CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2026-09-05847 (Please contact the lead agency for the project number. If associated to SEPA, please contact SEPA@dahp.wa.gov to obtain the project number before creating a new project.)

Author: Meagan Scott and Sara Clowery

Title of Report: Red Barn Ranch

Date of Report: September 2026

County: King Section: 24 Township: 21N Range: 5E

Quad: Black Diamond Acres: 38.69

PDF of Report uploaded to WISAARD report module (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☒ Yes ☐ No

Archaeological Site(s)/Isolate(s) found or amended? ☐ Yes ☒ No

Cemetery/burial site 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 #:

_____

_____

_____

_____

FINAL

RED BARN RANCH, KING COUNTY, WASHINGTON

Cultural Resources Assessment

Prepared for
1BSeattle Parks and Recreation

September 2026

ESA



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Prepared by
Meagan Scott, M.U.P., and Sara Clowery, M.A., RPA

This report is exempt from public distribution and disclosure (RCW 42.56.300)

ESA Project Number: D202300938.07
DAHP Project Tracking Number: 2026-09-05847

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ABSTRACT

Seattle Parks and Recreation (SPR) retained Environmental Science Associates (ESA) to conduct a Cultural Resources Assessment for the Red Barn Ranch facility (Project). Red Barn Ranch is located at 17601 SE Lake Moneysmith Road, Auburn, and the Project Area encompasses the entirety of King County tax assessor parcel number 2421059004. SPR is proposing to demolish three buildings on the parcel, and may also demolish a grain silo on the site. The planned demolition is in response to safety issues (deteriorating and vacant buildings); future plans for the site are currently not identified. No ground disturbance is included as a part of the Project. The Project has received a grant from King County, and the grant requirements include a cultural resources survey report that meets the Washington Department of Archaeology and Historic Preservation's reporting standards. The authors of this report meet the Secretary of the Interior's Professional Qualifications Standards for Archaeology and Architectural History.

There are no recorded archaeological sites, cemeteries, or Traditional Cultural Places within the Project Area. The Cultural Resources Assessment examined the entire Project Area, and the built environment survey identified seven historic resources. All of these resources were recorded at a reconnaissance level on Historic Property Inventory forms. This Project does not involve any ground disturbance, and therefore no archaeological survey was undertaken.

A farm was established within the Project Area sometime prior to 1936. In the 1960s, the facilities were used as a sports camp, and subsequently by the City of Seattle as an outdoors camp for Seattle schoolchildren and a variety of other groups. The City functionally rebuilt the facility in two phases in 1971 and 1972; both rebuilds were designed by local architecture firm Hobbs-Fukui Associates. Red Barn Ranch continued to host camps through 1994 with periods of closure. After 1994, several non-municipal organizations rented the facility and grounds, which continues through to today. Currently, the buildings are all vacant and boarded up; programming does not include the use of any of the buildings.

Hobbs-Fukui Associates was a prominent Seattle firm and began winning awards for its work almost immediately after David Fukui joined as principal in ca. 1969. The firm was a part of a group that helped reimagine downtown Seattle and their work informed City design. Richard Hobbs described their – and particularly Fukui's – style as "Northwest contemporary with an edge. Very angular. We were throwing angles into the rectangles." It is ESA's opinion that Red Barn Ranch is exemplary of their style and is eligible for listing in the National Register of Historic Places under Criterion C as a historic district and that one building, the Assembly Building, is individually eligible, also under Criterion C. ESA recommends that all of the buildings are contributing resources to the district except for the Grain Silo, and that the period of significance is 1971–1972.

Given that the Project proposes to demolish three contributing buildings, ESA recommends the following mitigation: continued retention of the Assembly Building and the development of an online resource documenting the history of Red Barn Ranch.

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1. INTRODUCTION

Seattle Parks and Recreation (SPR) retained Environmental Science Associates (ESA) to conduct a Cultural Resources Assessment for the Red Barn Ranch (Project).

1.1 Project Location

The Project is located at 17601 SE Lake Moneysmith Road, Auburn, King County, Washington in Section 24 of Township 21 North, Range 5 East, on the Black Diamond, WA 7.5' series topographic map (Figure 1, Figure 2). It is located on King County tax assessor parcel number 2421059004.

1.2 Proposed Project

There are six buildings, two sheds, and a grain silo on the parcel; SPR plans to keep three buildings (and the sheds) and demolish the other three, which are in poor condition, to prepare the site future programming. SPR may demolish the grain silo as well. Figure 3 shows the site using SPR building numbers, while Figure 4 labels the resources using historic names, which are used throughout this report. Buildings planned for demolition are the Bunkhouse (Building A), Bathhouse (Building B), and the Staff Building (Building C). The planned demolition is in response to SPR-identified safety issues (deteriorating and vacant buildings); future plans for the site are currently not identified. The Project includes demolition of the buildings, but the concrete pads will remain in place and no ground disturbance is planned. Given that the Project does not include ground disturbance, no archaeological survey was undertaken.

The Project would also create approximately 20,000 square feet (0.46 acre) of dedicated field "arena" space for outdoor equestrian activities that a Project partner will provide (see Figure 5). No ground disturbance is proposed for this arena space, only ground surface enhancement/amendment through deposition of additional soils.

1.3 Regulatory Environment

SPR has received a capital project grant from King County for the Project (grant agreement 6492325). The King County grant requires the following:

> *The Grant Recipient shall retain a qualified professional archaeologist to survey all parts of the project area where project-related ground disturbance will occur. The professional archaeologist may contact the King County Historic Preservation Program's Archaeologist, Philippe LeTourneau (206-477-4529 or philippe.letourneau@kingcounty.gov), with any questions about the scope of work. The professional archaeologist shall complete a survey report that meets the Washington Department of Archaeology and Historic Preservation's*

reporting standards, create a new project in WISAARD (as needed), upload the report, and add the King County Historic Preservation Program (not DNRP or Parks) as an Organization and Phil LeTourneau as an individual (KC HPO affiliation) with Editor access. The survey report shall include 1) a USGS topographic map and an aerial photograph showing shovel probe locations and 2) detailed stratigraphic information for the surveyed area. The professional archaeologist shall notify the Affected Indian Tribes of their field schedule so that the Tribes can send staff to observe the field work. Prior to construction, the Grant Recipient will submit a copy of the report to the King County Historic Preservation Program's Archaeologist. The Grant Recipient will be required to comply with any recommendations made by the King County Historic Preservation Program's Archaeologist because of the professional archaeologist's work. Additional investigations could be required to comply with state laws and regulations related to cultural resources if significant cultural resources are identified during the survey investigation. The Grant Recipient shall Cc their King County Parks Grant Manager on all emails with Historic Preservation Program staff.

Note that this language is general for grant recipients. This Project does not involve any ground disturbance, and therefore does not include a subsurface survey. As such, portions of the grant language related to an archaeological survey do not apply to this Project.

1.4 Project Area

The area in which the work will occur is only a small portion of the larger parcel. SPR may elect to demolish additional buildings and/or conduct ground-disturbing activities during later phase(s), although this is based on both budget and building condition. To support this possible future work, the Project Area examined for this assessment includes the entire 38.69-acre parcel.

1.5 Evaluation Criteria

This report examines identified resources under the criteria established by the National Historic Preservation Act to evaluate resources for their potential eligibility to be listed in the National Register of Historic Places (NRHP). For a property to qualify for the National Register, it must meet at least one of the NRHP criteria for evaluation by being associated with an important historic context and retaining historic integrity of those features necessary to convey its significance. Criteria for listing in the NRHP are as follows (NPS 1997):

> *The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> *A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. That are associated with the lives of significant persons in or past; or*
>
> *C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic*

values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. *That have yielded or may be likely to yield, information important in history or prehistory.*

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) *A religious property deriving primary significance from architectural or artistic distinction or historical importance; or*

b) *A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*

c) *A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or*

d) *A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*

e) *A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*

f) *A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or*

g) *A property achieving significance within the past 50 years if it is of exceptional importance.*

