

THE MAIN STORE
(Wickers' Building,
A-1 Appliance Parts)
Alderwood Manor Vicinity
Snohomish County
Washington

HABS NO. WA-225

HABS
WASH
31-ALMA,
1-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
Columbia Cascades Support Office
National Park Service
909 1st Avenue
Seattle, Washington 98104

HABS
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31-ALMA,
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HISTORIC AMERICAN BUILDING^S SURVEY
THE MAIN STORE
(The Wickers' Building, A-1 Appliance Parts)

HABS No. 225

Location: 3520 196th Street SW, ~~Lynnwood~~, Alderwood Manor
Vicinity, Snohomish County, Washington

UTM References: Zone 10, Easting 553850,
Northing 5296410 (U.S.G.S.)

Section: 22 1/4NW 1/4 1/4NE
Township: 27N
Range: 4E

Present Owner: Kim Eddy

Present Occupant: A-1 Appliance Parts

Present Use: Commercial

Significance: This Tudor Revival style, two-and-a-half-story building was constructed around 1919 by the Puget Mill Company (Alderwood Manor Countryside, 1920) to provide a grocery and supply store to the residents of Alderwood Manor. L.E. Moffat, the store's first proprietor, also served as postmaster (Broom 1990:71-172). The interurban rail line linking Seattle and Everett ran alongside the store, and Alderwood Manor residents could purchase tickets there. John D. Price, an early settler in the area, recalls that he had to walk all the way to Cedar Valley for supplies before the Puget Mill Company built this store (Little 1992).

In 1933 the Wickers Family purchased the store. They lived in the upper floor of the building until around 1965, when they sold the property. After that time the building served as an appliance store, and today it is used for appliance repair (Gruwell 1992). The Wickers' Building, as the Main Store is called locally, is a well-known landmark in the area. In a region recently characterized by rapid, haphazard development, it is a charming link to Alderwood's rural past.

Modifications to the Main Store have been moderate. The gas pumps in the front have been removed, as was the front porch, door and windows on the north side. The side door on the west has been removed. A stair was added to the South side, then later removed. For the most part, however, the design of the building and its character-defining features,

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including the cross-gable roof with ornate wooden detailing, many original windows and dormers, and the brick exterior, remain intact. Although the integrity of its once-rural setting has been compromised, the Main Store was located near the interurban tracks and was used for commercial purposes.

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PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: the doors first opened circa December 1919 (Talbot & Irwin, 1920).
2. Architect: Max Umbrecht, the Puget Mill Company's architect (Puget Mill Company, 1920).
3. Original and subsequent owners, occupants, uses.

Legal Description of the property: Lots 1 and 2, Block 9, Alderwood Manor, according to the plat thereof, recorded in Volume 9 of Plats, page 71, records of Snohomish County, Washington; except portion conveyed to the State of Washington under Auditor's File No. 1709032.

From 1919 to 1923, the building served as general store and federal post office, under the management of L.E. Moffat, who lived upstairs (Puget Mill Company, 1920).

Marie Little recalls that the Parkers bought the store from the Puget Mill Company, but could not recall the date (Little, 1998).

In 1933, Herman Wickers bought the store from the Parkers, recollected Marie Little (Little, 1998). The early 1930s were watershed years for the Alderwood Manor community, for during this time the company's presence in the community decreased dramatically (Hoover 1922:36-37; Broom 1990:59).

Around 1965, the Wickers sold the property, after which the building served as an appliance store, then later as an appliance repair and parts shop (Gruwell 1992).

Specific information regarding owners and occupants between 1965 and 1980 requires further research.

Specific information regarding owners and occupants between 1980 and 1997 are available in the form of Deeds of Trust and are included in the "field records," which are not part of the formal HABS documentation, but are placed in the Library of Congress and are available to researchers who go there.

In May 17, 1993, Kim and Donna Eddy acquired the property by

Quit Claim Deed.

On September 23, 1996, the City of Lynnwood paid \$256,700 to Kim and Donna Eddy as compensation for the property. Scheduled State Highway improvements threatened the building, and the city bought it in order to save the building from destruction.

On March 1997, the City of Lynnwood was ordered to pay \$123,500 to Kim and Donna Eddy, in addition to the \$256,700 already paid, as compensation for the property. Upon the final payment of this sum, the City of Lynnwood became the owner of the property and property rights.

4. Builder: Built for and by or at least for the Puget Mill Company.
5. Original Plans and Construction.

Following is a description from the Puget Mill Company newspaper, the Alderwood Manor Countryside, May 1920:

Situated in the town site of Alderwood Manor, within easy reach of the Interurban station and of the demonstration farm at the junction of the road, the new brick two-story store building meets the eye of the visitor and the Little Lander*. The lower floor is occupied by the store proper and a large store room; upstairs are the living quarters of the storekeeper. The structure was designed by Max Umbrecht, the Puget Mill Company's architect, and follows graceful and clean cut lines.

The lower part of the building is brick, while the upper part is stucco. Long projecting gables lend a distinctiveness to the building that sets it quite apart. The cost of the building is estimated at \$15,000 (Puget Mill Company, 1920).

Notably, the first floor was actually brick veneer over wood framing. The second floor, in addition to stucco, featured half-timbered styling. The gables featured ornate wooden details and dormers. The original front porch faced north, towards the main street. With the exception of the front porch, these features remained in

* The Alderwood Manor Countryside uses the term "Little Lander" to describe the residents of Alderwood Manor.

place through the time this document was prepared, in March 1998 (compare historical and 1998 photographs).

6. Alterations and additions:

Sometime between 1920 and 1937 (compare photos 1 and 4), a large window was added to the West wall. Sometime after 1933, probably after 1942 (judging from a poor color photograph by David Dahlin, included in the "field records," which are not part of the formal HABS documentation, but are placed in the Library of Congress and are available to researchers who go there), this window was converted to a doorway, which, at the time of the writing of this document, served as the front entrance to the bottom floor (compare photos 1 and 8).

Sometime after 1933, probably after 1942 (David Dahlin photograph, see Field Records), the front porch was removed, and the original front entrance, porch windows, and transom windows above, were all bricked closed (compare photographs 1, 4 and 7).

