

CULTURAL RESOURCES REPORT COVER SHEET

Author: Kenny Gunn, M.S. (Summit Solutions Group, LLC)

Title of Report: City of Burlington Reconnaissance Survey 2017

Date of Report: April 26, 2017

County(ies): Skagit Section: 32 Township: 35N Range: 4E

Quad: Mount Vernon Acres: 265 (approx.)

PDF of report submitted (REQUIRED) Yes

Historic Property Inventory Forms to be Approved Online? Yes No

Archaeological Site(s)/Isolate(s) Found or Amended? Yes No

TCP(s) found? Yes No

Replace a draft? Yes No

Satisfy a DAHP Archaeological Excavation Permit requirement? Yes # No

Were Human Remains Found? Yes DAHP Case # No

DAHP Archaeological Site #:

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



S U M M I T
S O L U T I O N S G R O U P

April 26, 2017

CITY OF BURLINGTON RECONNAISSANCE SURVEY 2017
CITY OF BURLINGTON HISTORIC DOWNTOWN INVENTORY

Client:

City of Burlington

Summit Project Number:

BUR-E17001

Contract Number:

2016-66

Location Information:

Section: 32, Township: 35N, Range: 4E
Acres Surveyed: 265 (approx.)
Burlington, Washington 98233

Prepared For:

City of Burlington
Attn: Bryan Harrison, City Administrator
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Burlington, WA 98233
360.755.0532
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April 26, 2017

City of Burlington
Attn: Bryan Harrison, City Administrator
833 South Spruce Street
Burlington, WA 98233

Re: City of Burlington Historic Resources Inventory Project
Summit Project Number: BUR-E17001

Dear Whom It May Concern,

Summit Solutions Group (Summit) is pleased to present the results of the selective Reconnaissance Level Survey (RLS) completed as part of the City of Burlington Historic Downtown Inventory Project. The project was completed based on a formal contract agreement between the City of Burlington and Summit. All work was performed in accordance with the original proposed project Request for Proposals (RFP) and the Washington Department of Archaeology and Historic Preservation (DAHP) "Standards for Cultural Resource Reporting" (*dated 2/2/2017*). In addition to reconnaissance level survey data, the attached report also includes survey methodologies, a map of all surveyed properties, and recommendations for future historic preservation projects. This report is to serve as a complete draft submitted to the City of Burlington; this report and the associated survey data has been revised based on comments received from the Washington DAHP by Summit prior to the date of this report.

This report has been prepared for the exclusive use of the City of Burlington and the Washington DAHP. Use or reliance upon this report by a third party is at their own risk. Summit does not make any representation or warranty, express or implied, to other such parties as to the accuracy or completeness of this Report or the suitability of its use by other parties for any purpose whatsoever, known or unknown, to Summit.

Summit appreciates the opportunity to work with you on this project and looks forward to working with you in the future on all of your historic preservation and environmental projects. Should you have any questions concerning the contents of this report, or if we can assist you in any way, please contact us at 503.379.4009.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenny Gunn", is written over a horizontal line.

Kenny Gunn, M.S.
Historic Preservation Specialist
Summit Solutions Group, LLC

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INTRODUCTION

Executive Summary

The City of Burlington Reconnaissance Survey 2017 included a total of 100 historic resources that were surveyed and determined to be either eligible or not eligible for listing in the National Register of Historic Places based upon the integrity of each individual resource. Field work to obtain data and photographs for each resource was completed on February 27-28, 2017 in historic downtown Burlington, Washington. Of the 100 resources, one is currently individually listed in the National Register and retains a high-degree of integrity, 49 were determined to be potentially eligible for listing in the National Register (*pending DAHP approval*), and 50 were determined to be not eligible based upon a loss of integrity due to alterations to each historic resource. All data and photographs obtained during the survey were entered into the Washington DAHP historic sites database WISAARD (Washington Information System for Architectural & Archaeological Records Data) under the project name “City of Burlington Reconnaissance Survey 2017” (DAHP Project: 2017-03-01722). The survey was conducted in compliance with the Secretary of the Interior’s Standards for Preservation Planning.

Project Background

The objective of the City of Burlington Historic Downtown Inventory was to document historic resources located within the downtown commercial core of Burlington, Washington. The survey boundary is bordered by Avon Avenue to the north, South Skagit Street to the east, Sharon Avenue to the south, and South Burlington Boulevard to the west. East Fairhaven Avenue, which is considered the historic downtown of Burlington, was seen as the core of the survey area with the majority of commercial resources included in the RLS located along the street. The survey area included approximately 265 acres within Section: 32, Township: 35N, Range 4E.

All project tasks associated with City of Burlington Reconnaissance Survey 2017 were completed by Summit Solutions Group Historic Preservation Specialist, Kenny Gunn. Gunn meets and exceeds the Secretary of the Interior’s Historic Preservation Professional Qualifications Standards for Architectural History.

RESEARCH DESIGN

Project Tasks & Objectives

All project tasks were completed within the specifications of an agreed upon contract between the City of Burlington and Summit Solutions Group (Summit), along with the guidelines provided by the Washington DAHP. All work performed by Summit was in accordance with the Secretary of the Interior’s Standards and Guidelines for Historic Preservation and Archaeology by staff that meet the professional qualifications outlined by the Secretary’s standards. The four established project tasks to be completed as part of the project are outlined as follows:

Task 1 – Project Scoping

Working in conjunction with the City of Burlington, local experts and advocates for historic preservation, and through Summit’s own research, identified 100 historic properties located within a designated of the City of Burlington to be included in a Reconnaissance Level Survey (RLS).