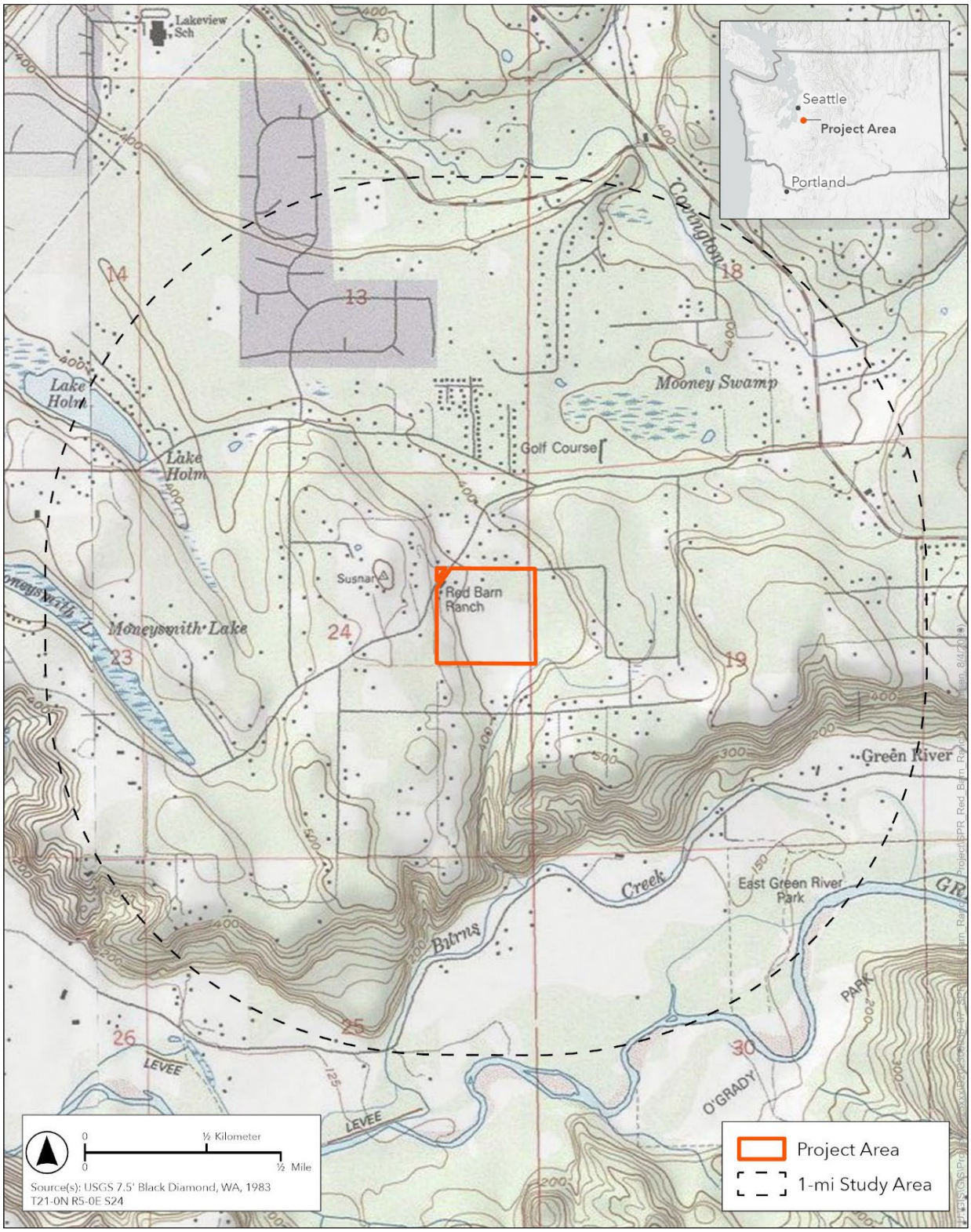

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Figure 1.
Project Area and Study Area



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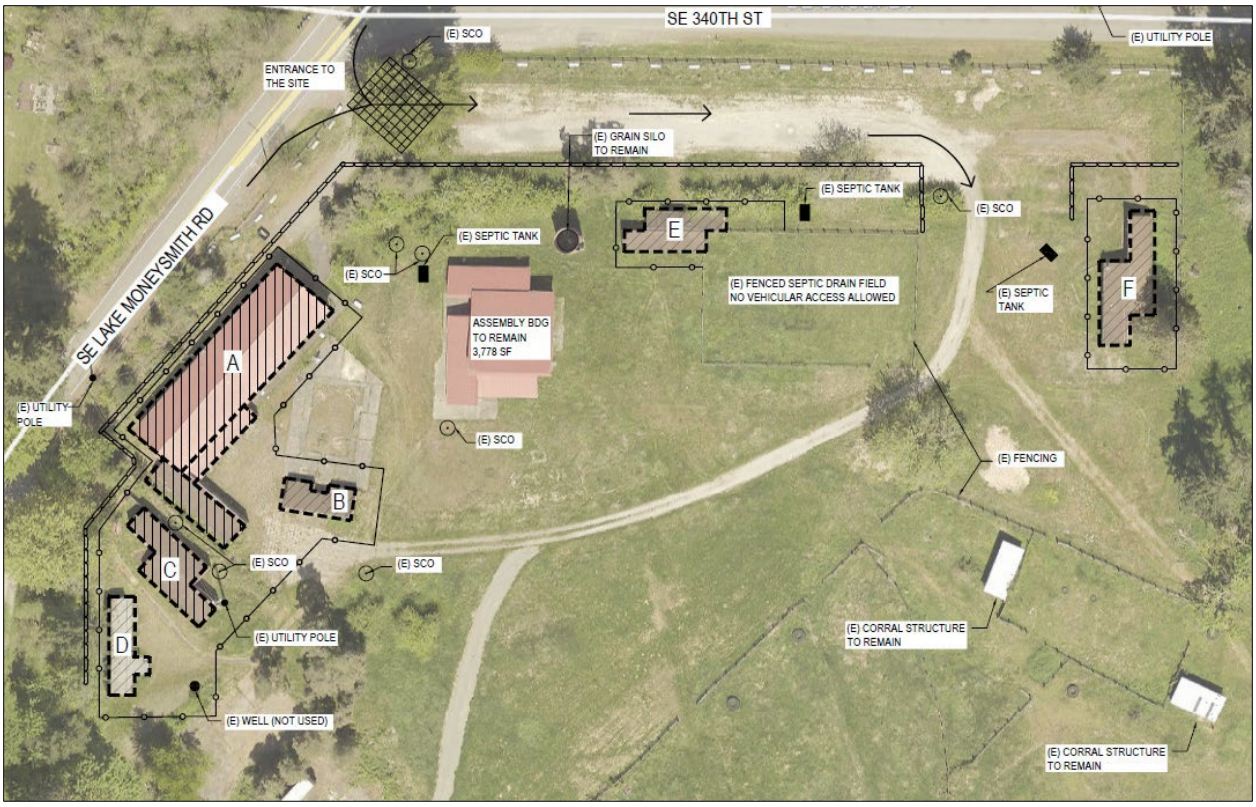
Figure 2.
Project Area on aerial photograph



Provided by SPR

Figure 3.
Detail showing buildings within the Project Area (SPR building identification)



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Figure 4.
Buildings within the Project Area (building names used in this assessment)



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Figure 5.
Detail showing approximate proposed arena space (southeast of Figure 3 and Figure 4)

2. PROJECT SETTING

2.1 Research Methodology

This Project Setting was prepared using a 1-mile radius Study Area from the Project Area (Figure 1). ESA reviewed past cultural resources assessments, recorded archaeological sites, ethnographic studies, inventoried historic resources (buildings, districts, structures, objects, and sites), archival records (historical maps, aerial imagery, landowner records, published histories), geological maps, soils surveys, and other environmental reports.

These sources were reviewed to identify any cultural resources, including archaeological sites, cemeteries, and properties identified by Tribes as having traditional religious and cultural importance or significance (also referred to as Traditional Cultural Places by the National Park Service), within the Project Area, and the probability for unrecorded resources, along with the area's context of historic architecture. The following specific repositories were consulted: the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database maintained by the Washington State Department of Archaeology and Historic Preservation (DAHP), and historic maps and aerial photographs.

2.2 Environmental Setting

2.2.1 Geomorphology

The Project Area is situated within the Puget Trough physiographic and geologic province, a region of Western Washington that was glaciated by a lobe of the Cordilleran Ice Sheet near the end of the Pleistocene epoch (Franklin and Dryness 1988). More specifically, the Project is located within the Puget Lowland, an elongated structural and topographic basin between the Cascade Range and the Olympic Mountains (Troost and Booth 2008). At least seven major cycles of glacial advance and retreat impacted the geology of this area since the beginning of the Pleistocene epoch (ca. 2.58 million years ago [mya]). During the most recent glacial advance – the Vashon Stade of the Fraser glaciation (16–13.6 thousand years ago [kya]) – the front of the Puget lobe of the Cordilleran Ice Sheet advanced from western Canada into Washington, extending to near present-day Tenino, before retreating (Troost and Booth 2008).

The Project Area is north of the Green River valley within Pleistocene-aged continental glacial drift (Qgo) consisting of mostly well-sorted pebble-and-cobble gravel deposited along and beyond the retreating front of the Puget glacial lobe by a large ice-marginal stream that included meltwater from the Puget lobe and discharged from rivers draining the Cascade Range (Figure 6). Thickness of the glacial drift stratum is generally 10 to 50 feet. A sliver of the western extent of the Project Area is moderately drumlinized Pleistocene-aged continental glacial till (Qgt) consisting of mostly thin ablation till over lodgment till (Mullineaux 1965).

Any precontact archaeological deposits within the Project Area would most likely post-date the Vashon Stade.