Sometime after 1942 (David Dahlin photograph, see Field Records), someone bricked up the smaller, original side entrance on the West side, retaining the original transom window above (compare photos 8 and 1).

B. Historical Context

Alderwood is an area with a rich, colorful history. During the early twentieth century, this region became central to the Back-to-the-Land movement to reclaim logged-off lands in western Washington. (Hoover 1922:29; White 1986). At that time, promoters boasted that Alderwood was "one of the greatest land settlement projects in the country" (Broom 1990:58).

Although Euro-American settlement in Snohomish County dates back to the mid nineteenth century, the Alderwood area was not extensively developed until around 1917. During this period, the Puget Mill Company, which had logged the Alderwood area previously, organized a community of "gentleman farmers," providing them with a demonstration farm, agricultural instruction, roads, a school, and milled lumber for homes and chicken sheds (Gruwell 1992; Hoover 1922:30). The objective was to settle the company's stumplands in an expedient, organized manner.

To lure prospective farmers, the Puget Mill Company circulated national advertisements, including an eight-page newspaper devoted to their model community (Broom 1990:58). Already the region was served by the Interurban rail line, which linked it to Seattle and Everett (Wing 1988:22). Those who responded to the advertisements were attracted by the model community's "spirit of progress" and by its quickly growing population. Rapid development made it "easier to dig and burn stumps" (Hoover 1922:34).

Alderwood's stumplands were platted in 1917, and the Puget Mill Company divided the acreage into small farms of five to ten acres each. This development was assisted by W.A. Irwin, a California realtor who named Alderwood Manor in honor of his English roots. Irwin sold the tracts to hopeful "city folk" who desired to become farmers (Broom 1990:50). He in fact occupied the first house constructed in Alderwood Manor (Brennan 1992).

Irwin sold the tracts at Alderwood Manor for approximately \$200 dollars per acre. Requirements for purchase included a 10 per cent down payment and an interest rate of 7 per cent on the balance -- nearly double the standard rate at the time. Since Puget Mill carried its own contracts, the high interest rate provided additional profit for the company (Broom 1990:51).

In 1919, directly across the street from the Demonstration Farm, the Puget Mill Company constructed the Main Store to supply groceries and supplies to Alderwood Manor residents. L.E. Moffat, the store's first proprietor, also served as postmaster (Broom 1990:71-172). The interurban rail line linking Seattle and Everett ran alongside the store, and Alderwood Manor residents could purchase tickets there. John D. Price, an early settler in the area, recalls that he had to walk all the way to Cedar Valley for supplies before the Puget Mill Company built this store (Little 1992).

Alderwood Manor quickly established a reputation for chicken ranching. By the early 1920s the model community boasted 200,000 hens, and shipped nearly three railroad car-loads of eggs each week. At this point, Alderwood Manor was surpassed in egg production only by Petaluma, California. Residents also were engaged in berry and fruit farming. In 1922 the population of Alderwood had reached 1,4963, representing 586 families

(Broom 1990:55; Hoover 1922:31).

These new residents looked to the Alderwood Demonstration Farm for guidance. Constructed at a staggering cost of \$250,000, this 32-acre complex included poultry houses, a 55,000 egg capacity incubator, and model vegetable gardens displaying crops that could be raised in the area (Hoover 1922:30). Many of the workers lived in a "hotel" on the property (Broom 1992:52; Collins 1992). Among their achievements was the development of a strain of pedigreed White Leghorn chickens. One noteworthy hen attracted attention to the area by laying 326 eggs in one year (Coman 1949:240; Broom 1990:53).

In 1919 the Puget Mill Company hired F.C. McClane, a veteran poultryman, to supervise the Demonstration Farm. He offered advice to visitors to the property, and traveled throughout Alderwood Manor providing assistance to new farmers (Broom 1990:52-53).

The Demonstration Farm also served as advertising for the Puget Mill Company's logged-off lands. Its landscaping was meticulously maintained by full-time gardeners, and the complex included a community hall where prospective farmers could learn about opportunities in Alderwood Manor (Collins 1992). The Puget Mill Company organized agricultural fairs at the community hall, and the Alderwood Chamber of Commerce held meetings there (Collins).

For all the high hopes of the Puget Mill Company and the new residents, few families were successful in making a living from farming. Many residents took jobs in Everett and Seattle and farmed on the side; others left Alderwood Manor in disappointment. For the most part, those who remained relied on other sources of income. By the 1930s, the price of eggs dropped dramatically, and the Puget Mill Company concluded that the chicken business was no longer profitable. In 1933, the company leased the Demonstration Farm to Norm Collins, signalling the end of an era (Hoover 1922:36-37; Broom 1990:59). In the same year, Herman Wickers bought the store from the Parkers and renamed it "The Alderwood Mercantile" (Marie Little, 1998). Today, the remnants of homes and businesses associated with the establishment of Alderwood Manor serve as reminders of the idealism of early settlers and the influence of a patriarchal lumber company.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Main Store is a Tudor Revival style building. The first floor is brick veneer over wood frame. The second floor and attic are wood frame with half-timbered styling. This style is unique among the few surviving Alderwood Manor buildings of that era. The cross-gable roof has dormers and ornate wooden details, rare among the surviving Alderwood Manor buildings of that era.
2. Condition of Fabric: The overall condition of the building is good. The structure is sound, with the exception of a few places where the joists met the foundation. There are some cosmetic problems, such as broken window panes. The attic is missing a few floorboards.

B. Description of Exterior:

1. Overall dimensions: Refer to floor plans (pages 16-19), for overall dimensions.

The building is roughly "T" shaped, with the 2.5 story wing forming the short dimension (41'-7"), and the single story wing making up most of the long dimension (65'-2"). This long axis ran parallel to the main road (North of the building).

The height of the building (approximately 30 feet from grade to ridge) is significant because, upon the barren stumplands which were its original setting, the building was visible from some distance. Refer to Elevations (page 20), and photograph 1.