Task 2 – Reconnaissance Level Survey (Field Survey & Research)

Prepared and conducted field work necessary to identify and verify the location, integrity, and character description of all resources included in the survey, along with analyzing existing data in the Department of Archaeology and Historic Preservation's historic sites database, WISAARD (*articulate the significance and integrity of inventoried properties based on the National Register of Historic Places, National Park Service "Guidelines for Local Surveys: A Basis for Preservation Planning," and local criteria*). All field survey work was completed by personnel that meet the Secretary of the Interior's Professional Qualifications Standards as required by the Washington DAHP. The survey does not include interior features or documentation. The Reconnaissance level survey included the following information for each resource included in the survey (*if available*):

- Survey & Surveyor Name
- Physical Location Information (Address & Lat/Long)
- Construction Date
- Name of Architect and/or Builder (if available)
- Historic Use & Context
- Historic and Common Names/Businesses
- Height, Foundation, Form Type, Roof Type, Roof Material, Cladding, Structural System, Plan
- Architectural Style
- Determination of Eligibility (DOE)
- Significance Narrative & Physical Description
- 2 Digital Images (minimum)

Task 3 – Complete HPI Forms (WISAARD)

Completed HPI forms suitable for submittal to the Washington DAHP for each of the resources included in the survey. The resources are grouped in WISAARD under the project name "City of Burlington Reconnaissance Survey 2017" (DAHP Project: 2017-03-01722).

Task 4 – Final Survey Report

Prepared a comprehensive summary survey report of all collected information including a description of the research design, documentation of the survey methodology, survey context and conclusions, and recommendations for inventory maintenance and future historic preservation project opportunities related to historic Burlington.

Task 5 – Final Presentation & Historic Commission Review

Conduct a public meeting at the conclusion of the project to present and review completed work and final survey findings to the local historic commission based on all comments received from the public, the City of Burlington, the historical commission, and the Washington DAHP (*Scheduled for April 27, 2017 in Burlington*).

Survey Methodology

The goal of the 2017 Burlington Selective Reconnaissance Level Survey (RLS) was to identify and document 100 historic resources located within the proposed project survey boundary within historic Downtown Burlington, Washington. The RLS was selective and included 100 specific resources located within the prescribed boundary; 73 commercial resources were approved to be included in the survey by the City of Burlington and 27 residential resources were identified during the survey. All of the resources included within the survey are located within the downtown commercial and residential areas of Burlington, Washington.

Determinations of eligibility were made during the RLS based upon the evaluation of integrity and eligibility of historic resources outlined by the Washington DAHP and the National Register of Historic Places, which is overseen by the National Park Service, U.S. Department of the Interior. The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of history property types, significance, abundance, condition, ownership, needs, and other information. The National Register includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. Resources determined to be eligible are considered to be potentially eligible for listing in the National Register of Historic Places based upon their age (over 50 years old at the time of the survey), and their high-degree of historic integrity based on the seven aspects of integrity as outlined by the National Park Service (Location, Design, Setting, Materials, Workmanship, Feeling, and Association). Resources that were found to be not eligible for listing in the National Register because of alterations were generally significantly altered by façade modifications that included material alterations and removal of character-defining features. Modifications to first-story storefronts were given greater leniency in determining eligibility due to the understanding that businesses are continually operating within the buildings. If these modifications dominated the appearance of the façade, then buildings would generally be considered not eligible. Summit did not identify any properties included on the list of properties approved by the City that were either demolished or moved based on the site conditions or existing structures associated with the address.

The RLS was completed using the "Washington State Standards for Cultural Resources Reporting" and other supplements provided by the Washington DAHP including general guidance from the National Register. The RLS field data collection took place on February 27-28, 2017 by Summit Principal Investigator, Kenny Gunn. The RLS data and photographs were later entered into the Washington Information System for Architectural & Archaeological Records Data (WISAARD) under the DAHP project name "City of Burlington Reconnaissance Survey 2017" (DAHP Project: 2017-03-01722). The survey was conducted in compliance with the Secretary of the Interior's Standards for Preservation Planning.

Survey Area Description

Burlington is built upon a street grid in the central-western area of Skagit County, Washington, approximately 4-miles north of downtown Mount Vernon and approximately 20-miles south of Bellingham, Washington. The terrain of downtown Burlington is flat and the historic downtown is approximately one-mile northwest of the Skagit River with East Fairhaven Avenue running east-west through the downtown. The lots are rectangular, but with no particular regularity in size or spacing, despite the street grid. The streets of Burlington are primarily two-lanes wide and are all paved. The streetscape and typical landscaping within the majority of the survey area include sidewalks with buildings generally confined to tax lot lines. The majority of properties are either commercial or residential with varying style and heights ranging from one to two-stories. There

are a decent amount of trees planted along most of the sidewalks and intersections feature typical street name signage.

The City of Burlington Reconnaissance Survey 2017 project area was defined to a geographical area roughly defined by the downtown area of Burlington, Washington. East Fairhaven Avenue, running east-west, was observed as the central area of survey area with the western boundary of South Burlington Boulevard and eastern boundary of South Skagit Street. The survey area extends north to Avon Avenue and south to Sharon Avenue. The list of properties included in the survey were scattered throughout the survey area and included a combination of commercial and residential resources.

Integration with Planning Process

The information and results obtained as part of this survey project will be provided to the City of Burlington and the Washington DAHP to be used and incorporated into future planning processes and historic preservation projects. The parcel numbers and construction dates included in the survey data was obtained from the Skagit County assessor, when available, and determined based on the style of architecture and through experience by qualified personnel when not available. It is recommended that the data and information contained within this project be utilized when planning future preservation contracts in order to build upon the project. The City, Local Historic Preservation Organizations, and DAHP in encouraged to focus efforts on the most significant historic resources identified during this survey and to also expand on the survey to include additional historic resources in Burlington.

HISTORICAL OVERVIEW

Historical Development

Burlington sits along the Skagit River in northern Washington's Skagit County. The rural areas that surround Burlington is occupied by an active agricultural industry. Originally a logging town born from the 1880s, Burlington has slowly matured over the last century, claiming both new land and new residents. Burlington was once considered one of the most significant railroad centers of the country with the railroad lines reaching out in every point of the compass like spokes in a wheel, thus giving to Burlington the nickname of the Hub City. The railroad runs directly through the historic downtown and is noted as being a significant contributor to the development of Burlington. The railroad remains as an active transportation route for goods and cargo. As of the 2014 census, Burlington was home to approximately 8,568 residents.¹

In the past few decades, Burlington and its border town to the south, Mount Vernon, have grown as a shopping destination for visitors from all over Washington and even Canada, thanks in large part to its location along the I-5 corridor. Burlington is home to Cascade Mall, an outlet mall, and

¹ Hartman, Hazel. "History of Burlington townsite." *Burlington Farm Journal*, March 16, 1967. Accessed March 29, 2017. <http://www.stumpranchonline.com/skagitjournal/WestCounty/Burl-NW/Burl/Burlington03-Hartman.html>

several big name stores, such as Costco and Best Buy. These stores draw volumes of visitors to the commercial area in the southern half of the city year-round.²

Survey Results

The City of Burlington Reconnaissance Survey 2017 was centered on the commercial resources located along the Historic Downtown Street of East Fairhaven Avenue. 73 commercial resources from within the survey boundary were selected by Summit to be surveyed and was approved by the City prior to field work. An additional 27 single-family residential resources were selected during the field work as the examples featuring the highest degree of integrity and significance within the boundary. These 27 resources were selected based on the experience and opinion of the surveyor and does not mean other examples with higher integrity were not missed due to constraints of the project.