2.2.2 Soils

The Natural Resources Conservation Service (NRCS) Web Soil Survey maps soils within the Project Area as belonging to the Alderwood soil series (Figure 7; NRCS 2018). Alderwood gravelly sandy loam is common across glacially modified hills and ridges within glacial drift plains formed from a parent material of glacial drift and outwash over dense glaciomarine deposits (NRCS 2018). This soil is moderately well drained with no flooding or ponding and slopes between 0 and 65% (NRCS 2018). The typically soil pedon (profile) of the Alderwood soil series consists of the following (NRCS 2018):

- **A horizon (0 to 18 centimeters[cm]/ 0 to 7 inches):** Brown (10YR 5/3) gravelly sandy loam; moderate fine granular structure; many fine roots; few fine irregular pores; 20% gravel; moderately acid (pH 5.8); abrupt smooth boundary.

- **Bw horizon (18 to 75 cm/ 7 to 30 inches):** Yellowish brown (10YR 5/4) to pale brown (10YR6/3) very gravelly sandy loam; weak medium subangular blocky structure; common to many fine roots; many fine tubular and irregular pores to few very fine tubular pores; 35 to 40% gravel; moderately acid (pH 5.8); with a gradual smooth to clear wavy boundary.

- **Bg horizon (75 to 89 cm/ 30 to 35 inches):** Light yellowish brown (2.5Y 6/4) and light brownish gray (2.5Y 6/2) very gravelly sandy loam; massive; few fine roots; common fine tubular and interstitial pores; reddish yellow (7.5YR 6/6) masses of oxidized iron around rock fragments; 45% gravel; moderately acid (pH 6.0); abrupt wavy boundary.

- **2Cd horizon (89 to 150 cm/ 35 to 59 inches):** Light brownish gray (2.5Y 6/2) very gravelly sandy loam to light gray (2.5Y 7/2) dense glacial till that breaks to very gravelly sandy loam; massive; few fine roots to none; few fine tubular pores to none; iron-manganese masses and masses of oxidized iron in cracks to no masses; 40% gravel; moderately acid (pH 6.0).

Soil types mapped within the Project Area have a depth to densic contact of between 50 and 100 cm indicating that precontact archaeological deposits would be most likely to occur within the A and upper Bw horizons.

2.2.3 Flora and Fauna

The Project Area consists of gently sloped undulating plateau land overlooking the Green River valley to the south with an elevation that ranges between approximately 435 feet (132 meters) above mean sea level (amsl) in the southwest to approximately 395 feet (120 meters) amsl in the southeast. The nearest water sources include a tributary to Burns Creek adjacent to the Project Area's southeast corner, Mooney Swamp approximately 0.53 mile to the northeast, Moneysmith Lake approximately 0.81 mile to the southwest, Lake Holm approximately 0.84 mile to the northwest, and the Green River approximately 1.21 miles to the southwest. Today, the Project Area is mostly clearcut, unused agricultural land with patches of forested land in the southwest and northeast and buildings in the northwest.

The Project Area is situated within the western hemlock (*Tsuga heterophylla*) vegetation zone, which encompasses most of Western Washington (Franklin and Dryness 1988). Native species characteristic of this environment include a variety of ferns, Oregon grape (*Mahonia aquifolium*), oceanspray (*Holodiscus discolor*), salal (*Gaultheria shallon*), trailing blackberry (*Rubus ursinus*), red huckleberry (*Vaccinium parvifolium*), western redcedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), maples (*Acer* spp.), and alders (*Alnus* spp.).

Native mammalian fauna typical of the western hemlock zone include deer (*Odocoileus* spp.), cougar (*Puma concolor*), elk (*Cervus canadensis*), black bear (*Ursus americanus*), coyote (*Canis latrans*), beaver (*Castor canadensis*), skunk (*Mephitis mephitis*), weasel (*Mustela* spp.), and muskrat (*Ondatra zibethicus*) (Franklin and Dyrness 1988).

Anadromous fish that are available within the Middle Green River Subwatershed surrounding the Project Area include the Chinook (*Oncorhynchus tshawytscha*), coho (*O. kisutch*), chum (*O. keta*), pink (*O. gorbuscha*), and sockeye salmon (*O. nerka*); steelhead (*O. mykiss*); and coastal cutthroat trout (*Oncorhychus clarkii clarkii*; KC DNRP 2011). Historically, it is believed the bull trout (*Salvelinus confluentus*) were also present (KC DNRP 2011).

The Study Area's diverse natural environment provided both Indigenous populations and historic settlers plentiful plant and animal resources both seasonally and year-round. The archaeological remains of human occupation of the area may record food, medicinal, ceremonial, and raw material preferences and inform upon temporal and spatial patterns of resource use and important historic technologies/ industries.

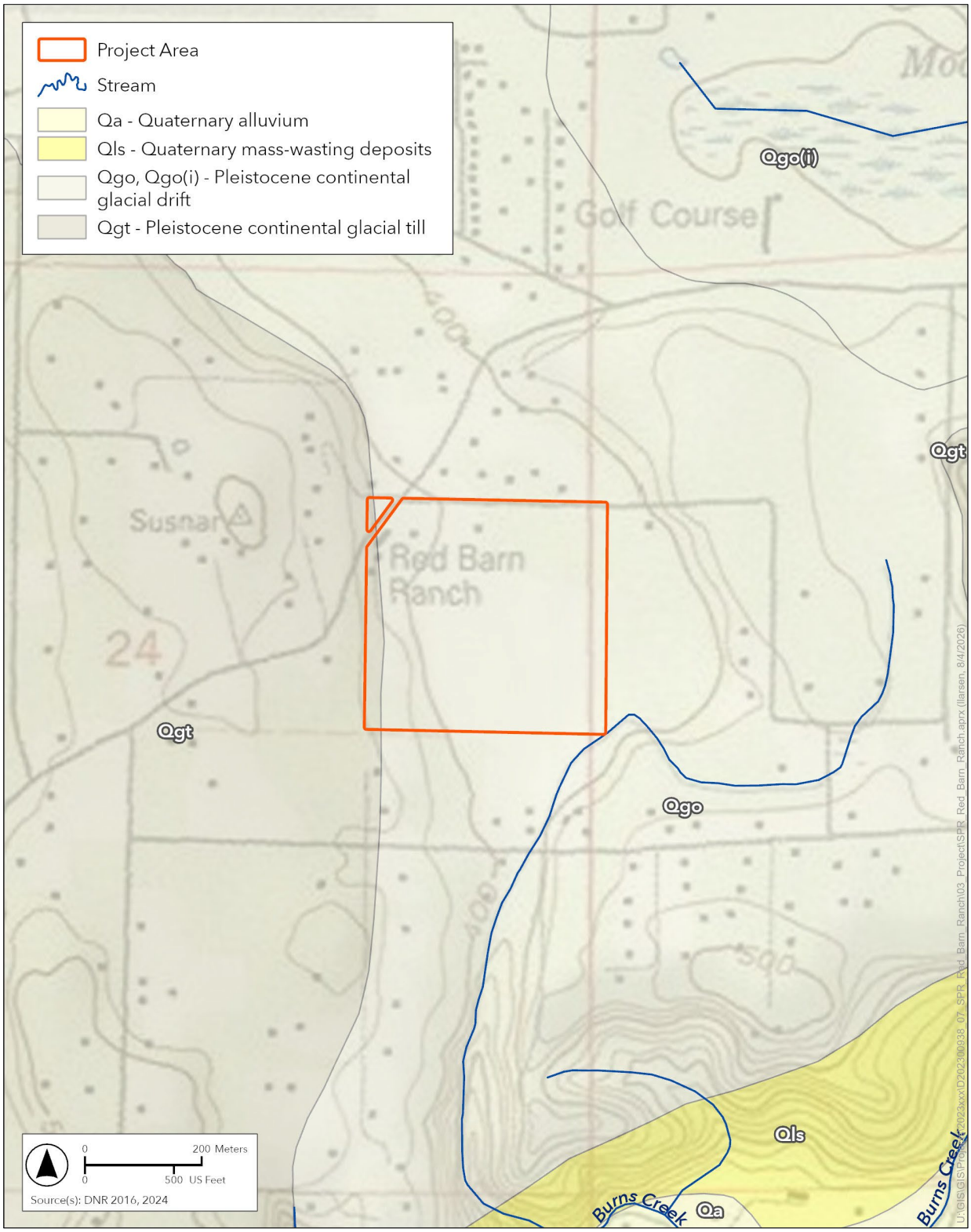

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Figure 6.
Geology of the Project Area

