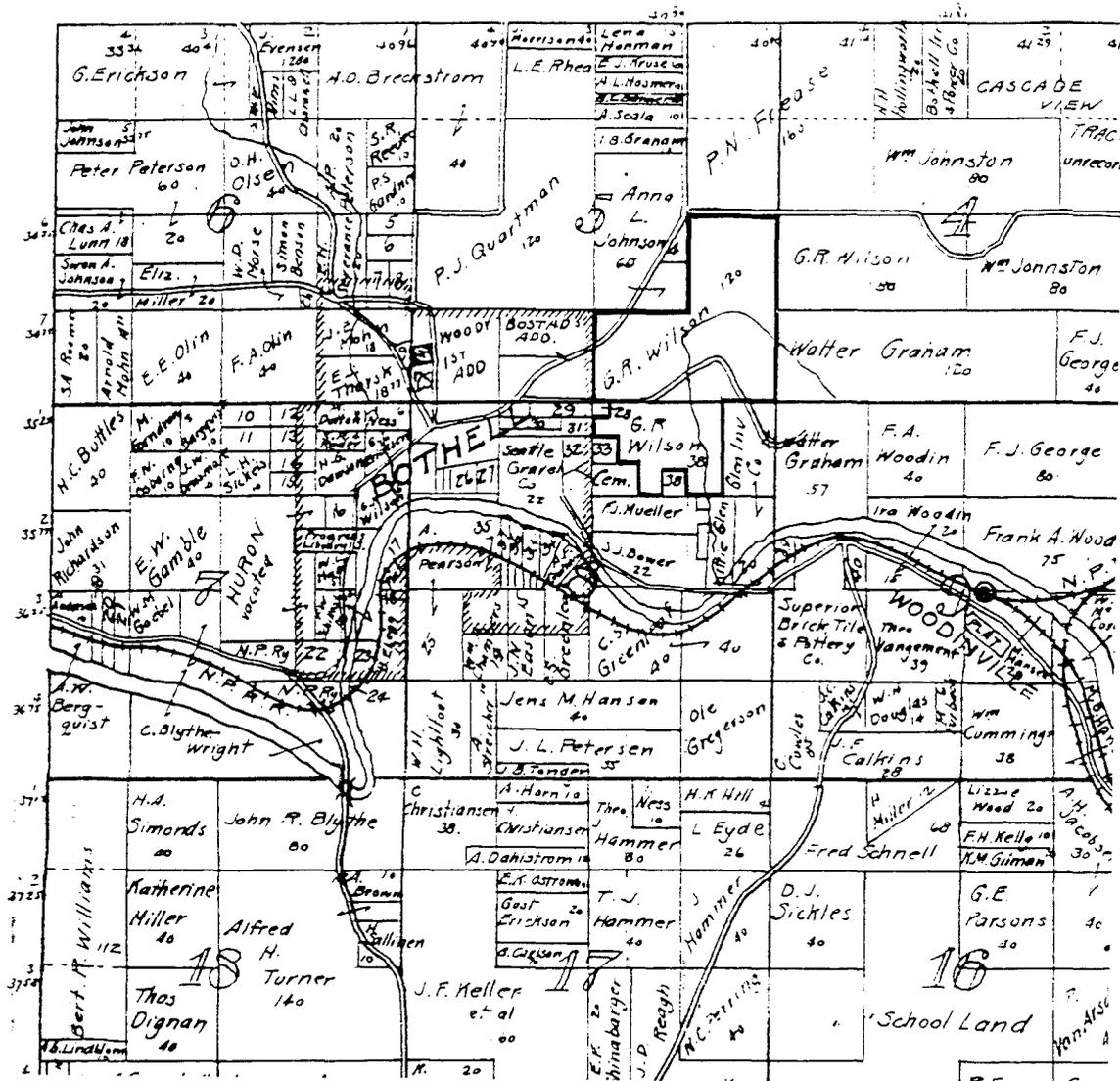
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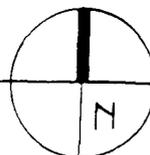
PART III. SOURCES OF INFORMATION

SUPPLEMENTAL GRAPHICS

Figure 1. Photocopy of a Plat Map, ca. 1916, identifying the George Wilson homestead. The Kroll Map Company, Seattle. Source: The Seattle Public Library.



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PART IV. PROJECT INFORMATION

This HABS document has been prepared in response to a Memorandum of Agreement (MOA), regarding the construction of the University of Washington, Bothell/Cascadia Community College Campus, Bothell, King County, WA (Permit No. 35-4-01737) which was signed by representatives of the Seattle District Army Corps of Engineers, and the Washington State Office of Archaeology and Historic Preservation, with the concurrence of the Washington Higher Education Coordinating Board, which was accepted by the federal Advisory Council on Historic Preservation on June 28, 1996. The MOA was prepared because the construction of the campus will or may have an effect upon the National Register-eligible Boone Farm Historic District. This HABS document provides historic documentation of the nine buildings and one structure on the site.

Accompanying this report, as an appendix, are several written family histories, which describe the life of the Benjamin Ewing Boone and his family, which were written by his daughter, Lila Ellen Boone Michael.

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