

BLACKBERRY PRESERVES

THE JOURNAL OF
THE KIRKLAND HERITAGE SOCIETY



Juanita Beach

L. L. FORBES, PROP.

ROUTE 2

KIRKLAND, WASHINGTON

SWIMMING—PICNICKING
PHONE RED 421

CABINS
RED 1152

Volume I, Issue 6

August, 1993



Kirkland Heritage Society

President's Message
by
Barbara Loomis

The booth we had at Kirkland /Festival of the Arts was great. It looked charming with the cedar lattice, Loita's soda fountain accessories and of course our great historical photos! We sold about 10 cases of Sarsaparilla, gave out about 500 wooden nickles, put a good dent in our candy supply, gave away a night at the Shumway Mansion donated by the Harrises and the Blakemores to Sue McCauley and got 202 people to sign our petition to save Rose Hill Grade School.

I would like to thank all of you who worked so hard to make our booth a success. **THANK YOU:** *Bob Burke, Sue Carter, Susie Creger, Roger George, Loita Hawkinson, Corey Kahler, Chuck Loomis, Matt McCauley, Melanie Pate, Alan Stein, Pat Stupfel, Laura Westlund, and Issaquah Historical Society.*

On Saturday, August 21, we will have the booth at the Day on the Lake Festival at Moss Bay. We need volunteers--please call me at 827-7194 if you can help. There was so much interest in our historical photos that this time we will take orders and sell matted copies in a 11"X14" format (like those we had on display).

We had a good response from the public about saving Rose Hill Grade School. August 9, board member Bob Burke presented a letter from the KHS to the Lake Washington School Board which also included the petition with the 202 signatures, and the book *Reusing America's Schools* He noted that it is the school district's responsibility to comply with the Growth Management Act goals to: "Identify and encourage the preservation of lands, sites and structures that have historical or archaeological significance."

Feliks Banel, a lifetime Kirkland resident, has formed Save Rose Hill Grade School Committee. He also spoke before the LWSB, August 9, and requested time to find a developer who might be interested in restoring the building for some community or commercial use. His group is going to appeal the Determination of Non-significance by

the City of Kirkland relative to the demolition permit.

I have sent a letter to the Kirkland City Council requesting the city recommend to the LWSB that demolition be delayed for one year. This would allow time for those interested in saving the school to solicit firm development proposals.

My personal opinion is that we must teach our children by example. We have become a throw away society and we must stop being so wasteful. Instead of filling our land fills with discarded buildings and expending valuable natural resources to build new, we need to recycle our buildings, particularly those with community significance such as being the oldest school building remaining in Kirkland.

The Caretaker's House is scheduled to be moved September 1 for Julie and Marshall Blakemore. It is to be moved to: 11205 NE 112th, across the street from A.G. Bell Elementary School. If you have never seen a building moved it is quite fascinating and I recommend watching it if possible.

I am very pleased to welcome three new members to the Kirkland Heritage Society: Michael and Anne Radcliff and Charlotte DeVore. We hope to see you soon.

The Washington Trust for Historic Preservation is holding a conference titled "Preservation Pays," Sept. 18, at the Northwest School, in Seattle. I am coordinating the "Investing in an Old House" track and will also be giving a presentation with slides of my house renovation. There is further information in this issue of *Blackberry Preserves* I hope to see a lot of you there.

There is a board meeting August 16, but there will be no general meeting this month. Our next general meeting will be Sept. 29, 7p.m. at the Kirkland Congregational Church.

EFFECTS OF LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

By Barbara Loomis

The National Register of Historic Places is the federal government's official list of those properties worthy of preservation. It is the obligation of the Historic Preservation Officer in each state to identify properties eligible for the National Register and, in conjunction with the State Advisory Council on Historic Preservation, to propose that the Secretary of the Interior approve them for inclusion in the register. The National Register, though far from complete, is an important planning tool for the federal government as well as a record of the physical remains of America's past:

Properties may be nominated only on the basis of the National Register Criteria.

There are many misconceptions about what the National Register does and does not do. In all practicality, there is much to gain from listing in the National Register.

1. Eligibility to apply for federal planning and renovation grants, when funds are available.

2. Profitable renovation of commercial properties (including residential rental) by means of federal investment tax credits equal to 20 percent of the cost of substantial, approved rehabilitations.

3. Property tax abatement for some rehabilitated buildings in municipalities which have implemented the special valuation program.