Both the East and West wings have attics. The West wing's attic has windows on the North and is reached by stair. The East wing's attic is a mere crawlspace, accessible through a hatch.

2. Foundations: Refer to Detail (pg. 21) for foundation dimensions. The building foundation consists of a conventional concrete continuous footing. Reinforcing could not be determined. Usually, buildings from this time period do not have reinforcing steel in foundations. A number of cracks were observed in the foundation, but no evidence of actual foundation failure due to overstressing the foundation soils was found.

The brick veneer is supported by a brick ledge on the foundation wall. The area below the first floor is a crawl space, approximately 18 inches high.

3. Exterior Walls: Refer to the Wall Detail (pg. 21) for a graphic description.

The walls are of two types: the first story is brick veneer over wood frame, the second story and attic is wood frame with half timbered styling. The color of the stucco between the "timbers" is off white, the "timbers" and bricks are brown.

The brick veneer is in fair condition. Several areas were probed and found to contain soft mortar. No one observed any areas where the brick veneer was pulling away from the walls. However, the ties were not accessible and thus their actual condition is unknown. There is an area where the brick veneer has cracked diagonally and displaced laterally. The stucco exterior is damaged on the south face of the building, apparently resulting from impact damage. Stucco in other areas of the building is in fair condition.

Refer to photographs 7-11 for views of the decorative half-timber second story and attic. The half-timber ornamentation on the second floor and attic provides visual interest, as the "timbers" divide the surface into complex geometric patterns. Much of the wood trim is ornately carved, and many wooden members appear to be purely ornamental. An examination of photographs 7-11 reveals three or four places where the plaster has fallen away, revealing the tounge and groove 1x sheathing beneath.

4. Structural systems, framing: See Detail (page 21) for a graphic description of the wall system.

The framing system is standard stud wall construction. The brick on the exterior of the first story is only a veneer, supported by the foundation. The first floor consists of 2x10 floor joists spaced at 16 inches on center. Some deterioration was observed between the floor joists and the foundation. The building occupant advised that there had been significant dry rot at the perimeter floor framing of the original structure. Most of this has been repaired and only a section remains to be repaired.

No areas of the second floor framing were exposed, so

the size and spacing of floor joists could not be determined. Consistent with framing found in other areas of the building, it is likely that the second floor framing is 2x members spaced at 16 inches on center. The space between the bottom of flooring and top of plaster was measured at 18 inches.

A steel beam had been added below the center of the second floor, apparently to stiffen the floor for commercial use. There was no evidence of damage due to prior floor sagging. The beam is a W10 wide flange beam, supported on three 5 inch diameter schedule 40 pipe columns through bolted connections. The pipe columns extend through the first floor to individual pier footings located in the crawl space below the first floor. These footings are approximately three foot square.

The second floor appears sound with no excessive flexibility, but this would be expected considering the addition of the steel beam below the floor joists.

Both building segments of the structure have gabled roofs. The roof over West wing (the two-and-a-half story structure) is steeply pitched and features dormer windows. The roof over the East wing (the single story building) has a flatter pitch and no dormers. On both roofs, rafters are tied at their lower ends by ceiling joists. Rafters in the West wing are 2x6 at 24 inches on center. Both structures use 1x ridge boards and aligned rafters. No significant visible sag of any of the rafters was observed.

5. Porches, stoops, balconies: All assertions regarding the original front (North) porch are based on the historic photographs 1. The original front porch was three bays wide. Along the North wall, bays 1 through 3 corresponded with a large window, a doorway, and another large window, respectively. Thus the North wall of the store was both very sheltered and very open.

Traces of a staircase remain on the Southern wall, but no information has been found regarding the construction or destruction of this staircase. The stairs led up to a second story landing and a wooden door, now locked. Further research is needed.

6. Chimney: Three chimneys go all the way to the basement, and appear to be for the exhaustion of the byproducts of

an original heating system. This has since been replaced by a forced air heating system.

7. Exterior Openings:

a. Doorways and doors: Because all of the exterior doorways have been altered or moved, none of the trim is original. As described in detail under the section "Alterations," the front door was removed from the middle of the North wall, and a new front door was added to the West wall. The original side door, originally located in the middle of the West wall, has been bricked up.

b. Windows: All the windows feature original exterior trim, with the exception of the windows on the East side of the South gable, second floor (see photo 9). When the original windows were replaced with aluminum windows, the exterior sill was replaced by a thinner piece of wood.

8. Roof:

a. Shape, covering: See the roof plan (page 19) for exact dimensions of the roof shape.

The roof of the West wing is "T" shaped, with three gables: one each to the North, South, and East. The roof of the East wing is a simple gable.

The existing roofing is in poor condition and is not the original material. The roof overhangs, rake and eave trim are intact and require some repair. The original cedar gutters have been replaced by metal.

b. Dormers: See photographs 6-9 for images of the dormers. See elevations (page 20) for approx. dimensions.

The dormers are a major feature of this building. On the inside, they provide two rooms with great quantities of afternoon light. On the outside, they are the most clearly recognizable feature on the building, in particular as people and automobiles approach from the West. The dormers are symmetrical. Both have ornately carved fascia boards. The rakes are supported by ornately carved braces, as are the dormers themselves, which extend beyond the brick veneer below.

C. Description of the Interior:

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1. Floor Plans: See plans (pages 16-18).
With the exception of the walls around the restroom and mechanical room, the original walls at the main floor have been removed.
2. Interior Stairways: There is some original trim in the main stairway, including some window trim and a horizontal trim piece a few inches above the level of the second floor. These trim pieces are most clearly visible in photograph 17.
3. Flooring: See detail (page 21).

The attic in the larger building (West wing) is floored with 3/4 inch tounge and groove sheathing. In some areas flooring is omitted, thus exposing the 2x6 ceiling joists below at 16 inches on center.