The City of Burlington Reconnaissance Survey 2017 included a total of 100 resources located within the survey area. Of the 100 resources included in the RLS, one property, the Burlington Carnegie Library, is currently individually listed in the National Register and retains a high-degree of integrity, 49 were determined to be potentially eligible for listing in the National Register (*pending DAHP approval*), and 50 were determined to be not eligible based upon a loss of integrity due to alterations to each historic resource. 64 of the resources are currently considered commercial resources, including several single-family residential resources that have been converted for commercial use, and 28 single-family or multi-family residential resources that were selected during the survey based on their age, style, and integrity. In addition there were 7 religious facilities and 1 multi-family residential resource included in the survey. All of the resources included in the survey were over 50 years old, thus no resources were included that were determined not eligible for listing based upon their age.

The eligible and not-eligible resources are scattered throughout the survey area and there is not an obvious concentration of eligible resources. Both commercial and single-family residential resources that were determined to be eligible generally featured a moderate to high-degree of historic integrity based on their original design and materials. Common alterations to commercial buildings that resulted in not eligible determinations were primarily related to alterations of openings and bays on front façades due to changes in business or owner. General alterations to both residential and commercial properties that resulted in a not eligible determination ranged from window replacements to additions of varying non-historic cladding materials either covering or in place of historic materials. Many of these alterations, if removed, could restore the historic character of the buildings and the overall integrity of historic downtown Burlington. Due to the high percentage of synthetic material and altered historic residential resources, it may be of benefit to the historic buildings and the overall integrity of the built environment in Burlington to hold a workshop or provide documentation encouraging the preservation of the City's historic assets including wood window repair methods and the effects of vinyl on both integrity and condition.

² Kriegh, Julie & Nancy Rottle. "Preliminary Investigations and Listening Session Results." University of Washington Green Future Lab and the City of Burlington, WA. Accessed March 29, 2017. <https://www.skagitcounty.net/PlanningAndPermit/Documents/TDR/Green%20Futures%20Lab%20prelim%20report.pdf>

The most noteworthy properties documented as a result of the survey are as follows (*in no order*):

Field Site Number	Address	Resource Name/Business Name	Parcel Number	Year Built	Determination of Eligibility
3	901 EAST FAIRHAVEN AVE	Burlington Carnegie Library	71533	1914	Eligible (NR Listed)
6	701 EAST FAIRHAVEN AVE	Tierra Nueva del Norte	71545	c.1910	Eligible
29	320 SOUTH BURLINGTON BOULEVARD	Remax Real Estate	72003	1913	Eligible
30	500-504 EAST FAIRHAVEN AVE	Old City Hall Building (Landed Gentry Homes)	71575	1926	Eligible
64	309 NORTH REGENT STREET	La Iglesia Cristiana (Church)	71414	1884	Eligible
81	500 SOUTH PINE STREET	[House]	71820	1922	Eligible
83	125 SOUTH ANACORTES STREET	[House]	71596	1920	Eligible

Development Trends

Burlington was founded in the 1880s with few surviving structures from this time period that have not at least been heavily altered. The population of Burlington has gradually increased since the turn of the century with no major booms according to local census data. The styles and methods of construction observed during the survey appear to align with the general trends popular in other areas of the Pacific Northwest. There is a fair number of Craftsman style single-family residential resources from the 1900s through 1920s in Burlington with high-integrity, typical examples of mid-century modern commercial resources, and minimal pre-1900 resources that have survived. The primary threats to historic properties in the historic downtown historically and in the future is likely continued deterioration and/or alterations along with economic fluctuations of the community that result in businesses changing and relocation of the population. There does not appear to be any major trends of development or construction that have occurred or that would occur assuming the growth of the downtown gradually sustains. New construction is scattered throughout the historic downtown with no major concentrations of demolition or development.

REPORT RECOMMENDATIONS

Preservation Planning Issues

There are several opportunities available for future historic preservation projects that could be explored by the City of Burlington. This selective RLS was the first survey of historic downtown Burlington of its type and should serve as a baseline for future historic preservation efforts. It may be of benefit to the City to explore further reconnaissance level survey in order to further analyze and document the historic properties present in Burlington outside of the current survey boundary.

Summit also recommends that more Intensive Level Surveys be completed in order to determine the National Register eligibility of the most significant individual historic properties located within the City limits identified during the survey. Intensive Level Survey builds upon the data obtained during the RLS to include research into the history and interior of the historic resource to be used as preliminary evaluation for listing in the National Register. Based on the percentage of not eligible properties located in the downtown commercial core of East Fairhaven Avenue, it is unlikely that a National Register listed downtown historic district would be possible in Burlington. Prior to considering any National Register nomination, it is recommended that the city discuss the specifics and benefits of a district or individual listing with downtown property owners in order to evaluate overall interest and support of all involved parties.