4. Assurance that property will not be altered or demolished by federally funded or licensed projects without careful consideration of the owner's interest and comment by the President's Advisory Council on Historic Preservation.

5. Recognition in national publications and listings and, if the owner wishes, display of a handsome bronze National Register plaque.

6. Generally higher sales value because of the benefits listed above.

Listing in the National Register does none of the following things:

1. It does not require the owner to preserve or maintain the property. Unless the owner applies for and accepts special federal benefits, he can do anything with his property he wishes as long as it is permitted by state and local law.

2. It does not guarantee preservation of the property. The owner is not required to preserve the property, but neither is the property protected from the effects of state and local projects unless federal funding or licensing is involved.

3. It does not block even federally funded or licensed projects when these are desired by the owner and shown to be in the public interest. Procedures do require careful consideration of federally funded or licensed projects which call for alteration or demolition of National Register properties before the license is issued or funds released.

4. Demolition of National Register properties does not result in significant tax penalties. At one time, buildings newly constructed on sites where National Register properties had been demolished were not eligible for accelerated depreciation: this is no longer the case. One minor "penalty" remains: the cost of demolishing the National Register property in such cases cannot be counted as part of the costs of new construction for tax purposes.

Listing in the national register is primarily a tool to encourage preservation, recognition, and rehabilitation of our national heritage: listing does not enforce such protection. The register is not a

stumbling block in the path of progress. It is, rather, a gentle but insistent reminder that preservation and reuse of the properties which give this country its identity and sense of place are economically feasible and part of progress too. The National Register does not burden owners of significant properties. It rewards them.

In answer to last month's questions:

-Can I paint my house whatever color I want?
Yes.

-How much money can I get to restore my house? At this time, unless it is a commercial property, probably none.

The Years In Your Ears

By
Alan Stein

Yeah, just a little off the sides, and even it out on top.

Would you look at that outside! I almost forgot what rain looks like. What'd they say, that it was somethin' like 90 straight days without rain this summer. That must be the longest dry spell since prohibition! Hal

Ho, could you trim a little of that stuff in my ears for me? HEY! Slick! C'mon in pal, and take a load off! What'd you do, decide to stop by for a wax and Simonize? You can hop in the hot seat after I'm done gettin' my ears lowered. Before you sit down to wait, you gotta promise me, no more talk about the bridge.

Y'see, I met up with Slick about a week ago for a nice game of checkers, and I no sooner get there, and he goes off on that hair-brained plan for a tube under the lake. Yeesh! Isn't one bridge enough, without a tube for everyone to spill over here in? What happened here? When we had the ferry, life was so much easier. We get one bridge, and what happens? We're the fourth largest city in the state. Ain't that a pip?

What is it now, 5000 people? Y'know, back when we were about half that size, people would talk about hunting or fishing or something...y'know, civilized things. Now, everyone's talking about things like tunnels under the lake, commies dropin' bombs on our heads, and whether we need a city manager or not. What are we comin' to here?

Look at that group up in Juanita. They found people buyin' hootch with their welfare checks. Now, is this the...HOLY MOTHER OF PEARL!! WHAT'S CAUSIN' THAT RACKET???

OWWW!!! What the...Hey, I'm bleedin' here.

Yeah, I know I jerked my head, but it was that damn hot rodder out there. Gimme some towels will ya? Y'see, this is exactly what I'm talkin'

about. How many years have I been gettin' my haircut without a casualty? They build a bridge, everyone and their uncle decides to move here, you get more kids that act like hooligans, and my car gets cut. What's next?

I never had a car at that age. Now Y'get 600 kids in the high school, and what happens? They gotta build a new parking lot down near the ruins of the ferry dock so's they and everyone else can gawk at each other's cars. People used to drive down there to leave the city, now they go down there just to rev their engines and make life a livin' Hell. Shoot, I've been drivin' the same Ford for almost 20 years, so I know that parking lot isn't being built for my benefit.

And y'know who pays for all these bridges, tunnels and parking lots? You, me, Slick...everyone! I didn't ask for this. I've got enough things to pay for. My wife wanted one of them pushbutton electric stoves, and BANG! I kiss \$300 goodbye. \$300! For a stove!

What's that Slick? Oh. Money to burn. Ha. Ha. You're a regular comedian. You should be on the radio.

Well, it looks like we're done here. Hooboy! I look 20 years younger! You're next Slick, jump on up here. Whaddaya mean you wanna wait until he sweeps up around the chair. Jeez Slick, is that all you can do is complain?