4. Interior Wall and ceiling finish: The majority of the interior finish on the interior walls and ceilings is lath and plaster, approximately 1/2 inch thick, and was found to be in generally good repair. Gypsum wallboard, also 1/2 inch thick, was found in locations that were apparently remodeled since the original construction. Such locations were found around some door openings, a likely location for remodel work. On the second floor, original lath and plaster was often still beneath the Gypsum. Wherever there is a cornice, it is original. The attic walls are unfinished in both buildings. Only in one place can original base trim be found: beside the closet door in the room which includes the Northernmost dormer. Original base trim is 3/8" thick by 7 1/2" tall with a 1/4" radius at the top outside corner. A rounded base-shoe keeps it locked against the wall.

5. Interior Openings:

a. Doorways and doors: The closet in the room of the North dormer features an original door, trim and hardware.

b. Windows: Original window trim is in place on about half the 2nd floor windows. Original glass, where remaining, has some broken panes. The main floor is missing all original window trim.

All of the original 1st floor doors had transom windows above. The original North display windows had transom windows above the roof of the original front porch. Though all of these original openings have been bricked

up, transom windows on the West side remain.

In the East Wing, the pattern of transoms above doorways is repeated, supplying light deep into the room.

6. Hardware: The closet in the room of the North dormer features an original door, trim and hardware.
7. Mechanical and Electrical Systems: Three chimneys go all the way to the basement, and appear to be for the exhaustion of the byproducts of an original heating system. The electrical service, plumbing, heating and ventilation systems have been altered and expanded over the years as the building served a variety of commercial uses. The mechanical and electrical components that would be significant to the historic character of the Building are exposed devices such as light fixtures, switches, and plumbing fixtures. It is not likely that the original items can be located.

D. Site.

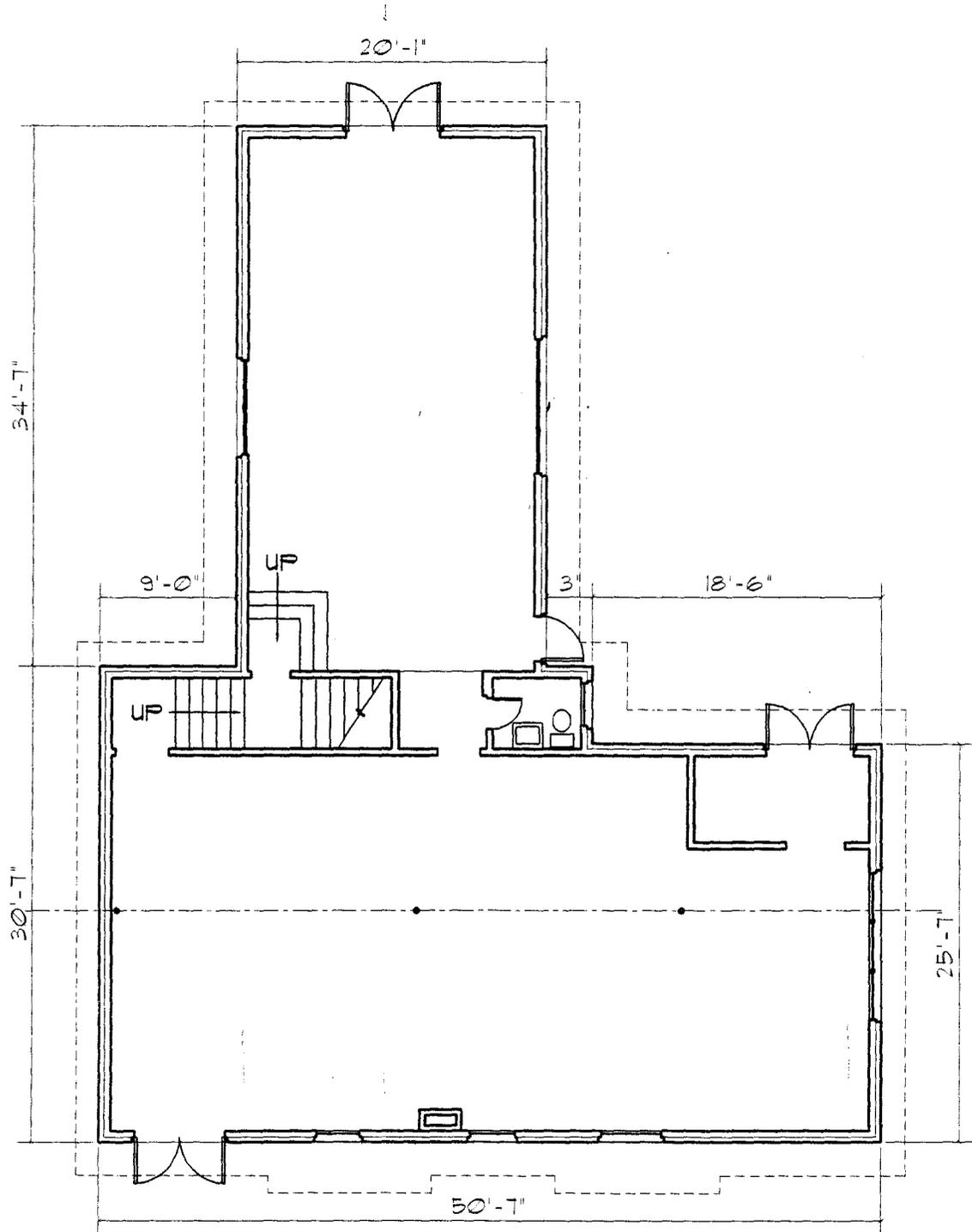
1. General Setting and orientation. Originally, the front door faced North. At the time of A-1 Appliance Parts' occupation of the building, the front door faced West.

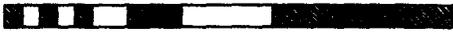
At the time of Kim and Donna Eddy's occupation of the building, the immediate environment was contributing to the deterioration of the Main Store. See Photographs 6,7, and 11. The original front door, now a brick wall, attracts graffiti. The East wing and the new entrance are slightly protected from vandalism by a chainlink fence.