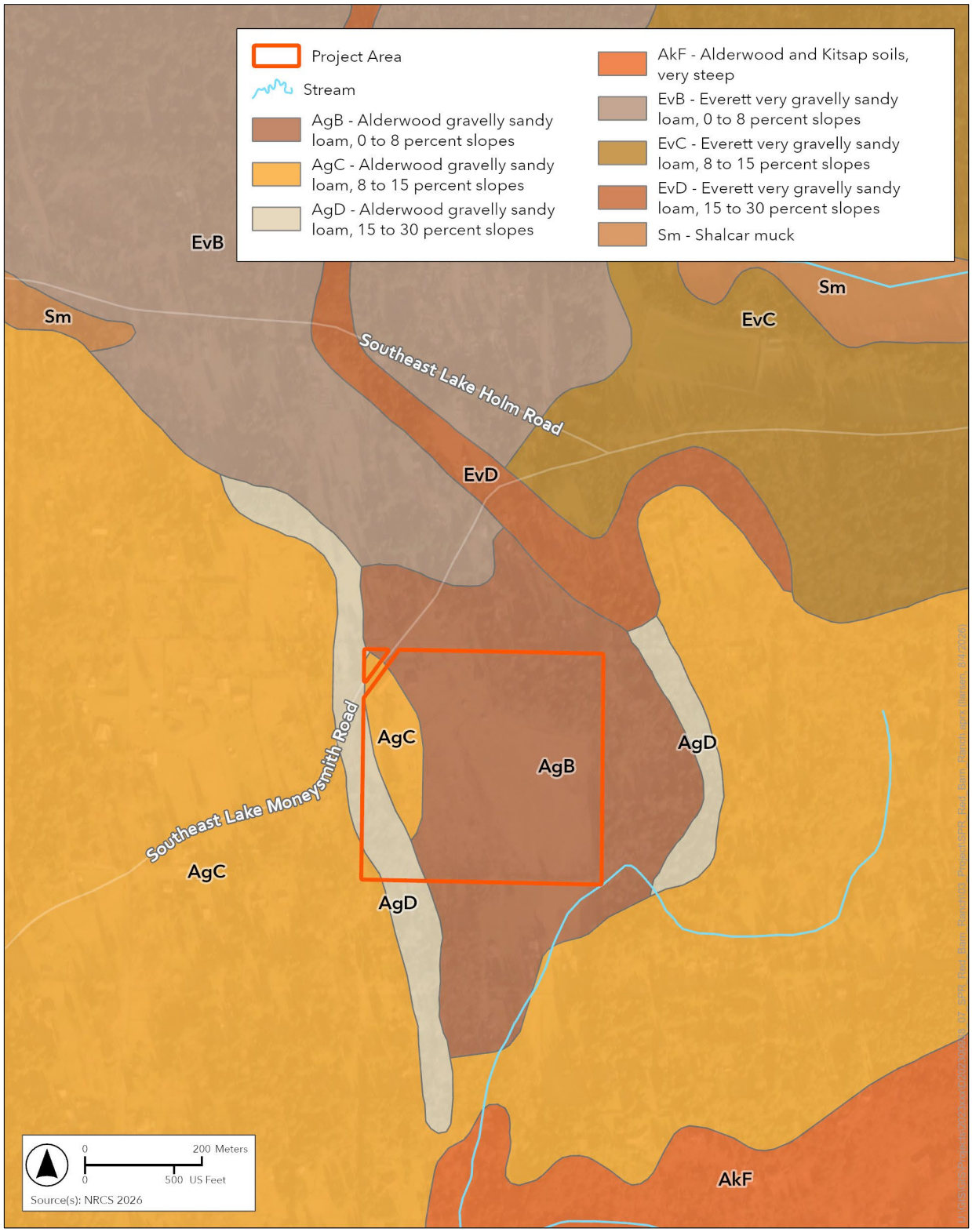

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Figure 7.
Soils in the Project Area

2.3 Cultural Setting

2.3.1 Precontact Setting

Overview

The precontact cultural chronology of the Pacific Northwest and Puget Sound from the Late Pleistocene onward has been previously summarized (Ames and Maschner 1999; Blukis Onat et al. 2001; Kidd 1964; Kopperl et al. 2016; Matson and Coupland 1995; Nelson 1990). The various chronologies generally agree on broad patterns in culture but may differ regarding the timing and significance of changes in specific aspects of culture, such as subsistence, technology, and social organization. The following discussion of cultural-historical sequence draws broadly on the various chronologies, but follows Kopperl et al. (2016) by recognizing five periods, which are summarized in Table 1. The Late Pacific period overlaps slightly with the post-contact era as described below.

TABLE 1. PRECONTACT PERIODS

Period	King County Analytic Period	Approximate Date Range	Characteristics
Late Pacific	5	2,500 cal BP – 200 cal BP	Represented by seasonal habitation areas associated with resource procurement and increased variability in burial methods. Site types include winter villages, base temporary habitation areas, field temporary habitation areas, resource gathering sites for hunting, fishing, plants, and quarry sources.
Middle Pacific	4	5,000 cal BP – 2,500 cal BP	Represented by large plank houses, increase in decorative items, woodworking tools (adzes, mauls, wedges). Site types include possible villages, base and field seasonal habitation areas, resource gathering sites for hunting, fishing, plants, and quarry sources.
Early Pacific	3	8,000 cal BP – 5,000 cal BP	Located in marine and estuary settings; represented by large shell middens and decorative artifacts such as labrets and bracelets. Site types include base and field seasonal habitation areas, and various resource gathering and non-residential sites.
Archaic	2	12,000 cal BP – 8,000 cal BP	Often referred to as Olcott culture and located in riverine and lake settings; represented by cobble tools and lanceolate projectile points. Site types include small base and field seasonal habitation areas, resource gathering, and quarry sites.
Paleoindian	1	14,000 cal BP – 12,000 cal BP	Often referred to as Clovis culture, represented by projectile points. This period represents post-glacial entry of humans into the Puget Sound basin. Site types include small seasonal habitation areas, resource gathering near those areas, and isolate finds.

cal BP = calibrated years before the present; Source: Kopperl et al. 2016

Study Area

There are no identified precontact-era archaeological sites within the one mile Study Area, although there are three known Coast Salish named places, all approximately one mile south of the Project Area, along the Green River (see below). There are, however, several more named places, including multiple village sites along the Green River, outside of the Study Area, along with several more village or settlement locations along Big Soos Creek, approximately 3.5 miles west of the Project Area. Taken together, they illustrate the precontract-era use of the wider area by Coast Salish peoples.

2.3.2 Post-contact and Historic Setting

Overview

Tribes hold complete knowledge of their history. The following section references published materials by Native scholars during the 20th and 21st centuries as available and non-Native people from the 19th, 20th, and 21st centuries. The latter materials often do not present the full and accurate understanding of Tribal history and knowledge. The authors acknowledge that these sources inherently contain deficiencies, and use of them is not intended to substitute or supersede historic knowledge held within Tribes. This discussion presents a brief summary of cultural practices for the purposes of informing expectations regarding the presence of archaeological and other cultural resources within the Project.

The Study Area and its vicinity are within the traditional lands of the Southern Coast Salish (Suttles and Lane 1990), including but not limited to the *sqʷəpábš* / Skopamish (Green River people) whose descendants along with the *stqábš* / Stkamish (Lower White River people) and the *sbalxqʷuʔábš* / Smulkamish (Upper White River people) are members of the federally recognized *bəqəlšuł* Muckleshoot Indian Tribe, as well as other groups throughout the region through intermarriage (Haeberlin and Gunther 1930; Lane 1972; Muckleshoot Indian Tribe 2026; Spier 1936; Suttles and Lane 1990). The Study Area would have also been utilized by neighboring groups including the *spuyaləpabš* (Puyallup) and *dxʷdəwʔábš* (Duwamish) along with other regional Tribes (Smith 1940). Members of these groups were traditionally connected in many ways including marriage, shared language (Southern Lushootseed), cultural and spiritual practices, and overlapping areas for hunting, fishing, and resource gathering (Suttles and Lane 1990). Oral traditions support the presence of Southern Coast Salish people in this portion of Puget Sound since time immemorial, and this is also supported by archaeological evidence within the region (Kopperl et al. 2016).

The Southern Coast Salish culture groups share similarities in subsistence patterns, structures, and other cultural practices. Permanent and seasonal campsites were located at specific locations ideal for resource gathering, hunting, and travel. Villages were located at the mouths of rivers, river confluences, and terraces, following a seasonal round for subsistence and resources. Southern Coast Salish relied heavily on salmon for subsistence, supplementing this diet with other resources found in marsh and river environments. The White and Green rivers and their tributaries are important fishing resources. Traditional fishing techniques for saltwater environments include trolling, long-lining, raking, spearing, harpooning, and seining. Techniques for riverine settings include lift nets associated with weirs, gaffing, falls traps, river seines, and spearing. Berries, roots, and other plants provide additional key components of the traditional diet along with shellfish and select terrestrial and marine animals. A variety of plants serve many purposes in traditional practices (Smith 1940, 1941; Suttles and Lane 1990).[1]

There are several locations along the Green and White Rivers between Black Diamond and Auburn with recorded Coast Salish names, although many of them are outside of the one mile Study Area. The Green River is located approximately one mile south of the Project Area; named locations that may be within the Study Area are listed in Table 2. These may also fall just outside the Study Area. In addition to the

[1] Smith's informants were William Wilton and Mary Anne Dean, river Puyallup; John Milcane, inland Puyallup; Annie Squakwium, inland Puyallup; Annie Squally, inland Puyallup; Jerry Meeker, Carr Inlet; Joe L. Young, Steilacoom; Mrs. Peter Kalama, Nisqually, Peter Kalama, Nisqually, John le Clair, Nisqually; Mrs. Riddle, Sahehwamish; and Mrs. William Wilton, Squakson (Smith 1940:xii).

locations listed below, several more locations with available place names are located to the southeast and southwest. These are approximately between 1.2 and 3 miles away from the Project Area. Named locations include two "old village site[s]," both located roughly 2 miles southwest of the Project Area (Hilbert et al. 2001:156, 157, nos. 253 and 254). Villages were the primary basis for shared group identity. Coast Salish groups that live along the Green River and its tributaries have used the Study Area and its vicinity since time immemorial for various levels of habitation and resource gathering.