NEW MEMBERS

We welcome three new members to our ever growing membership rolls. This month we greet **Michael and Anne Radcliff and Charlotte DeVore**. We hope to meet them at our next meeting.

Although not yet an official member, we would like to introduce **Feliks Banel**. Feliks, a life-long Kirklander, founded the Save Rose Hill School group and has spearheaded the effort to block the school's demolition. He is a 1986 Lake Washington High grad and is currently wrapping up his BA in English at the UW. He brings experience in media relations, both print and radio, and hopes to help implement many of our mission statement goals.

Haven't been to a meeting in a while?

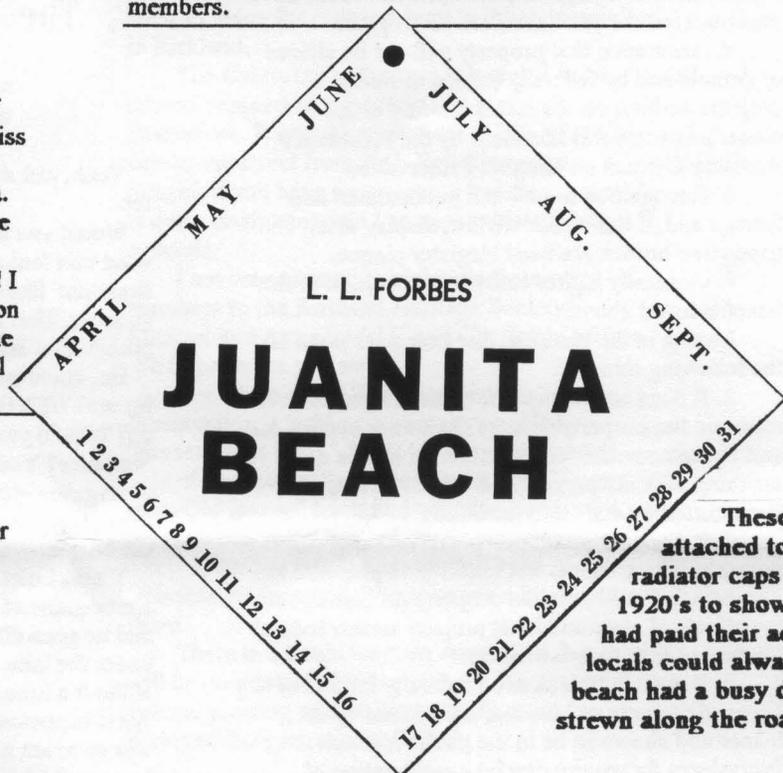
If you have been busy and unable to attend meetings, but want to be more involved in the KHS, remember: We can always use your help and ideas! Even though our organization is growing and moving, we need everyone's input. If you want to get more active as we move into the fall months, or just get the inside scoop, feel free to give me—**Matt McCauley**--a call at: 823-6838. I would like to hear from you!

Rose Hill School Update

An appeal was filed by **Feliks Banel** to delay the demolition process and require hearings on the matter, allowing interested groups to argue the structure's historic importance.

The Lake Washington School District drafted a letter to the City of Kirkland soliciting ideas and **Andrew Tarica**, *Kirkland Courier* Editor, reported the City of Kirkland responded, asking LWSD to delay the demolition.

This move should buy some time to present preservation options. Anyone interested in voicing an opinion on preserving the school should write or call city councilmembers and school board members.



These were attached to car's radiator caps in the 1920's to show people had paid their admission. locals could always tell when the beach had a busy day—these were strewn along the roadway.

The Cover:
THE FABULOUS FORBES FAMILY
 and
JUANITA BEACH

A few months ago, KHS member **Dorris Forbes-Beecher** privileged me with an interview for the Kirkland History Project. She not only provided a fascinating account of her pioneering family's role in Juanita's settlement—dating from 1877—but also loaned KHS 43 historic family photographs for duplication and an additional collection of early steamer/shipyard photos.

Little has been written about Juanita, compared to Kirkland and other nearby

communities. The late Lucille MacDonald, wrote a few columns and there are minor references in other works, but overall, there has been a distressing lack of information about Juanita's history. So much so, that gathering data on Juanita and the other newly annexed areas is one of KHS' goals. Mrs. Beecher's contribution to this effort has been spectacular and we all owe her a big "THANK YOU."