PART III. GRAPHIC INFORMATION

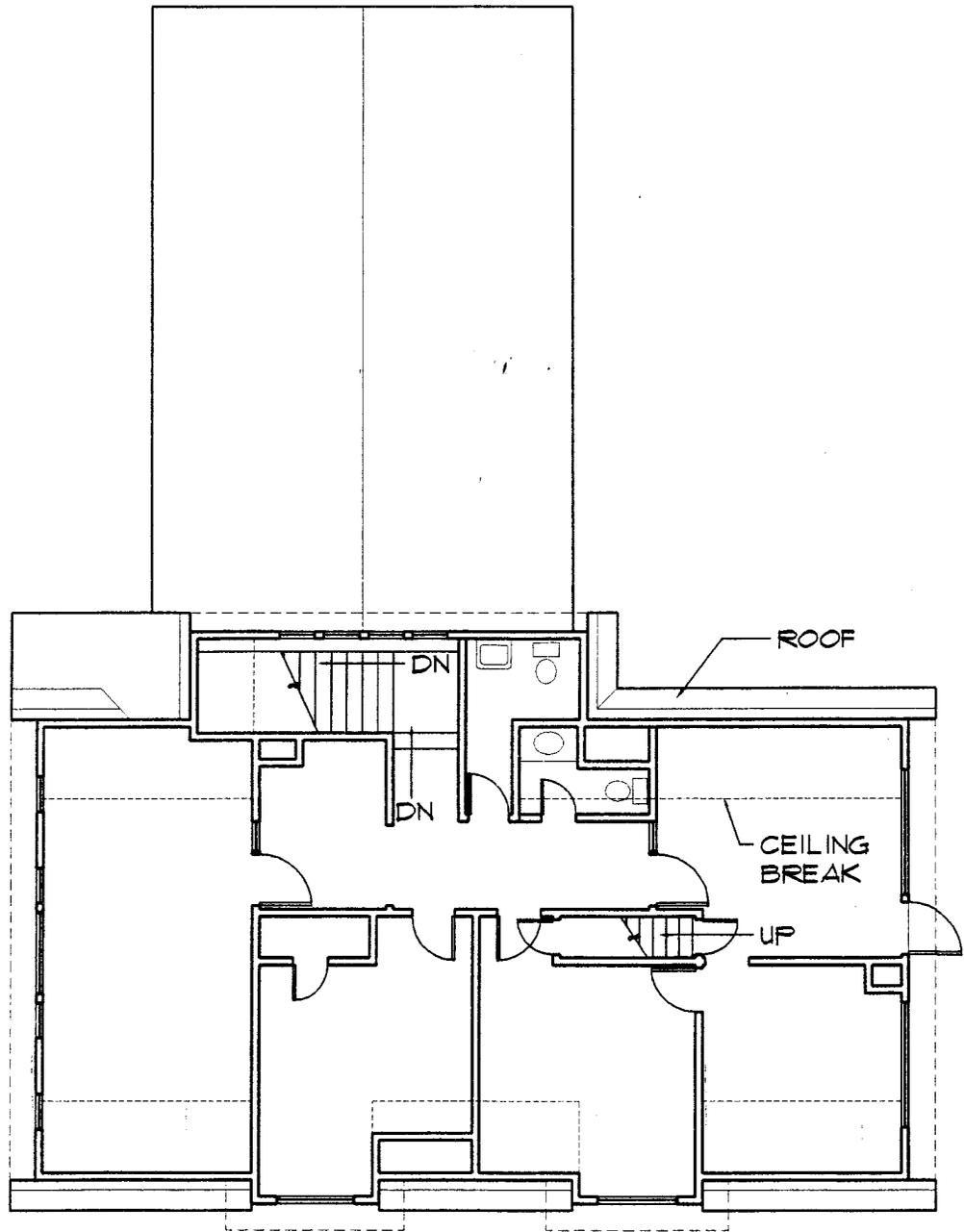
- A. Drawings: Following 6 pages

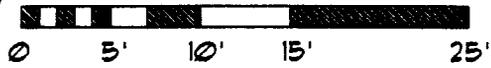
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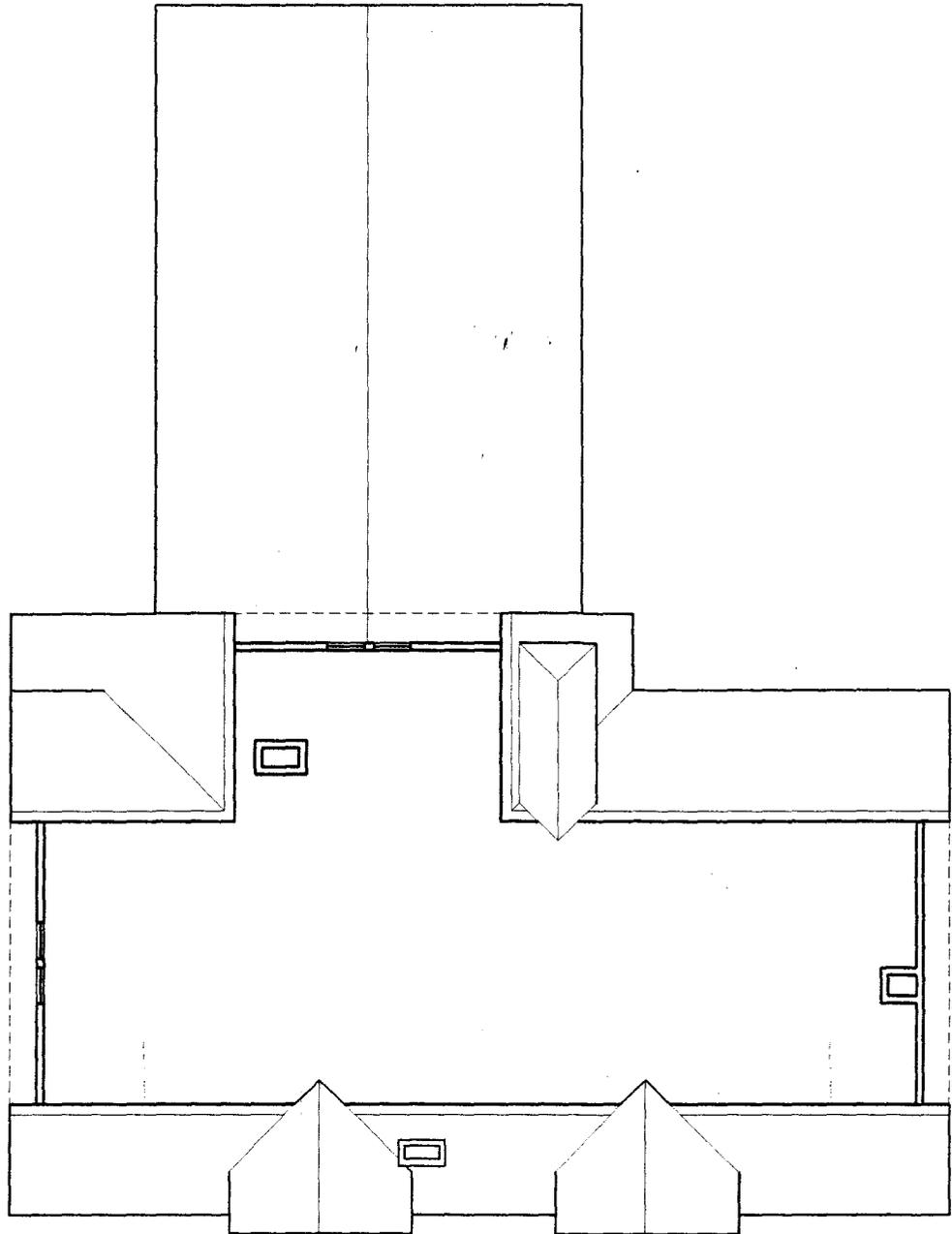
 1ST FLOOR PLAN