TABLE 2. PLACE NAMES WITHIN 1 MILE OF THE PROJECT AREA

Distance from Project Area	Lushootseed Name	English Translation	Description	Citation
South, along the Green River	š(ə)qaʔɬducid [H] Ska'Ldu-tsid [W]	Upper Lip [H, W]	*"'Upper lip,' for the mouth of a creek. The creek itself is called SkaLd, mentioned below."*	Hilbert et al. 2001:156, 157, no. 256
South, along the Green River	T^{3}tsxe'bats	Where Horsetail Ferns Abound	*"'Where horsetail ferns abound,' for a small flat at the river's edge. This plant is called XebXeb."*	Hilbert et al. 2001:156, 158, no. 256a
South, along the Green River	liq̓ədac [H] Li'Eq^{3}t1dä'ts [W]	Where Red Paint Grows [H] Face Paint [W]	*"From li'Eq^{3}t1d 'face paint,' for a place where some reddish rocks ran down from the ridge. The people gathered the red material and baked it in the fire. The reddest part they selected and pounded up for painting. This place is on the south bank of the river, the first large bluff south of the Diamond Mineral Spring."*	Hilbert et al. 2001:156, 158, no. 257

[H] Hilbert et al. 2001; **[W]** Waterman, as identified in Hilbert et al. 2001

Non-Indigenous settlement of the Study Area began in the mid-1800s when settlers started to arrive and reconfigure the land toward their ends. With the passage of the 1850 Donation Land Claim Act, settlers began to claim homestead lands throughout the Pacific Northwest. These early settlements and land claims were focused on key routes of access and areas rich in resources. The traditional mobile subsistence strategies of hunter-fisher-gatherers were increasingly disrupted as settlement progressed. These impacts on Native American groups within the Puget Sound region are documented by the treaties that were signed and the reservations that were established where these groups were forced to relocate from their traditional lands (Suttles and Lane 1990).

In the 19th century, the US Government entered into a series of treaties with Coast Salish throughout the Puget Sound region. The US Government negotiated the 1854 Treaty of Medicine Creek with the Puyallup, Nisqually, and Squaxin Island Tribes and the 1855 Treaty of Point Elliott with the Duwamish and allied Tribes (Marino 1990). As successors to the Duwamish and Upper Puyallup at the time of the treaties, the Muckleshoot Indian Tribe was recognized as a party to both treaties (Muckleshoot Indian Tribe 2026). Reservations were established for the Muckleshoot and expanded for the Puyallup after the Treaty Wars of 1855–1856. The Muckleshoot Reservation is located southeast of the present City of Auburn, approximately 2.5 miles south and west of the Project Area. Not all Coast Salish relocated to these reservations; some individuals remained in their traditional lands (Lane 1972).

Red Barn Ranch

A land survey from 1867 did not map any trails or homesteads within the Study Area, although a subsequent survey of the adjacent township from 1883 mapped a road, the Green River Wagon Road,

approximately 0.5 mile south of the Project Area (US Surveyor General 1867, 1883). The road follows the general alignment of today's SE Green Valley Road. Today's SE Lake Moneysmith Road was established in 1888 as County Road 212 (Charles White Road; King County Road Services Division 1888).

The first land patent filed for the Project Area was in 1894, to Joseph Vaughan (BLM 2024). No records associated with a Joseph Vaughan of the correct birth year have been identified, and no additional information about him is known. An 1897 map shows a building near or at the western edge of the Project Area, along County Road 212. The building remains on historic maps through 1900 but appears to be removed in a 1936 aerial photograph (King County 2026 [1936]; USGS 1897, 1900). By 1907, the land was owned by G. Bergstron, who continued to own it until at least 1912 (Anderson Map Company 1907; Kroll Map Company 1912). The Timber Cruiser map from 1908 of this section identifies that all or most of the Project Area was a cleared field and "old houses" were to the west, on the other side of SE Lake Moneysmith Road. It also details Bregstrom's farm, which included a two story house, barn, shed, "other buildings (old)," 50 fruit trees, board and rail fences, farming implements, eight cows, and two horses" (King County Assessor 1908).

By 1926, the Project Area was owned by Egan and Gertrude Bogaty (Kroll Map Company 1926a). A decade later, the land had once again been sold, and in 1936 was owned by Frances H. Calvert (Metsker Map Company 1936a). A 1936 aerial photograph (Figure 8) provides evidence of a well-established farm on most of the parcel (King County Assessor 2026 [1936]).

Within the one mile Study Area, maps from 1912 and 1926 show a notable difference: by the later year, there were far more, smaller, land holdings, and this pattern of subdivision continued into the 1930s. Broadly speaking, land within the Study Area was owned by individuals, although the Weyerhaeuser Company owned land to the north, and in 1936 the First National Bank of Seattle owned land directly east of the Project Area (Kroll Map Company 1912, 1926a, 1926b; Metsker Map Company 1936a, 1936b).

According to a newspaper article, Red Barn Ranch was "sold in 1960 to become a rest home with construction of the building which is the present bunkhouse" (Belanger 1982). A Dr. Singer from Tacoma purchased the facility (in 1960) intending to develop a convalescent home for his patients. He built the extant bunkhouse around the time of purchase. Before he could open the facility, however, he died of a heart attack and his widow sold the facility (Sherwood 1974).

In the 1960s, Elgin Baylor purchased the land (Sherwood 1974; SPR 2026). SPR notes that he purchased the property in 1966, although a real estate listing in 1968 appears to match the site's description: "Red Barn Ranch, 40 Acres, 37 motel-type sleeping rooms, $7,500 stainless steel kitchen, 20'x40' heated sw pool, large barn with recreation and movie room. Also 4 bdrm farm house" (*Seattle Daily Times* 1968). This description is also in line with a 1960 aerial photograph, which shows the extant bunkhouse (Building A in Figure 3), a large building (barn) to the east of the bunkhouse (no longer extant, seen in Figure 9 and in the background of Figure 17), and smaller outbuildings gathered nearby (NETRonline 2026).

Regardless of when precisely Baylor purchased Red Barn Ranch, in 1966 he operated a sports camp at the facility (*Seattle Daily Times* 1966). Two years later, the camp was advertised as "Al Bianchi's Supersonic Basketball Camp" (Bianchi was the first coach of the Seattle Sonics from 1967–1969), although Baylor

remained part owner (Fair 1968; *Seattle Post-Intelligencer* 1968a). The 1968 camp hosted 250 students and featured members of the Sonics, National Basketball Association (NBA) basketball players Alex Hannum and Jerry West, along with Baylor himself (*Seattle Post-Intelligencer* 1968a). According to SPR (2026), Baylor's goal for the Red Barn Ranch was "Black property ownership in service for Black youth."



Source: King County Assessor 2026 [1936]

Figure 8.
A 1936 aerial photograph of the Project Area, showing the farm

Baylor (1934–2021) grew up in Washington, DC, and did not start playing basketball until high school, as the playgrounds in DC did not allow Black children to play on them. Baylor transferred to Seattle University in his sophomore year of college (1956–1957 school year). Following the next season (1957–1958), he was the first pick in the NBA draft by the Minneapolis Lakers (the team would move to Los

Angeles in 1960) and left school at the end of his junior year.[2] Baylor played for the Lakers for his entire career as a player, which ended in 1971 due to an injury. He was elected to the Basketball Hall of Fame in 1977, was a ten-time All-NBA first team selection and 11-time All Star, and was considered the Lakers' first superstar (Kupper 2021; Seattle University 2025).

In 1969, the City of Seattle purchased Red Barn Ranch with a grant of $235,000 (Belanger 1982). A fire in 1969 (seemingly during purchase negotiations) significantly damaged the bunkhouse, which was later renovated to be usable (details below; Sherwood 1974). Starting in 1969, the site hosted day camp[3] activities for students to introduce them to "horses, map and trail skills, fishing, camping and swimming" through a program called the Summer Empasis on Education and Knowledge (SEEK) program. SEEK was a joint venture between Seattle Public Schools and the City's Model Neighborhoods (later Model Cities) program, which largely served Black students from the Central Area/District (*Seattle Daily Times* 1970; *Seattle Post-Intelligencer* 1969, 1970a, 1970b).[4] The Model Cities program was a federal "effort by the Lyndon Johnson administration to reduce urban poverty, [and] ended in 1974" (Russillo 2021). During a six month period in 1970, the programming at Red Barn Ranch served 1,607 students; about 200 more could not be served due to capacity limits. Due to a "reconstruction period" that the Central Area School Administration underwent at the end of the 1970 school year, the program ended (*Seattle Post-Intelligencer* 1970b).



Source: Seattle Municipal Archives, image no. 30135

Figure 9.
Looking northwest at Red Barn Ranch in 1970, before the City's improvements

[2] Baylor had also been drafted by the Lakers after his sophomore season, but remained in university for another year.