The complete Forbes family story is far too expansive to cover within the limits of these pages. Even a small segment, Juanita Beach, pushes the limits.

Some of my earliest memories are of being a small boy in the late 1960's, playing with my many cousins at Juanita Beach. Although by then it had been an out-of-the-way King County park for over a decade, I sensed it had once been something different. The rotting remains of wooden groins still protruded from the beach and mysterious, weathered old pilings rose from the water. To the east, timeworn run-down vacation cabins sat behind a rusting chain link fence, giving the area a ghost town feeling.

Civil War veteran Dorr Forbes and his wife Eliza started talking about going west from Iowa shortly after their marriage in 1874. In 1876 with their oldest son, Ray, they rode a train to Sacramento, CA; and they made their way to San Francisco and took a boat to Portland, OR. They briefly settled in Hillsboro, OR, where Eliza gave birth to a second son, Lynne Forbes. Not long after, in 1877, the family travelled to Tacoma by rail and then to Seattle, by steamer.

They stayed overnight at the old New England Hotel in Seattle and hauled their belongings by horse to the lakeshore at Leschi. Then called Fleaberg, it only consisted of one cabin. From there they loaded their things into a small steamer and took them to Juanita, which was called Hubbard, after Mr. Hubbard their one neighbor. He lived about one mile away.

In 1878, the couple had Allen, followed by their youngest son Leslie, in 1886. Les (L.L.) Forbes grew up in Juanita and attended the old school on Langdon Road (NE116th) just east of today's McAuliffe's Nursery. The family's first homesite was at the northwestern corner of the intersection at 100th Ave.NE and NE116th, but they moved to a large permanent home off 97th Ave.NE (behind today's Marketplace Foods) where a third Forbes home still stands, at 11829, next to the baseball field.

Leslie grew up and met young Alicia Stuart, of Houghton, the step-daughter of Sherm Stuart who was the Anderson Shipyard's superintendent. They married on Nov. 10, 1910. The two lived in the small confectionery store they owned on the Juanita steamer pier, which extended from the first Juanita Slough bridge. Les supplemented the family's income by trapping muskrat. The family ate the meat and sold the pelts. They closed the store after the lake lowered and the bay became too shallow for steamer traffic.

The couple lived where they met--in the Forbes Dance Hall. It later burned and they moved into a small home up the road. The dance hall and attached living quarters was located on 97th.NE, across from Spud's--now the gravel parking area for the baseball field. They moved another house to that site, c.1919. Unfortunately, the whole Forbes family suffered numerous fires over the years.

When the lake lowered nine feet, in 1916, it exposed considerable acreage from shallow Juanita Bay. Previously, the water reached up to Juanita Drive NE. Unlike the thick, smelly goo most lakeshore dwellers found in their new backyards, much of Juanita's new land was a beautiful expanse of sand beach.

News of the sand beach spread quickly and people began travelling to Juanita soon after the lake lowered. In 1920, Les Forbes and his partner Ed Nelson leased a small piece of beach property where they operated a concession counter serving the bathers who happened by.

The next year Les bought a 30' strip of waterfront land from his mother (Dorr died in 1919) and two adjacent strips giving him about 100' of waterfront at the eastern side of today's park. There were numerous logs strewn across the property, sinkers from the pre-1916 days when that section of the bay was used for log storage. Since there were no herd laws, livestock wandered freely along the new beach leaving hoofprints and other evidence of their grazing activities. Les and Alicia used horses to clear the logs and in 1921 officially opened Juanita Beach.

The first building was a restroom for changing and they built the first bathhouse in 1921, enlarging it in 1922 and adding a plank walkway. Needing quick-growing shade trees for the barren expanse, the couple planted 150 cottonwoods in 1923, many of which still stand. They also converted part of their home into a lunch counter/light grocery store. This was before Juanita Drive NE existed, so from the beach the dirt road curved north, up to 98th Ave NE. The section of

98th Ave NE from the BP station to Seafirst was not built until 1916.

Besides raising their five children--Dorris, Joyce, JoAnn, Elizabeth and Dorrr--Alicia managed the beach while Les worked year-round as a clerk for Judge Rhea Whitehead (Interestingly, Les' mother, Eliza, had also been a judge in the 1880's), so he could only work at the beach on weekends. Mrs. Beecher described her mother as a people-loving energetic woman, a well respected community leader. Ahead of her time, at least for the Eastside, Alicia was the first woman in the area to bob her hair--a daring coiffe in the early 1920's. Mrs. Beecher is quick to point out, however, that her mother was definitely NOT a flapper. She said both her parents were hard-working people who often skimped to provide the best for their children and their educations. Several--including Mrs. Beecher--graduated from the University of Washington and other higher education.