0 5' 10' 15' 25'

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 2ND FLOOR PLAN


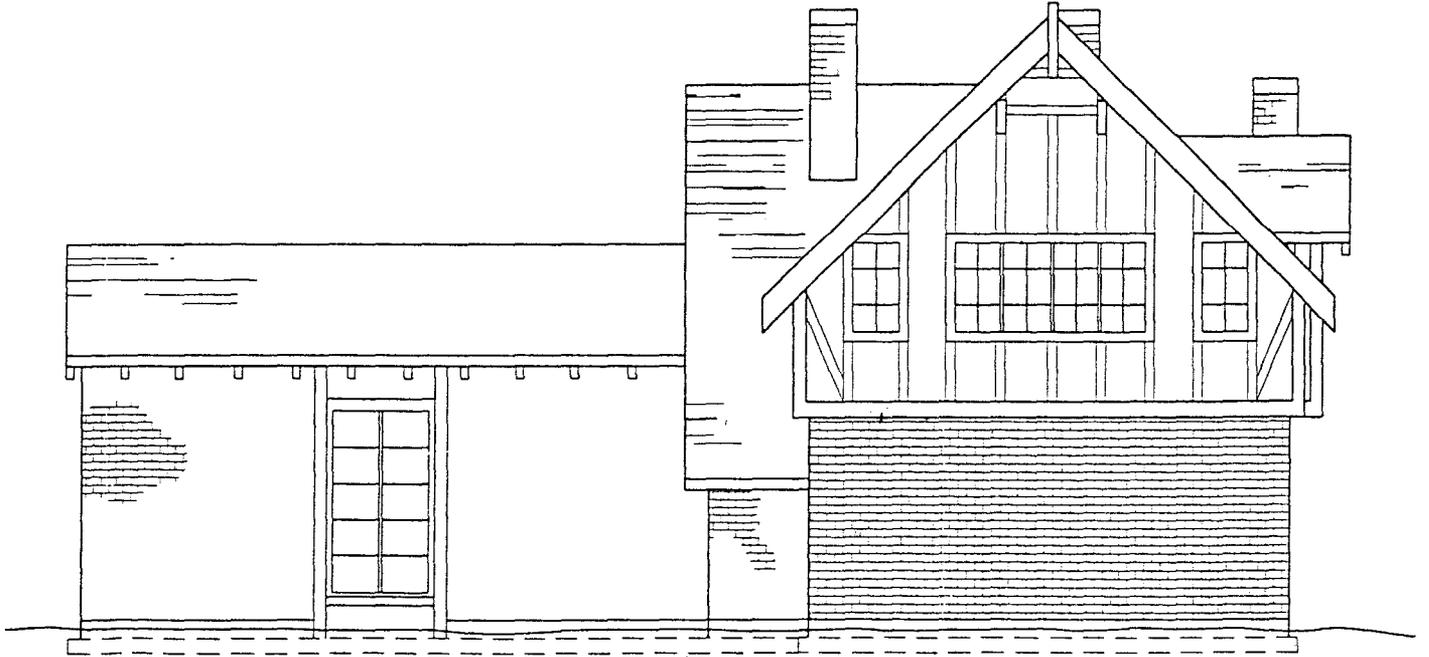
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ATTIC PLAN

0 5' 10' 15' 25'