It should be noted that listing in the National Register or a determination of eligibility confirmed by the Washington DAHP in WISAARD does not, in itself, impose any obligation on the property owner, or restrict the owner's basis right to use and dispose of the property as he or she sees fit. According to the Washington DAHP, however, listing in the National Register does encourage the preservation of significant historic resources in three ways:³

- by providing official recognition of the historic significance of the property and encouraging consideration of its historic value in future development planning,
- by providing consideration regarding activities involving funding, licensing, or permitting by Federal agencies that could result in damage or loss of historic integrity. Redevelopment of a listed property which involves Federal funding, licensing, or permitting is subject to review by the State Historic Preservation officer to ensure that adequate and appropriate consideration is given to the preservation of the qualities for which it was originally listed. This review requirement will also apply to any federally funded, licensed, or permitted activities undertaken by others that could have an effect on the property
- Making the property eligible for Federal financial incentives for historic preservation (Federal Rehabilitation tax credit for income-producing properties)

Another option to explore, if it is determined that there is not enough support or overall integrity within the community for a National Register listed historic district with established boundaries or if it is determined to be a more suitable option, is a Multiple Property Document Form (MPD). An MPD is defined by the National Register as a document used to nominate individual properties and historic districts that share a similar time period, geographic distribution, historic theme, and importance. Should the City or anyone reading this report have questions in regards to the MPD process, please contact the Washington DAHP.

³ Washington Department of Archaeology & Historic Preservation (DAHP), *National Register of Historic Places*. <http://www.dahp.wa.gov/national-register-of-historic-places>.

With that being said, Summit encourages a continued relationship with the Washington DAHP and exploration of all available programs that the office administers. In addition to the Certified Local Government (CLG) program, it is encouraged that the City of Burlington explore the opportunity to become a participant in the Washington State Main Street Program, if they have not already (<http://www.dahp.wa.gov/programs/mainstreet-program>). Main Street offers support aimed at utilizing historic preservation among other tools for encouraging downtown economic revitalization.

There are several opportunities and potential for future historic preservation projects in downtown Burlington, as this survey identified countless eligible historic resources and many yet to be determined historic resources that should both be documented and celebrated as significant historic resources to the local context and beyond. Should any reader of this report have any questions concerning future historic preservation projects, or if we can assist you in any way with questions related to historic preservation, please contact Kenny Gunn with Summit Solutions Group at 503.310.2341 or by email at kennyg@summitsolutionsgroup.com.

Community Historic Preservation Concerns

Effective and continued public education and awareness efforts are essential to the preservation and protection of Burlington's historic resources. It would be of benefit to the overall integrity of historic downtown to educate and share with the public the results of this survey and stress the opportunities and concerns related to historic preservation. There are many misconceptions about historic properties and historic designation that often can be mitigated through training and education by qualified personnel. Hands-on preservation tutorials by qualified craftsman for historic wood window restoration, masonry repointing, or simply the importance of paint on wood surfaces are just a few ideas for fostering a community that preserves rather than replaces. Historic Preservation should be a part of all local planning goals in order preserve the most significant historic resources in downtown Burlington for the enjoyment of people today and for generations to come.



APPENDIX A BIBLIOGRAPHY

Hartman, Hazel. "History of Burlington townsite." *Burlington Farm Journal*, March 16, 1967. Accessed March 29, 2017.

<http://www.stumpranchonline.com/skagitjournal/WestCounty/Burl-NW/Burl/Burlington03-Hartman.html>

Kriegh, Julie & Nancy Rottle. "Preliminary Investigations and Listening Session Results." University of Washington Green Future Lab and the City of Burlington, WA. Accessed March 29, 2017.

<https://www.skagitcounty.net/PlanningAndPermit/Documents/TDR/Green%20Futures%20Lab%20prelim%20report.pdf>

Washington Department of Archaeology & Historic Preservation (DAHP). *National Register of Historic Places*. <http://www.dahp.wa.gov/national-register-of-historic-places>.



APPENDIX B DISCLAIMERS & LIMITATIONS

This report has been prepared for the exclusive use of the City of Burlington and the Washington Department of Archaeology and Historic Preservation (DAHP). Use or reliance upon this report by a third party is at their own risk. Summit does not make any representation or warranty, express or implied, to other such parties as to the accuracy or completeness of this Report or the suitability of its use by other parties for any purpose whatsoever, known or unknown, to Summit.

All recommendations and conclusions made within this report are the opinion of Summit based upon standards and guidelines administered by the Washington DAHP, the Department of the Interior, and the National Park Service. Recommendations and determinations of eligibility for listing in the National Register of Historic Places are subject to change based on future alterations and deteriorating conditions of the historic resources included in this report.

This publication has been funded with the assistance of a matching grant-in-aid from the Washington DAHP and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington D.C. 20240.

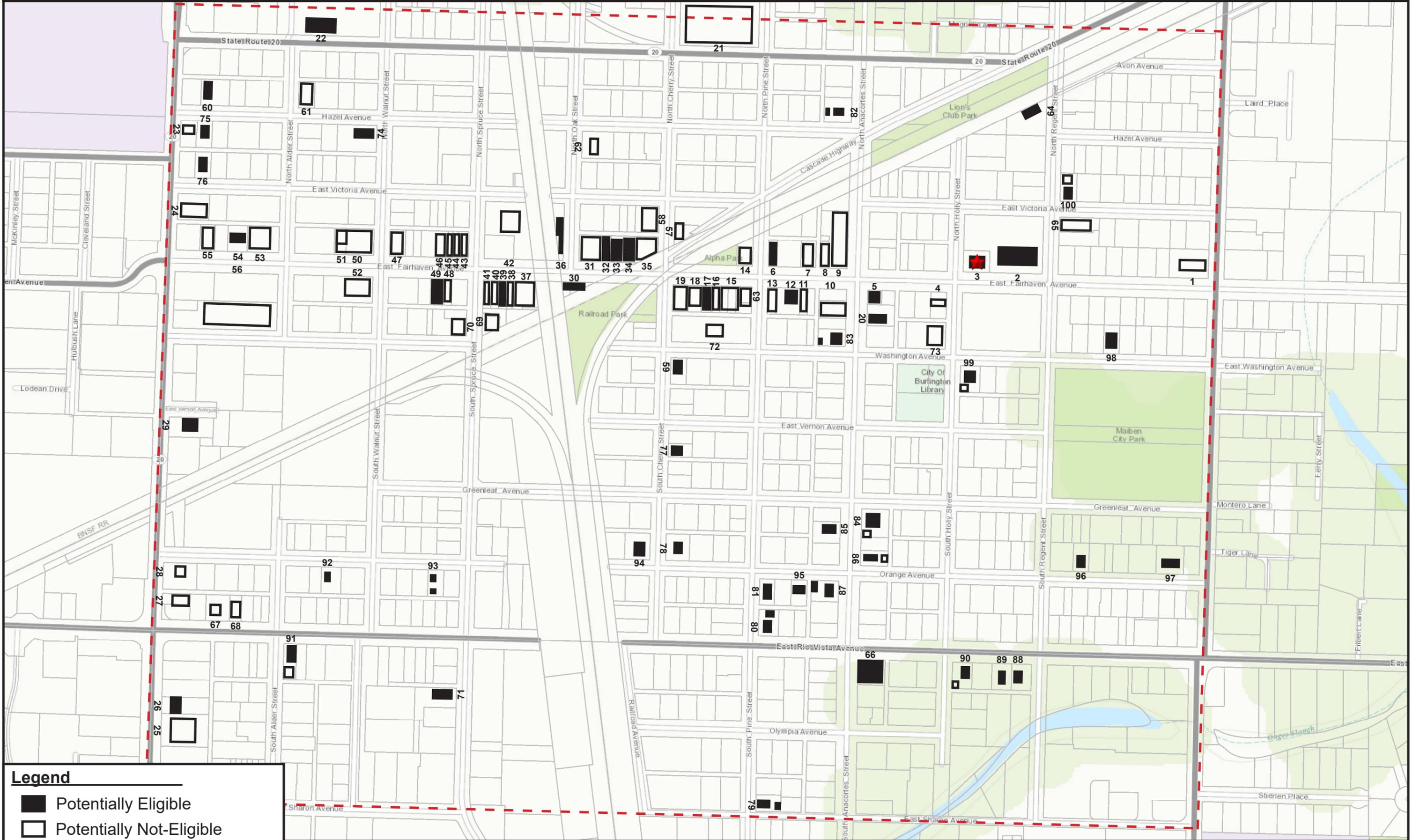
The activity that is the subject of this report has been financed entirely with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.