They developed their beach incrementally, adding an open-air kitchen in 1925, swimming suit rentals in 1927, and built a large, two-story bath house in 1928, complete with an early jukebox and maple dancefloor. A long pier and boathouse with canoe, sail and motorboat rentals stretched into the bay.

Originally, admission was free. The Forbes' only charged 25 cents for picnic table rental, but customers 'subletting' tables hurt profits so they charged 25 cents per carload of people. The problem with that was that people began parking outside the gate and piling several carloads into one car, all entering for 25 cents. They finally shifted to a 10 cent per-head admission, which included parking, picnicking and swimming. Mrs. Beecher said people grumbled about the change at first but soon got used to it. She said during the beach's peak, around 1932, thousands of people would flock into the area. The family, however, never made a fortune--despite the crowds. Washington weather limited the season, and their waterslides and diving boards made their liability insurance costly, even back then. Les had one gumwood diving board shipped from South America--perhaps an effort to give his operation a slight edge over the competitors next-door.

Juanita Beach was not the only operation in Juanita. Shady Beach and Sandy Beach were adjacent, to the west, and, from the 1930's, Juanita Park and dancehall operated where Treasure House and the Rep-Sac Building now stand.

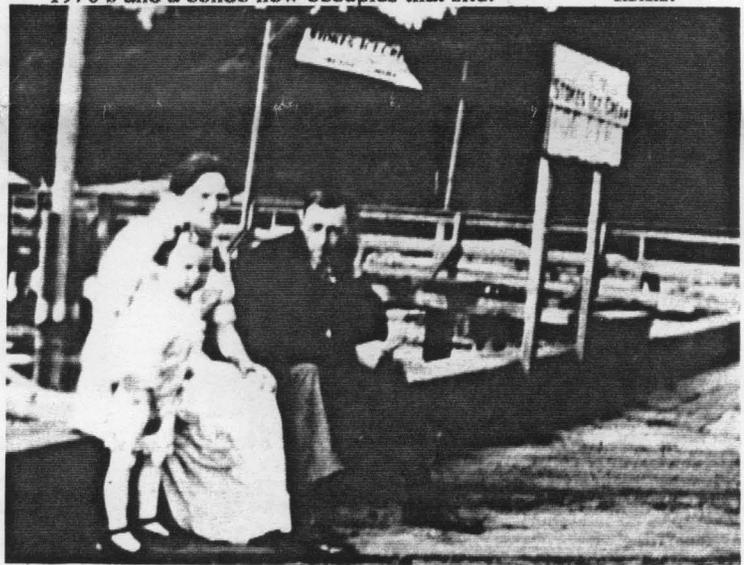
Although the Forbes' didn't own the adjacent cabin operation, they did lease and run the business.

In 1937, the family moved into the 1905 Eliza Forbes home--at 11829 97th Ave.NE--after they enlarged it and added a dormer, bringing it to its present form.

Mrs. Beecher and her siblings attended old Juanita Elementary which stood on today's Juanita Elementary's playfield, facing 100 Ave. NE at NE 132nd. She said she has vivid memories of walking to school down 100th Ave. carrying her lunch in a lard pail.

Les and Alicia finally sold their property on both sides of Juanita Dr.NE, to King County, in 1956, for \$46,000. The county also bought the Shady and Sandy Beach properties and created the Juanita Beach Park we know today.

The two retired to Camano Island and both have since passed away. Happily, all their children are still with us. The cover photo, taken around 1927, depicts Alicia, Dorris, Joyce and Leslie Forbes standing in front of their home/store, across from their beach. The building (slightly out of focus) in the background stood where Spud's stands today. The cabins were removed in the early 1970's and a condo now occupies that site. --M.M.



ABOVE Alicia, Dorris and Les on Juanita landing pier c.1915
BELOW Juanita Beach in the 1920's



The July 28 meeting started at 7 p.m. at the Kirkland Congregational Church. Barbara Loomis opened the meeting and attendees signed in. New members Pat Boyd and Charlotte DeVore were announced.

The minutes from the June 30 meeting were submitted and approved.

Appreciation was expressed for all the work members contributed to the success of the KHS Kirkland Festival of the Arts booth.