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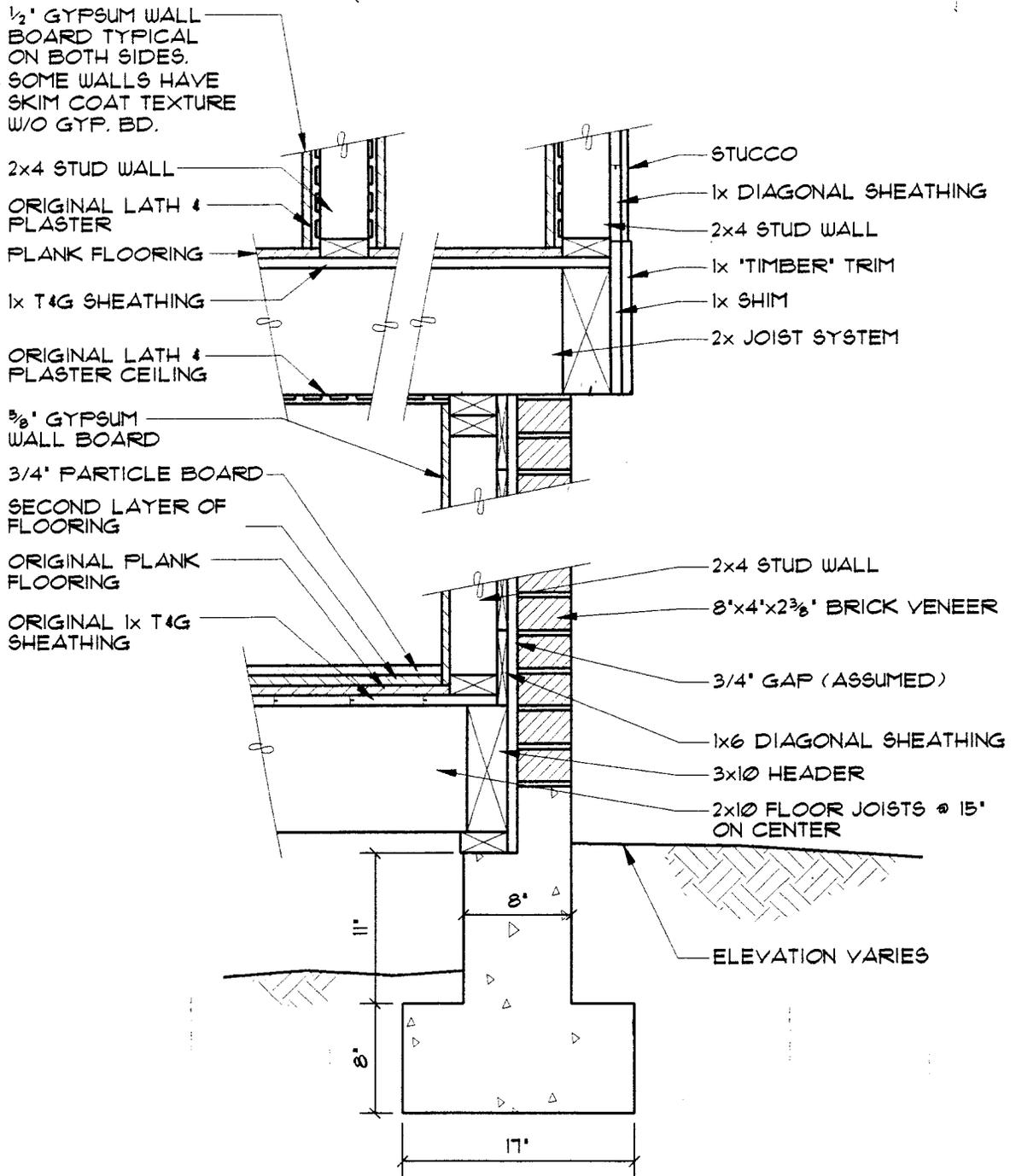


NORTH ELEVATION



WEST ELEVATION

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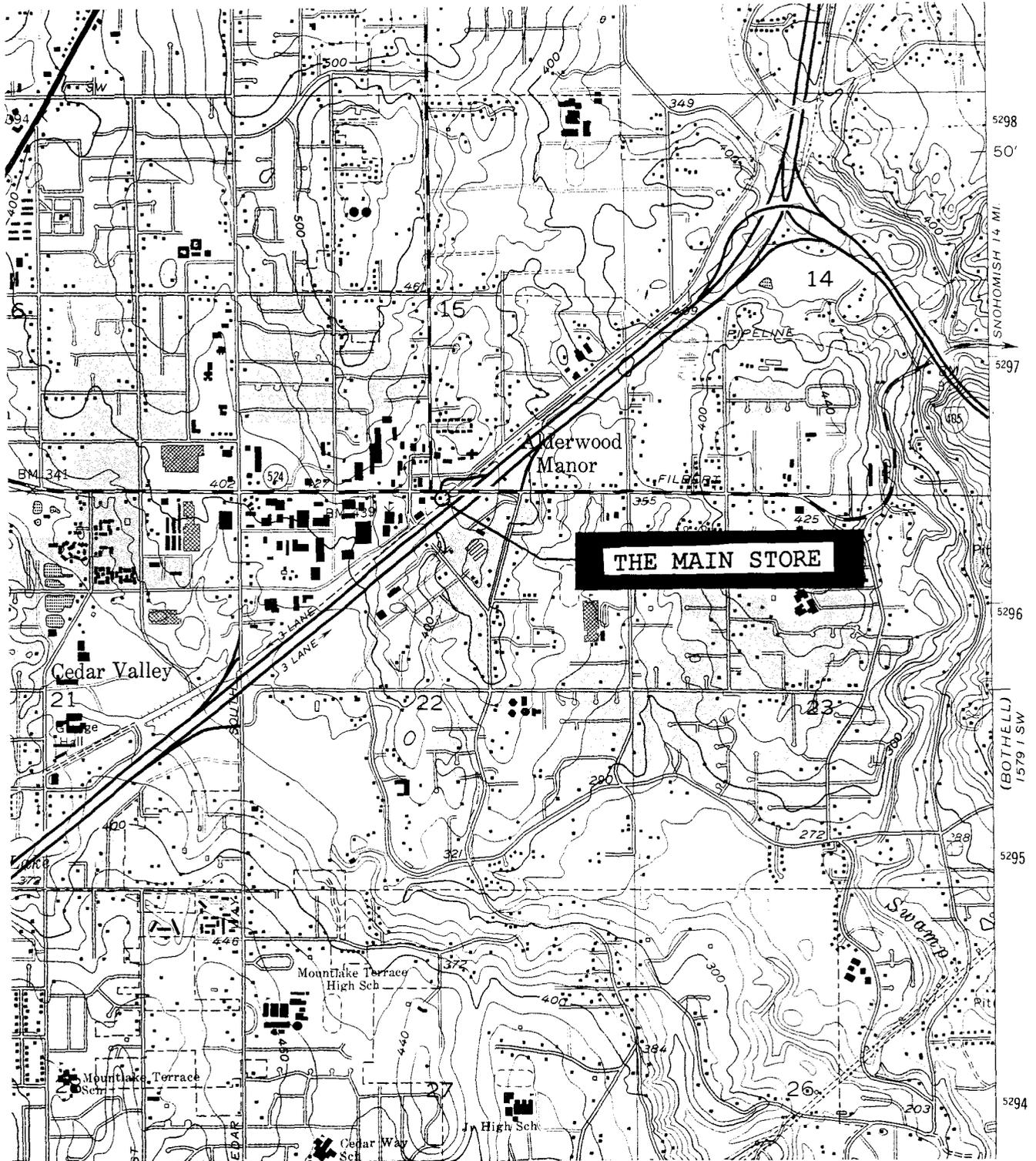


TYPICAL WALL SECTION

0 5' 10' 15' 25'

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B. Location Map



PART IV. SOURCES OF INFORMATION

- A. Architectural Drawings. Note: All drawings not mentioned below were created by Ivary and Associates.