SUMMIT
SOLUTIONS GROUP

APPENDIX C
BURLINGTON SELECTIVE RLS 2017
MAP & RESOURCE LIST

BURLINGTON SELECTIVE RECONNAISSANCE LEVEL SURVEY (RLS) 2017 MAP



Legend

- Potentially Eligible
- Potentially Not-Eligible

Field Site Number	Address	Resource Name/Business Name	City	State	Zip	Parcel Number	Year Built	Determination of Eligibility
1	1133 EAST FAIRHAVEN AVE	Fairhaven Apartments	Burlington	WA	98233	71518	1910	Not-Eligible
2	927 EAST FAIRHAVEN AVE	Burlington-Edison School District Office	Burlington	WA	98233	71532	1925	Eligible
3	901 EAST FAIRHAVEN AVE	Burlington Carnegie Library	Burlington	WA	98233	71533	1914	Eligible (NR Listed)
4	830 EAST FAIRHAVEN AVE	Skagit River Chiropractic	Burlington	WA	98233	71600	1927	Not-Eligible
5	800 EAST FAIRHAVEN AVE	Plaza La Morena	Burlington	WA	98233	71604	1960	Eligible
6	701 EAST FAIRHAVEN AVE (102 NORTH PINE STREET)	Tierra Nueva del Norte	Burlington	WA	98233	71545	c.1910	Eligible
7	721 EAST FAIRHAVEN AVE	American Legion Memorial Post No. 91	Burlington	WA	98233	71547	1953	Not-Eligible
8	725 EAST FAIRHAVEN AVE	Vacant	Burlington	WA	98233	71548	1955	Not-Eligible
9	735 EAST FAIRHAVEN AVE	Alpine Fire and Safety Systems, Inc.	Burlington	WA	98233	71550	1956	Not-Eligible
10	730 EAST FAIRHAVEN AVE	Kenneth G. Olson Warehouse	Burlington	WA	98233	71598	1956	Not-Eligible
11	716 EAST FAIRHAVEN AVE	The Language Exchange, Inc.	Burlington	WA	98233	71590	1910	Not-Eligible
12	720 EAST FAIRHAVEN AVE	USPS Burlington	Burlington	WA	98233	71591	1952	Eligible
13	702 EAST FAIRHAVEN AVE	Northwest Physical Therapy	Burlington	WA	98233	71592	c.1910	Not-Eligible
14	633-641 EAST FAIRHAVEN AVE	Tharika's Thai Restaurant/Burlington Homestyle Smoothie & Café	Burlington	WA	98233	71554	c.1900	Not-Eligible
15	628 EAST FAIRHAVEN AVE	Tacos El Antojito	Burlington	WA	98233	71582	1912	Not-Eligible
16	620 EAST FAIRHAVEN AVE	Sparkle Shop Cleaners	Burlington	WA	98233	71584	1916	Not-Eligible
17	616 EAST FAIRHAVEN AVE	Iglesia Apostolica Fuente De Misericordia (Fountain of Mercy Apostolic Church)	Burlington	WA	98233	71585	c.1915	Eligible
18	610-612 EAST FAIRHAVEN AVE	Vacant	Burlington	WA	98233	71586	1908	Not-Eligible
19	600-606 EAST FAIRHAVEN AVE	Fairhaven Trading Post/Triumph Tattoo/ Lowell Law Office/Styles & Extensions	Burlington	WA	98233	71587	1935	Not-Eligible
20	112 SOUTH ANACORTES STREET	[Church/Residential]	Burlington	WA	98233	71605	c.1910	Eligible
21	605 AVON AVENUE	Potato Shed/Norm Nelson, Inc. Potatoes	Burlington	WA	98233	71338	1955	Not-Eligible
22	201 AVON AVENUE	Skagit County Highway Department	Burlington	WA	98233	38215	1900	Eligible
23	280 NORTH BURLINGTON BOULEVARD	Vanessa's Heads Up Barber Shop	Burlington	WA	98233	71918	1941	Not-Eligible
24	170 (120) NORTH BURLINGTON BOULEVARD	G Bros Inc. Office Furniture	Burlington	WA	98233	71968	1924	Not-Eligible
25	712 SOUTH BURLINGTON BOULEVARD	Family Medicine Clinic	Burlington	WA	98233	72660	c.1905	Not-Eligible
26	684 SOUTH BURLINGTON BOULEVARD	AGP Wealth Advisors	Burlington	WA	98233	72659	1927	Eligible