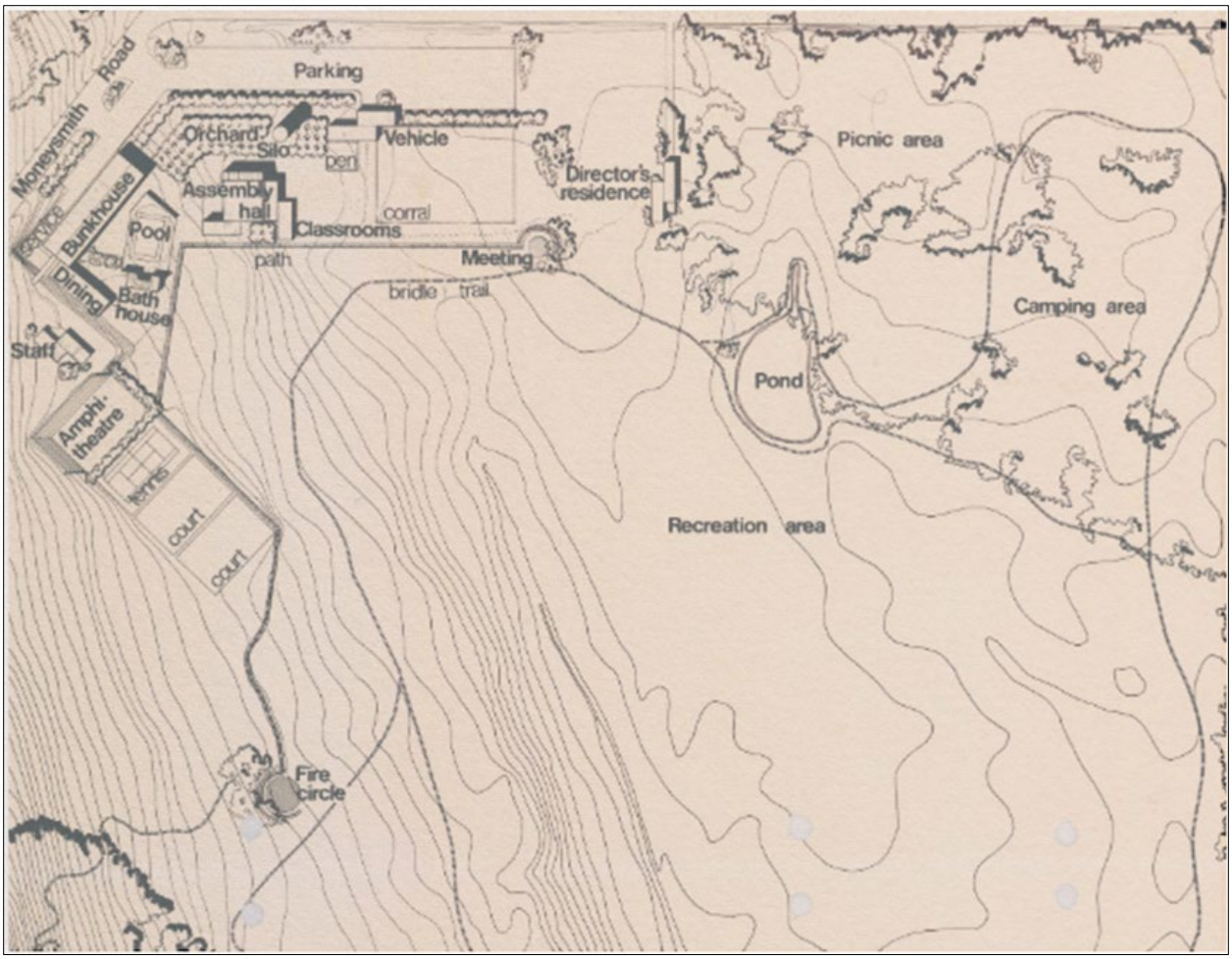
[3] According to Sherwood (1974), the Bunkhouse was so damaged that it could not be used and so no overnight programs could occur until it was fixed.

[4] According to Belanger (1982), the Model Cities program leased the land before purchasing it.

Following this, the City began construction/renovation at the Red Barn Ranch in mid-1971. The first phase, which cost $65,000, "included renovation of both the swimming pool and exterior of the bunkhouse, construction of a new swimming pool enclosure and bathhouse, and various site and landscaping work" (*Seattle Daily Times* 1971). Mayer Construction Company was the general contractor and Hobbs-Fukui Associates were the architects (see Section 3.3 for information on the firm; *Seattle Daily Times* 1972b; *Seattle Post-Intelligencer* 1972). Figure 9 shows Red Barn Ranch prior to these improvements.

In March of the following year, City Council provided $300,000 for another phase of construction (*Seattle Daily Times* 1971, 1972a). This second phase of funding was reduced to $225,000 the following month. Construction began later that month (April) with expected completion in August that same year (McCarten 1972; *Seattle Daily Times* 1972b; *Seattle Post-Intelligencer* 1972). The second phase construction plans included "renovation of the interior of the bunkhouse, construction of a director's residence, an assembly hall with two meeting rooms, a dining hall, staff bunkhouse and a vehicle storage building," along with utilities, landscaping, and site work (*Seattle Post-Intelligencer* 1972). Like the previous phase, Hobbs-Fukui Associates and Mayer Construction worked on the project, and this included a comprehensive plan for the site developed by Hobbs-Fukui Associates (Figure 10; *Seattle Daily Times* 1972b; *Seattle Post-Intelligencer* 1972). The barn was condemned in 1971 following damage from a windstorm (NETRonline 2026 [1969, 1977]; Sherwood 1974). Red Barn Ranch and Hobbs-Fukui Associates was one of five new designs "selected for exhibition by the honor-awards jury" of the Seattle chapter of the American Institute of Architects in 1973 "for excellence of design" (*Seattle Daily Times* 1973).

In 1973, Raoul Rodriguez was the camp director and had a staff of 21 in the summer and three during the rest of the year. According to a 1973 article (Varney 1973), the facility could host up to 105 people, not including staff. Red Barn Ranch offered "arts and crafts, hiking, swimming, farming projects, campfire programs, archery and survival training" (Varney 1973). It served a variety of groups of people, including senior citizens, members of the blind and deaf communities, referees from juvenile court, and scout groups, along with students (Horswill 1982). In 1976, Seattle Mayor Wes Uhlman proposed cutting some staff, although the facility remained open (Back 1976). In November 1981, the City Council did not approve funding for Red Barn Ranch for the following year, and the facility was mothballed (Belanger 1982; Parker 1981; *Seattle Post-Intelligencer* 1981). Starting in 1983, the site was rented out and periodically closed through 1994. Between 1995 and 2018, Camp Berachah and Seattle Tilth used the facilities; it was vacated in 2018 (SPR 2026). In 1981, the last year of full operation, "26,000 people used the Red Barn Ranch. Accommodations were booked solid for 45 weekends. Keeping the place open for a full year then cost between $80,000 and $100,000" (Belanger 1982). Currently, the Buffalo Soldiers rent space and offer horseback riding and other outdoor activities. Programming does not include the use of any buildings, and they are all vacant and boarded up.



Source: Brown 2021

Figure 10.
Hobbs-Fukui Associates Comprehensive Plan for Red Barn Ranch, 1972

2.4 Previous Cultural Resources Work

ESA conducted a records search of DAHP's WISAARD system on August 5, 2026 (DAHP 2026a).

2.4.1 Cultural Resources Assessments

One previous cultural resources assessment overlapped the Project Area: a historic structures survey, which inventoried agricultural resources in the Enumclaw Plateau (Scott and Wright 2008). It was a comprehensive survey and inventory of "all agricultural properties which appeared to be built prior to 1950" located "within the Enumclaw Plateau, excluding those within the Auburn and Enumclaw city limits or on the Muckleshoot Indian Reservation" (Scott and Wright 2008:iii). The project inventoried 163 resources, but none of the Red Barn Ranch resources were included.

In addition to Scott and Wright (2008), three prior cultural resources assessments have been carried out within the one mile Study Area (Table 3). They were prepared in advance of a proposed telecommunications facility, new and replacement irrigation lines, and new wastewater pipelines.

TABLE 3. CULTURAL RESOURCES ASSESSMENTS WITHIN 1 MILE OF THE PROJECT AREA

Approximate Distance from Project Area	Resources Identified in Study Area	Project	Citation	NADB Number
Overlaps	Multiple built environment	Historic Agricultural Resources Survey & Inventory: Enumclaw Plateau	Scott and Wright 2008	1352085
0.20 mile E	None	Results of a cultural resources inventory of the Lake Holm cell site, Auburn, King County	Finley 2016	1688393
0.65 mile S	None	Archaeological Pedestrian Survey and Shovel Test Excavations for the Mosby Brothers Farm	Randolph 2012	1682301
0.95 mile N	None	Cultural Resources Reconnaissance of Proposed City of Black Diamond Wastewater Pipelines	Northwest Archaeological Associates 1989	1333285

NADB: National Archeological Database; Source: DAHP 2026a

2.4.2 Archaeological Resources

There are no recorded archaeological sites within the Study Area; the closest site, 45KI1450, is approximately 1.1 mile south of the Project Area, within the Green River Valley (DAHP 2026a). This site is a precontact-era lithic scatter consisting of two flakes identified at approximately 0-60 cm below surface (DAHP 2026a).