Treasurer's Report: Treasurer Laura Westlund reported the savings account balance is \$3993 and the checking account balance is \$482.78.

Old Business: Kirkland Festival of the Arts: The night at the Shumway Mansion raffle had 145 participants and Sue McCauley, of Finn Hill, was the winner. Corey Kahler will send a thank you letter to the Shumway owners. To help promote the KHS, a mailing will be sent to each of the 145 raffle entrants. Matt McCauley will write the letter, thanking them for their interest in the KHS, including membership information. The Rose Hill school petition had 202 signatures. Bob Burke will attend the next Lake Washington School Board meeting on Monday, August 9, with the signed petitions, a letter from KHS and the book on uses for older school buildings displayed at the KFA booth. Laura Westlund presented the finances from the fair, but said some of the expenses have not yet been reimbursed. A number of the extra KFA items will be used at our A Day at the Lake booth.

Matt McCauley will author a weekly historical column in *The Kirkland Courier* entitled, "A Look to the Past," beginning August 4. The feature will include historical photographs of local scenes with modern photos of the same sites.

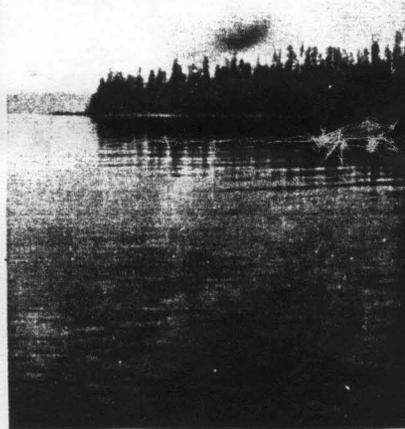
New Business: There was discussion of what the group might do differently for the A Day at the Lake, Saturday, August 21, 10 a.m.-6 p.m. KHS will offer a limited number of mounted historical photograph reproductions for sale and offer a drawing offering one free. The photos will be numbered and orders will be pre-paid. It was also decided to sell the leftover candy as 25 and 50 cent bags, and to reduce the number of canisters to three. A different arrangement of the table in front of the booth was also agreed upon. Members will meet at 7 a.m. Aug. 21 to set up the booth. The final details will be discussed at the Aug. 16 board meeting.

Meeting adjourned at 8:10 p.m.

No General Meeting in August

Next General Meeting—Wed. 9/25, 7 p.m.

Kirkland Congregational Church.



TRACK III "Investing in an Old House"

This comprehensive "nuts and bolts" track will review residential architectural styles, summarize rehabilitation standards, and address compatible updates for interiors. In the afternoon Historic Seattle will lead a tour of the Heg/Phillips House rehabilitation project and discuss the issues and benefits associated with conversion to low income housing.

The City of Seattle Urban Conservation Division requests the honor of your presence as we recognize the winners of the 1993 Historic Preservation Awards September 18, 1993

Dinner

7:00 PM

Dome Room, Arctic Building
3rd Avenue & Cherry Street

Awards Presentation immediately following

Friday, September 17

Offices of Arai Jackson, Architects
(formerly the Capitol Hill United Methodist Church)
1601 East John Street, Seattle

5:30 to 7:30 PM Opening Reception

Saturday, September 18

The Northwest School
1415 Summit Street, Seattle

8:00 - 9:00 AM Registration, coffee and rolls

9:00 - 9:45 AM Opening Session

Welcome by WTHP President, Valerie Sivinski and State Historic Preservation Officer Mary Thompson; and remarks by Seattle Mayor Norm Rice

10:00 - 12:00 AM

Track I: "Preservation Portfolio"

Track II: "Unreasonable vs. Unfeasible: The Cost of Safety"

Track III: "Investing In An Old House"

12:00 noon - 2:00 PM Walking Tours, Lunch & Annual Meeting at the General Petroleum Museum 1526 Bellevue Avenue

2:00 - 4:00 PM Track I: continued
Track II: continued
Track III: continued

7:00 PM Awards Banquet
Dome Room, Arctic Building
Third Ave. & Cherry St., 3rd floor

For information call: WTHP (206) 624-7880 or OAHF (206) 753-9109



JUANITA BEACH c. 1926

BLACKBERRY PRESERVES is produced by the Kirkland Heritage Society, 304 8th Ave W., Kirkland, WA 98033, for KHS members and those interested in Kirkland's heritage. Matthew W. McCauley, Editor. For more information call: 823-6838.

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