Field Site Number	Address	Resource Name/Business Name	City	State	Zip	Parcel Number	Year Built	Determination of Eligibility
27	560 SOUTH BURLINGTON BOULEVARD	Barron Heating & Conditioning	Burlington	WA	98233	72040	1926	Not-Eligible
28	530-534 SOUTH BURLINGTON BOULEVARD	American Insure-All	Burlington	WA	98233	72038	1960	Not-Eligible
29	320 SOUTH BURLINGTON BOULEVARD	Remax Real Estate	Burlington	WA	98233	72003	1913	Eligible
30	500-504 EAST FAIRHAVEN AVE	Old City Hall Building (Landed Gentry Homes)	Burlington	WA	98233	71575	1926	Eligible
31	501-509 EAST FAIRHAVEN AVE	Little Birds Salon & Boutique/Washington Vocational Services/Capelli Salon	Burlington	WA	98233	71559	c.1920	Not-Eligible
32	515-517 EAST FAIRHAVEN AVE	Soria Real Estate	Burlington	WA	98233	71560	1910	Eligible
33	519-521 EAST FAIRHAVEN AVE	Melody's Flowers & More/Cutie Patooties	Burlington	WA	98233	71561	1928	Eligible
34	523-525 EAST FAIRHAVEN AVENUE	Fairhaven Pet Grooming/ <i>Vacant</i>	Burlington	WA	98233	71561	c.1920	Eligible
35	533 EAST FAIRHAVEN AVE	DeCamp & Stradford Furniture Inc.	Burlington	WA	98233	71562	1902	Not-Eligible
36	427 EAST FAIRHAVEN AVE	Train Wreck Bar & Grill	Burlington	WA	98233	71566	1934	Eligible
37	420 EAST FAIRHAVEN AVE	Stowe's Shoes & Clothing	Burlington	WA	98233	71567	1953	Not-Eligible
38	412 EAST FAIRHAVEN AVE	Travel Leaders	Burlington	WA	98233	71568	1946	Not-Eligible
39	408-410 EAST FAIRHAVEN AVE	Glow Cleaners/Rose and Thistle Inc.	Burlington	WA	98233	71569	1946	Eligible
40	404-406 EAST FAIRHAVEN AVE	Academy of Dance/ <i>Vacant</i>	Burlington	WA	98233	71570	1946	Not-Eligible
41	400-402 EAST FAIRHAVEN AVE	Sportsman's Den/Farmers Insurance	Burlington	WA	98233	71571	1946	Not-Eligible
42	423 EAST FAIRHAVEN AVE	<i>Vacant Restaurant (Includes Large Public Parking Lot)</i>	Burlington	WA	98233	71564	1971	Not-Eligible
43	337 EAST FAIRHAVEN AVE	Marty's Paints	Burlington	WA	98233	71960	1947	Not-Eligible
44	333 EAST FAIRHAVEN AVE	Lavish Hair Studio	Burlington	WA	98233	71959	1948	Not-Eligible
45	331 EAST FAIRHAVEN AVE	Café Burlington	Burlington	WA	98233	71958	1955	Not-Eligible
46	327 EAST FAIRHAVEN AVE	<i>Vacant</i>	Burlington	WA	98233	71957	1956	Not-Eligible
47	301 EAST FAIRHAVEN AVE	Skagit Bank	Burlington	WA	98233	71951	1962	Not-Eligible
48	328-334 EAST FAIRHAVEN AVE	McGregor Benefits/Spruced Up Thrift Shop	Burlington	WA	98233	71984	1954	Not-Eligible
49	320 EAST FAIRHAVEN AVE	Knutzen Building (Body Works Spa/ <i>Vacant</i>)	Burlington	WA	98233	71985	1969	Eligible
50	237 EAST FAIRHAVEN AVE	Ekrem Hardware	Burlington	WA	98233	71965	1959	Not-Eligible
51	219 EAST FAIRHAVEN AVE	Ekrem Hardware Workshop	Burlington	WA	98233	71964	1955	Not-Eligible
52	230 EAST FAIRHAVEN AVE	Bank of America	Burlington	WA	98233	71977	1957	Not-Eligible

Field Site Number	Address	Resource Name/Business Name	City	State	Zip	Parcel Number	Year Built	Determination of Eligibility
53	139 EAST FAIRHAVEN AVE	Tulip Valley Supply	Burlington	WA	98233	71973	1954	Not-Eligible
54	127 EAST FAIRHAVEN AVE	Professional Offices	Burlington	WA	98233	71972	c.1930	Eligible
55	113-119 EAST FAIRHAVEN AVE	Serenity Salon & Spa/Baray Events	Burlington	WA	98233	71970	1951	Not-Eligible
56	130 EAST FAIRHAVEN AVE	<i>Vacant Grocery Store</i>	Burlington	WA	98233	71976	1957	Not-Eligible
57	112 NORTH CHERRY STREET	Varsity Inn (Sports Bar)	Burlington	WA	98233	71552	1900	Not-Eligible
58	119 NORTH CHERRY STREET	Skagit Valley Eagles FOE #3242	Burlington	WA	98233	71555	1900	Not-Eligible
59	200 SOUTH CHERRY STREET	Cherry Street Teriyaki	Burlington	WA	98233	71664	1950	Eligible
60	113 EAST HAZEL AVE	[House]	Burlington	WA	98233	71909	1954	Eligible
61	201 EAST HAZEL AVE	Casa De Dios Puerta Del Cielo (Church)	Burlington	WA	98233	113679	1910	Not-Eligible
62	210 NORTH OAK STREET	Hansen & Peterson	Burlington	WA	98233	71462	1959	Not-Eligible
63	105 SOUTH PINE STREET	Washington State Dairy Head Improvement Association (DHIA)	Burlington	WA	98233	71580	1946	Not-Eligible
64	309 NORTH REGENT STREET	La Iglesia Cristiana (Church)	Burlington	WA	98233	71414	1884	Eligible
65	124 NORTH REGENT STREET	Hub City Church	Burlington	WA	98233	71521	1967	Not-Eligible
66	800 EAST RIO VISTA AVENUE	Faith Baptist Church of Skagit Valley	Burlington	WA	98233	72082	c.1900	Eligible
67	125 EAST RIO VISTA AVENUE	[House]	Burlington	WA	98233	72043	1922	Not-Eligible
68	133 EAST RIO VISTA AVENUE	Finders Keepers/Studio Salon/ Straathof Construction	Burlington	WA	98233	72044	c.1910	Not-Eligible
69	122 SOUTH SPRUCE STREET	Railroad Pub & Pizza	Burlington	WA	98233	106688	1958	Not-Eligible
70	127 SOUTH SPRUCE STREET	Quantum Health & Yoga Lounge	Burlington	WA	98233	71990	1946	Not-Eligible
71	625 SOUTH SPRUCE STREET	Everest Marine	Burlington	WA	98233	72716	1952	Eligible
72	625 EAST WASHINGTON AVENUE	Ovenell Long Term Care	Burlington	WA	98233	71588	1909	Not-Eligible
73	831 EAST WASHINGTON AVENUE	The New Trinity Baptist Church	Burlington	WA	98233	71608	c.1900	Not-Eligible
74	225 NORTH WALNUT STREET	Secret Harbor	Burlington	WA	98233	71928	1910	Eligible
75	110 EAST HAZEL AVENUE	[House]	Burlington	WA	98233	71917	1920	Eligible
76	111 EAST VICTORIA AVENUE	[House]	Burlington	WA	98233	71923	1922	Eligible
77	310 SOUTH CHERRY STREET	[House]	Burlington	WA	98233	71683	1918	Eligible
78	418 SOUTH CHERRY STREET	[House]	Burlington	WA	98233	71784	1937	Eligible