2.4.3 Cemeteries

According to available historical maps and records at DAHP, there are no recorded cemeteries within the one mile Study Area (Anderson Map Company 1907; DAHP 2026a; USGS 1897, 1900; US Surveyor General 1867, 1883).

2.4.4 Traditional Cultural Places

The Project Area does not contain any cultural resources identified by Tribes as having traditional religious and cultural importance or significance (also referred to as Traditional Cultural Places) that have been recorded with DAHP and that DAHP has permission to share with consultants (DAHP 2026a).

2.4.5 Historic Resources

There is one historic resource within the Project Area: DAHP Property ID 720778, which recorded the entire Red Barn Ranch facility on one HPI form. It has not received a determination of eligibility.

2.5 Expectations

Figure 3 shows Buildings A through F, the Assembly Building, Grain Silo, and two outbuildings. A review of historic aerial photos (Google Earth 2026 [2024]; King County Assessor 2026 [2023]) shows

that Building D was demolished sometime between 2003 and July 2024. Based on the setting described above and a review of historic aerial photos, ESA expected that the Project Area would contain seven historic resources (buildings, districts, structures, objects, and sites), along with two small sheds. These resources were constructed in or before 1976, making them over 50 years in age at the expected start of Project demolition (2026). The swimming pool is no longer extant; a 1980 aerial photograph shows it full of water, but in subsequent images it is not clear if it was simply drained or had been backfilled (e.g., with dirt or concrete) until it was filled with concrete in 2002 (NETRonline 2026 [1980, 1981, 1990, 1998, 2002]). It is likely, although unconfirmed, that the pool was filled around the time Red Barn Ranch was closed by the City for safety reasons.

As no ground disturbance will occur as part of this Project, no archaeological survey was conducted for this project; however, ESA expected that there is a high probability that the Project Area could contain historic-aged archaeological artifacts, features, and deposits, such as the remains of the in-ground swimming pool. The Project Area is classified as Low Risk in DAHP's statewide Cultural Resources Risk Assessment Model for containing precontact-era archaeological sites (DAHP 2025).[5]

[5] The Cultural Resources Risk Assessment Model is a tool used by archaeologists and planners to evaluate potential archaeological risks on a broad scale. The model was developed to statistically evaluate multiple environmental factors (e.g., elevation, slope percent, aspect, distance to water, soils, and landforms) to predict where archaeological resources might be found (Smith 2025). It is not a substitute for conducting site-specific subsurface investigations.

3. HISTORIC RESOURCES SURVEY

3.1 Objectives

The primary objective of this survey of historic resources was to identify all historic resources located within the Project Area, document each resource to a reconnaissance-level inventory, and provide a recommendation regarding NRHP eligibility to assist in identifying any potential impacts on historic resources as a result of the Project.

3.2 Methodology

The King County Assessor (2026) identifies five buildings within the Project Area, all constructed in 1972. Records provided by SPR (Figure 3), along with a review of current and historic aerial photos, show that there are currently six buildings, a grain silo, and two outbuildings (sheds) on the parcel. Based on the research presented above, all of the extant buildings are historic.

During the historic resources survey, all resources within the Project Area were photographed, moving clockwise (as possible) around the building from the primary façade. Equipment included a map of the Project Area and a handheld device with a high-quality digital camera. All visible materials were verified while in the field and recorded where not clear in the photographs. All structural information was verified against available historic information to clarify any alterations over time. From this information, the architectural significance was evaluated using NRHP criteria and aspects of integrity. Historical records, including digitized newspapers, historic maps and aerial photos, and photos on file with Seattle Municipal Archives were also examined, as available, and compared to current photographs to assess the potential changes in the aspects of integrity.

3.2.1 Integrity

In addition to meeting at least one of the NRHP evaluation criteria (Section 1.5), properties must also retain integrity. Integrity is the ability of a property to convey its significance. The seven aspects of integrity are (NPS 1997):

- **Location** – "Location is the place where the historic property was constructed or the place where the historic event occurred."
- **Design** – "Design is the combination of elements that create the form, plan, space, structure, and style of a property."
- **Setting** – "Setting is the physical environment of a historic property."
- **Materials** – "Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property."

- **Workmanship** – "Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory."
- **Feeling** – "Feeling is a property's expression of the aesthetic or historic sense of a particular period of time."
- **Association** – "Association is the direct link between an important historic event or person and a historic property."

To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important.

3.3 Hobbs-Fukui Associates

The following primarily draws from Houser (2026a, 2026b) and Bruno (2019); other sources are cited as such. Several of the buildings at Red Barn Ranch were designed by Hobbs-Fukui Associates. Richard Hobbs (October 29, 1940 -) was born in Washington and graduated from the University of Washington in 1964 with a bachelor's degree in architecture and subsequently his master's from Columbia University in 1967. He then returned to Seattle and opened his own firm, Richard W. Hobbs Associates. In or around 1969, David Fukui joined Hobbs as a partner, and the firm became Hobbs-Fukui Associates.

David Hiroshi Fukui (November 13, 1939 – March 31, 2019) was born in Seattle. He and his family were of Japanese descent and therefore detained under Executive Order 9066, which forced the removal of all Japanese and Japanese Americans from the west coast following the bombing of Pearl Harbor. He and his family were interned at Minidoka in Idaho. They returned to Seattle in 1945, and Fukui went on to earn his degree in architecture from the University of Washington in 1964.

The firm designed a variety of residential and commercial projects, and "was among a hot group of local architectural firms dubbed the 'Gang of Five' by the *Seattle Weekly*" (Houser 2026a). Notable commercial projects included the following:

- Seattle Fire Station No. 34 (1971); 633 32nd Avenue E; featured in *Architectural Forum* in 1974.
- Red Barn Ranch (1971, 1972), Auburn.
- Three-tower complex (unnamed) at the north end of Pike Place Market (1977).
- Seattle City Light's Viewland-Hoffman substation (ca. 1978), with artists Andrew Keating, Sherry Markovitz, and Buster Simpson; N 107th Street and Fremont Avenue N (Boyle 2018); won a Washington State Aggregates & Concrete Association Merit Award.

- Addition to the Clarence H. "Hec" Edmundson Pavilion (1979), with Decker/Barnes; University of Washington.
- Seattle Credit Union Headquarters (1979); demolished? (Archives West 2026).
- Olympic Memorial Hospital (1980s); Port Angeles (Archives West 2026).

The firm seems to known best for its residential design, however. Award winning houses noted in Houser (2026a, 2026b) include the following:

- Dr. Gene O. Graham House (1969); Bellevue; American Institute of Architects (AIA) Merit Award, *Seattle Times / AIA Home-of-the-Month* June 1969 and Home of the Year.
- Fred O. Paulsells Jr. House (1970); Useless Bay Colony on Whidbey Island; *Seattle Times / AIA Home-of-the-Month* June 1970.
- Dr. Harold B. Leland House (1971); *Seattle Times / AIA Home-of-the-Month* November 1971.
- John H. Strasburger House (1970); Mercer Island; *Seattle Times / AIA Home-of-the-Month* April 1971.
- David P. Haworth House (1972); Mercer Island; *Seattle Times / AIA Home-of-the-Month* March 1972.
- Ken & Carolyn Martin House (1972); Lake Sammamish; *Seattle Times / AIA Home-of-the-Month* April 1972.
- David Fukui House (1973); Central District, Seattle; *Seattle Times / AIA Home-of-the-Month* December 1973 and Home of the Year, also featured in *House + Home* July 1975.
- Richard Hobbs House (1975); one of 20 awards of excellence noted by *Architectural Record* Magazine, received a "Builders of our Community" Environmental Award (1975) and a Seattle AIA Merit Award.

In 1982, William H. Davidson also became a partner in the firm, and the firm was renamed Hobbs Fukui Davidson. Later the firm created a joint venture with Decker Associates. The firm(s) later split into several groups, and continued to win design awards.

In the 1970s, Fukui taught studio architecture classes at the University of Washington. Starting in 1985, he was involved in discussions that evolved into the AIA Seattle Diversity Roundtable, of which he was a founding member; the group continued until at least 2019. Fukui opened his own firm, which operated from 1991 to 2013 (Archives West 2026). In 2005, he also established the Mitsu and William Fukui Memorial Endowed Diversity Scholarship (named for his parents) at the University of Washington to support minority graduate students. Following the closure of Fukui Architects, he worked as an independent consultant seemingly until his death in 2019.

Hobbs was elected to serve on the AIA's National Board of Directors starting in 1987 and remained a member of AIA national staff for over a dozen years. He also was an "adjunct associate professor at the University of Hawaii School of Architecture, and helped establish and taught in the University of Washington's Design Firm Leadership and Management program. He also served on the Washington State University Advisory Board, and taught courses there" (Houser 2026b).