Civiltech Corporation.

"North Elevation," "West Elevation," from A New Home for Lynnwood's Historical Wicker Building, 1995.

- B. Refer to "INDEX TO PHOTOGRAPHS"^Y for a complete list of photographs. Photographic images^{FN} 1-5 were taken by various unknown and extinct photographers. Prolab created the 1998 negatives of the above-mentioned historic images by duplicating the historic negatives. Moon Photo created the 1998 archival-quality prints from the abovementioned 1998 negatives. Photographs¹⁶⁻²⁵ by Brian DalBalcon, photographer, February 1998.

- C. Bibliography.

1. Most of the information in this document is condensed from the following two sources:

Civiltech Corporation.

"Chapter 1 - The Structure and Its Condition," A New Home for Lynnwood's Historical Wicker Building, 1995.

Historical Research Associates, Inc.

Archaeological and Historical Resources Technical Report -- I-5/196th Street SW Interchange Project Environmental Impact Statement, 1992.

2. The Historical Research Associates, Inc. (H.R.A.) document cited the following sources, and we have included their citations where appropriate:

Alderwood Manor Heritage Association

List of Historic Buildings, 1992.

Brennan, Gay

Alderwood Manor Resident, Personal Communication, October 2, 1992.

Broom, Judith M.

Lynnwood: The Land, The People, The City. Peanut Butter Publishing, Seattle, 1990.

Collins, Norman

Early Alderwood Manor Resident, Personal
Communication, October 13, 1992.

Coman, Edwin T., Jr.

Time, Tide and Timber: A Century of Pope and
Talbot. Standford University Press, CA 1949.

Gruwell, Betty Wickers

Alderwood Manor Heritage Association, Personal
Communication, October 7, 1992.

Hoover, Glenn Edwin

"Rural Settlement in Western Washington." Master of
Arts Thesis, University of Washington, 1922.

Little, Marie

Alderwood Manor Heritage Association, Personal
Communication, October 2 and 7, 1992.

White, Richard

"Poor Men on Poor Lands: The Back-to-the-Land
Movement of the Early Twentieth Century," in
Experiences in a Promised Land: Essays in Pacific
Northwest History. Thomas G. Edwards, ed.
University of Washington Press, Seattle, 1986.

Wing, 1988

This citation is missing from the H.R.A.
bibliography.

3. Additional Sources:

Federal Highway Administration

Memorandum of Agreement among Federal Highway
Administration, Washington State Department of
Transportation, City of Lynnwood, Washington,
Washington State Historic Preservation Officer and
Advisory Council on Historic Preservation, 1997.

Gruwell, Betty Wickers

Daughter of Herman Wickers, owner of the building
from c. 1933 to c. 1965, Personal Communication
with Marie Little, Alderwood Manor Heritage
Association, 1998.

Ivory and Associates, Survey of the Wickers' Building,
1998.

Little, Marie

Alderwood Manor Heritage Association, Personal
Communication with Laurie Cowan, City of Lynnwood
Parks Planner, 1998.

Puget Mill Company

Alderwood Manor Countryside, newspaper, 1920.

Talbot, W.H. and Irwin, W.A.

Letter, dated Jan. 27, 1920, from W.A. Irwin to
W.H. Talbot, Edwin Gardner Ames Collection,
University of Washington Archives.

PART V. PROJECT INFORMATION

Reason for the creation of this document:

The Federal Highway Administration has determined that the Interstate 5/196th Street SW Interchange Project (the undertaking) will have an effect upon the THE MAIN STORE (referred to in the Memorandum of Agreement as "the Wickers Building"), which is eligible for inclusion in the National Register of Historic Places. The FHA consulted the Washington State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (Council) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 USC 470f).

The Washington State Department of Transportation (WSDOT) and the City of Lynnwood, Washington participated in the consultation and have been invited to concur in a Memorandum of Agreement.

FHWA, WSDOT, and the Advisory Council on Historic Preservation agreed that the undertaking shall be implemented in accordance with certain stipulations in order to take into account the effect of the undertaking on the historic property.

In accordance with the stipulations agreed to in the Memorandum of Agreement among the FHA, WSDOT, City of Lynnwood, WSHPO and Advisory Council on Historic Preservation, the City of Lynnwood promised to document the building to Historic American Building Survey standards.

Joshua McNichols, an employee of Ivary and Associates, prepared this document as part of a contract between Ivary and Associates and the City of Lynnwood.

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The City of Lynnwood intends to relocate THE MAIN STORE (Wickers' Building) to another site, provided by the City. The City performed a study to determine the structural integrity of the building and determined that relocation of the building was reasonable and feasible. The building will be moved according to guidelines contained in the National Park Service publication Moving Historic Buildings. The City intends to renovate it to serve as a museum and tourist center, which will operate under the administration of the City of Lynnwood.

Notes regarding the preparation of this document:

Most of the information comprising Part I, "Historical Information" was condensed from the Historical Research Associates document (mentioned in the List of Sources). Generally, missing information came from comparison of historical photographs and the set of 1998 photographs by Brian DalBalcon. An exception is Part I, section A, "Physical History," for which additional sources were referenced.

Most of the information comprising Part II, "Architectural Information" was condensed from the Civiltech document (mentioned in Part IV, "Sources of Information") and supplemented by observations from photographs.

Where information could not be supplied by the sources mentioned in the List of Sources, the J. McNichols consulted Wayne Ivary, who provided advice based on his survey of the building.