Field Site Number	Address	Resource Name/Business Name	City	State	Zip	Parcel Number	Year Built	Determination of Eligibility
79	734 SOUTH PINE STREET	[House]	Burlington	WA	98233	72128	1908	Eligible
80	520 SOUTH PINE STREET	[House]	Burlington	WA	98233	71821	1938	Eligible
81	500 SOUTH PINE STREET	[House]	Burlington	WA	98233	71820	1922	Eligible
82	301 NORTH ANACORTES STREET	[House]	Burlington	WA	98233	71424	1906	Eligible
83	125 SOUTH ANACORTES STREET	[House]	Burlington	WA	98233	71596	1920	Eligible
84	400 SOUTH ANACORTES STREET	[House]	Burlington	WA	98233	71763	1924	Eligible
85	409 SOUTH ANACORTES STREET	[House]	Burlington	WA	98233	71777	1910	Eligible
86	428 SOUTH ANACORTES STREET	[House]	Burlington	WA	98233	71765	1908	Eligible
87	501 SOUTH ANACORTES STREET	[House]	Burlington	WA	98233	71826	1929	Eligible
88	926 EAST RIO VISTA AVENUE	[House] - Currently For Sale	Burlington	WA	98233	72086	1912	Eligible
89	924 EAST RIO VISTA AVENUE	[House]	Burlington	WA	98233	72087	1912	Eligible
90	904 EAST RIO VISTA AVENUE	[House]	Burlington	WA	98233	72089	1905	Eligible
91	200 EAST RIO VISTA AVENUE	[House]	Burlington	WA	98233	72676	1912	Eligible
92	220 EAST ORANGE AVENUE	[House]	Burlington	WA	98233	72051	1904	Eligible
93	326 EAST ORANGE AVENUE	[House]	Burlington	WA	98233	72062	1947	Eligible
94	515 EAST ORANGE AVENUE	[House]	Burlington	WA	98233	71793	1914	Eligible
95	720 EAST ORANGE AVENUE	[House]	Burlington	WA	98233	71818	1947	Eligible
96	1017 EAST ORANGE AVENUE	[House]	Burlington	WA	98233	71741	1920	Eligible
97	1121 EAST ORANGE AVENUE	[House]	Burlington	WA	98233	71732	1937	Eligible
98	1025 EAST WASHINGTON AVENUE	[House]	Burlington	WA	98233	71619	1910	Eligible
99	900 EAST WASHINGTON AVENUE	[House]	Burlington	WA	98233	71635	1908	Eligible
100	1001 EAST VICTORIA AVENUE	[House]	Burlington	WA	98233	71501	1923	Eligible

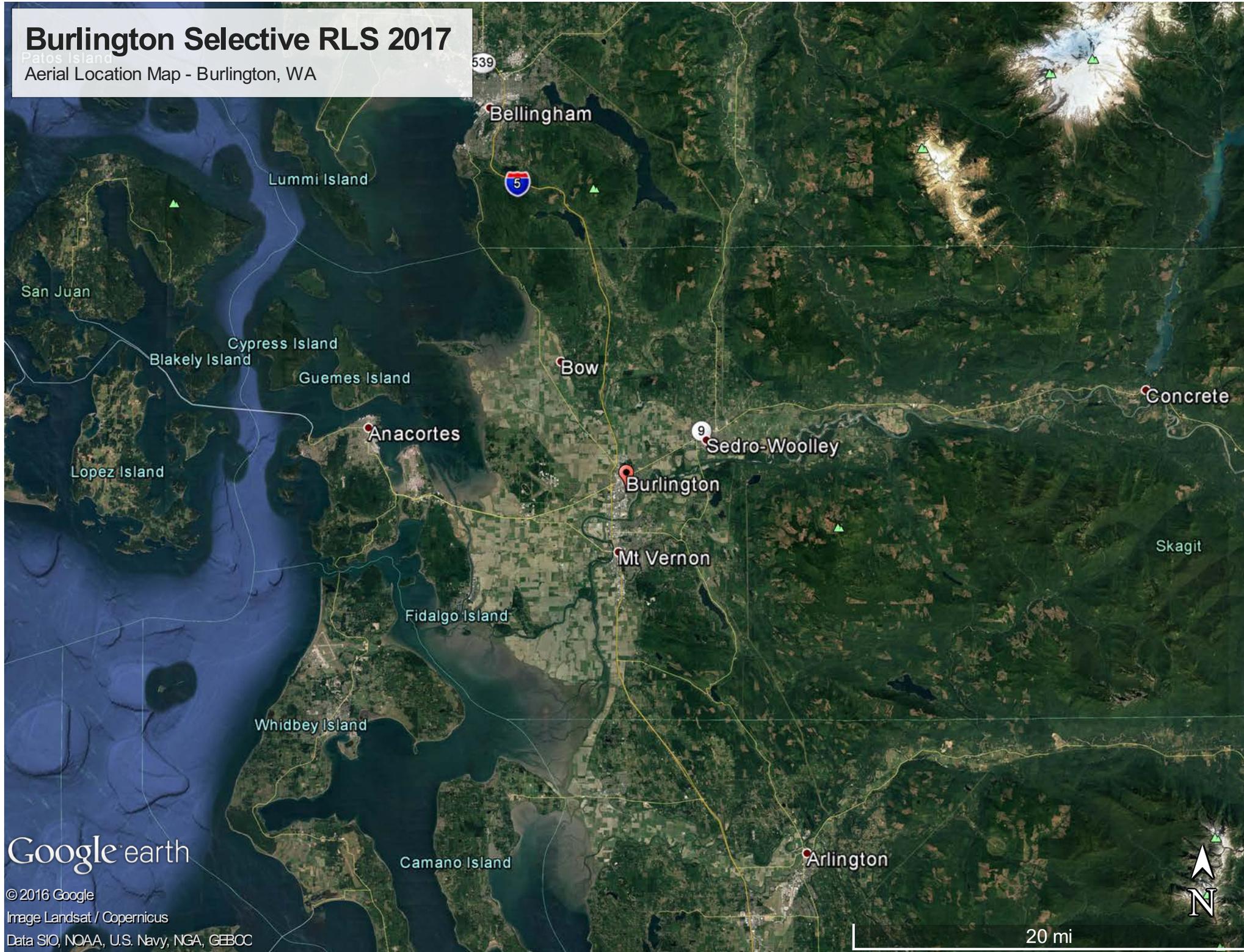


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APPENDIX D SURVEY LOCATION MAPS

Burlington Selective RLS 2017

Aerial Location Map - Burlington, WA



Google earth

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Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



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APPENDIX E RESUMES & SERVICES BROCHURES



KENNY GUNN, M.S.

HISTORIC PRESERVATION SPECIALIST

Responsibilities

Serves as the primary Historic Preservation Specialist for completing a variety of historic preservation services. Responsible for conducting built-environment/cultural resources investigations to assist in the preparation of review documents for compliance with Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA). Other services and responsibilities include National Register of Historic Places Nominations, Historic Resource Survey & Inventory Projects, Historic Context statements, Section 106 Mitigation Projects, and much more. Manages consultation and compliance of documents/reports with State Historic Preservation Office (SHPO) in appropriate state. Experience completing historic preservation contracts and services in Oregon, Washington, Idaho, Montana, and Alaska.

Executive Summary

Gunn has worked as a Historic Preservation Specialist for various private and public organizations, and was an active private historic preservation consultant in the Pacific Northwest for several years. Completed projects and core competencies include National Register of Historic Places nominations, Reconnaissance & Intensive level surveys, Section 106 Review & Compliance, HABS Documentation, Architectural Descriptions & Historical Context statements, Film & Digital Architectural Photography, Historic Architectural Design consultations, historic tax credit applications, and much more.

Gunn holds degrees in architectural studies, historic preservation, and business management. Gunn is a certified Lead-Based Paint and Asbestos Inspector in Oregon, Washington, Idaho, Montana, and Alaska. He also meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History & Historic Preservation.

Education

Master of Science (M.S.)
Historic Preservation
University of Oregon
Eugene, Oregon

Bachelor of Science (B.S.)
Architectural Studies & Business Management
Philadelphia University
Philadelphia, Pennsylvania

Experience

Summit Solutions Group, LLC
Historic Preservation Specialist
May 2015 – Present

Gunn Historic Preservation Consulting
Private Historic Preservation Consultant
August 2011 – May 2015

Adapt Engineering
Historic Preservation Specialist
June 2014 – April 2015

Oregon State Historic Preservation Office
Historic Preservation Specialist
June 2011 – June 2013



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ENVIRONMENTAL SOLUTIONS DIVISION

Independent School c.1919
Benton County, Oregon



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Services

Section 106 Review & Compliance

Support for NEPA Compliance

Section 106 Mitigation Projects

National Register of Historic Places
Determinations of Eligibility & Nominations

Architectural Surveys & Inventories

Architectural Photography

Adaptive Reuse Consultation

Historic Preservation Plans

Historic Structure Reports

Historic Tax Credit Applications

Historic Context & Integrity Evaluations

HABS Documentation

Historic Facade Design Consultation

Summary

Summit Solutions Group offers a wide variety of Historic Preservation services to clients located in the Pacific Northwest. Primary services include conducting built-environment/cultural resources investigations to assist in the preparation of review documents for compliance with Section 106 of the National Historic Preservation Act (NHPA) and National Environmental Policy Act (NEPA). Other services include National Register of Historic Places Nominations, Architectural Survey & Inventory projects, Historic Context statements, Section 106 Mitigation projects, and much more. Summit manages consultation and compliance of documents/reports with State Historic Preservation Office (SHPO) in appropriate state. Summit is proud to offer all Historic Preservation services in Oregon, Washington, Idaho, Montana, and Alaska.

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ENVIRONMENTAL SOLUTIONS DIVISION

SUMMARY & SERVICES

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Services

National Environmental Policy Act (NEPA)

“Environmental Site Pre-Screening”

Biological Assessments & Monitoring

Regulatory & Environmental Consulting

Online Tracking & Real Time Project Status

Wetland Services

Section 106/SHPO Review & Compliance
Historic Preservation & Archaeology

Phase 1 Environmental Site Assessment (ESA)

Phase 2 Environmental Site Assessment (ESA)

Geotechnical Engineering Assessments

Lead & Asbestos Sampling and Testing

Soil Remediation

Soil Resistivity Testing

Structural Assessment/Analysis

Historic Preservation Consulting

ODOT CECI Inspections

1A & Boundary Surveys

Federal, State & Local Agency Consulting

Summary

Summit Solutions Group (“Summit”) Environmental Division is founded on the same quality of excellence as the construction division of the company. While we strive to protect both the built and natural environment, we also strive to give our clients the highest quality of service in all our ventures.

Working out of Portland, the environmental team offers services throughout Oregon, Washington, Idaho, Montana, and Alaska.

SUMMIT SOLUTIONS GROUP, LLC

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