3.3.1 Hobbs-Fukui Associates' Architectural Style

Hobbs-Fukui Associates had a particular architectural style, which appears to be tied to David Fukui's style. Hobbs described it as "Northwest contemporary with an edge. Very angular. We were throwing angles into the rectangles. He strove to integrate the architecture, the indoors and the environment. And he was always big on a strong concept: What is the meaning of this house or building?" (Bruno 2019, see Appendix B). Another Seattle architect, Gordon Walker, described meeting Fukui when they worked together at Ralph Anderson's firm: "David immediately struck me as being hip on current culture – art and music particularly. His work reflected that. It was more upbeat and modern. More of a jazz spirit" (Bruno 2019).

3.4 Results

ESA completed a historic resources (buildings, districts, structures, objects, and sites) survey of the Project Area on August 4, 2026 (Figure 3 and Figure 4, Table 4). ESA's Architectural Historian, Meagan Scott, surveyed seven historic resources and prepared reconnaissance-level DAHP HPI forms for all of the resources (Appendix B). Inventoried resources were evaluated for their potential eligibility for listing in the NRHP by an Architectural Historian who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. All criteria and seven aspects of integrity were considered for each resource. The following sections describe each resource's individual eligibility under the NRHP criteria; the potential for a historic district, and associated contributing/non-contributing statuses, are described in Section 4.1. In summary, ESA recommends that the facility does constitute a historic district.

The entire Red Barn Ranch was previously recorded under a single DAHP Property ID (720778). This report retains that previous number for the Assembly Building and assigns new numbers to the other resources.

TABLE 4. INVENTORIED HISTORIC RESOURCES

Figure 3 Label	Name	Year Built	DAHP Property ID	NRHP Eligibility Status (Current)	NRHP Individual Eligibility Recommendation (ESA)	NRHP District Eligibility Recommendation (ESA)
A	Bunkhouse	1960	740960	No determination	Not eligible	Contributing
B	Bathhouse	1971	740961	No determination	Not eligible	Contributing
C	Staff Building	1972	740962	No determination	Not eligible	Contributing
Assembly Building	Assembly Building	1972	720778	No determination	Eligible	Contributing
Grain Silo	Grain Silo	Between 1937–1960	740963	No determination	Not eligible	Not contributing

Figure 3 Label	Name	Year Built	DAHP Property ID	NRHP Eligibility Status (Current)	NRHP Individual Eligibility Recommendation (ESA)	NRHP District Eligibility Recommendation (ESA)
Building E	Vehicle Building	1972	740964	No determination	Not eligible	Contributing
Building F	Director's Residence	1972	740965	No determination	Not eligible	Contributing

3.4.1 Bunkhouse (DAHP Property ID 740960)

Physical Description

The Bunkhouse was built in 1960 (Sherwood 1974). It is a long building, oriented northeast-southwest, parallel to the nearby Moneysmith Road. The primary part of the building is a two-story mass, and there are two smaller, single-story masses at the southwest corner (Figure 11). The two-story section has a gable roof with corrugated metal roofing. It is primarily concrete block, with vertical wood in the gable ends, and has regularly spaced concrete buttresses across the northwest and southeast elevations. These create 12 bays on each side. There is some variation in the composition of each bay, but generally speaking, those on the northwest façade, and on the east end of the southwest, have asymmetric metal two light windows with an operable upper (smaller) light.

At the west end of the southwest elevation is a single-story wood mass that creates a covered area. A photograph from 1970 (Figure 12) shows that at that time, it was an enclosed addition that was later opened up. It appears to have been constructed in 1969 or 1970. Another later addition is attached to the southwest corner. This mass, which appears to have been constructed in 1980 or 1981, has a steep shed roof that slopes to the southwest (NETRonline 2026 [1980, 1981]). On the northeast elevation are two sliding glass doors (boarded up) and a third entry at the south end, with two horizontal single light windows above the sliding doors. It, like the other addition, is clad in vertical wood.

The northeast and southwest façades of the two-story mass each have concrete buttresses flanking the centered entries. A window (metal asymmetric two light, with a top pivot light) is above the entry on the northeast. Above the entry on the southwest is another door, located at the upper floor. This previously opened up onto a walkway (see Figure 12), which appears to have been removed when the later addition was built.

There are additional secondary entries at the north end of the northwest façade and underneath the smaller addition (visible in Figure 11). The two center bays on the southeast elevation have smaller windows near the far edges of their respective bays (these are where the bathrooms are located).

The building interior is relatively simple. The two-story mass has a center double-loaded corridor upstairs and downstairs, with restrooms and storage rooms halfway down the hallway. At the southwest corner of the ground floor is the former kitchen, and the larger 1980/1981 addition is the dining room. Walls and ceilings are drywall throughout; most of the flooring has been torn up, exposing the subflooring, except for low pile carpet in the dining room (although there is still subfloor around the edge of the room). Remaining overhead lights are fluorescent.

Statement of Significance

This building was constructed prior to the 1971/1972 work at the Red Barn Ranch that was designed by Hobbs-Fukui Associates, although it was renovated during the other early 1970s work. Along with the additions to the building in 1969/1970 and 1980/1981 and the removal of the walkway, both the interior and exterior were renovated in the early 1970s, although more specific details about this work is unknown. The only non-historic alterations are the walkway removal and dining room addition. These non-historic changes have somewhat impacted the design, materials, and feeling. The materials are in keeping with those that are historic, however. The addition's design is in keeping with the design of other early 1970s buildings that are a part of the facility, but are incongruous with those of the Bunkhouse itself. This in turn has impacted the feeling, since the more modern design helps disassociate the building's expression of the aesthetics and time in which it was built. The location, setting, workmanship, and association have remained. When evaluating the building's integrity, the setting, design, materials, and association are the most significant elements.

While Elgin Baylor is a significant person and he did host a camp at Red Barn Ranch, it was only during a relatively short period. The Bunkhouse was used for the camp, but predates Baylor's ownership and use of the facility. The associations between the building and Baylor and his camp are not significant to be individually eligible under Criteria A or B. The Bunkhouse is relatively utilitarian, has been renovated, and has additions; it does not embody the type, period, or method in which it was built, and it does not meet Criterion C. It is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 11.
Bunkhouse, looking northwest



Source: Seattle Municipal Archives, image no. 76351

Figure 12.
A 1970 photograph looking at the southwest corner of the Bunkhouse

3.4.2 Bathhouse (DAHP Property ID 740961)

Physical Description

The Bathhouse is a modest, single-story building with a steep shed roof, clad in vertical wood siding and constructed in 1971 (Figure 13). The roof slopes to the north/rear of the building. The building has a U-shaped footprint with very short "legs"; the primary façade faces south, with the cutout on the rear north elevation. The primary façade appears to be symmetric, based on what is visible (some window dimensions) behind the boards covering the windows. The primary entry (centered) is in a small, angled recess, with a window above. The façade extends across the recess creating an arched void. This composition is similar to a half-circle window above a door, although the entry and window are set back from the primary façade. There are four windows near the roofline of the south façade; as noted they are boarded up, but the windows closest to the entry (on the inside) are smaller than those flanking.

The secondary and rear façades are more utilitarian. A secondary entry is centered in the cutout in the north elevation, and another door is at the west end of the north façade; there are additionally two vents near the ground on this façade. Another vent is on the west façade, near the roofline. At the north end of the secondary east façade are two door-sized boards underneath a small metal ledge. The ledge is similar to the overhead support for double sliding doors, but the void is the wrong shape for this; it is likely two separate entries.

Statement of Significance

There are no known alterations to the Bathhouse. Although the windows and doors are mostly boarded up, based on visual inspection and lack of alterations on the other buildings in the Red Barn Ranch complex, it is unlikely that any doors or windows have been removed or replaced. The location, design, and workmanship have been retained, and to the known extent, the materials are unchanged. The swimming pool was originally directly to the northeast of the building, which has been infilled. This has affected the setting, feeling, and association of the building, although the overall setting and association with outdoor recreation has been retained. The building has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The building was designed in Hobbs-Fukui Associates' typical style, although it is quite simple. Due to this simplicity, the Bathhouse does not appear to individually meet Criterion C. The building is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 13.
The Bathhouse, looking east at the primary south and secondary west façades

3.4.3 Staff Building (DAHP Property ID 740962)

Physical Description

The single story Staff Building is clad in vertical wood boards and was built in 1972 (Figure 14). The plan consists of two offset rectangles and could be characterized either as a gable roof or two shed roof masses placed adjacent to each other. The primary entry is located on the southeast façade near the roof peak and is deeply recessed. The recess extends to the roof, but a portion of the façade cuts across it near the roofline, creating the impression of an entry and transom. Concrete steps lead to the entry. The

northeast elevation appears to have a large picture window on the south end; although all of the windows are boarded up, on-site observations offer some additional details about size. Smaller vertical and horizontal windows/window compositions are at the edges of the "projecting" northeastern section of the elevation. The secondary southwest façade has at least six voids of varying sizes. As far as can be determined, all window material (frames and lights) have been removed. There is a grouping of three voids (a narrow void flanked by two larger) near the west end and two other groupings of at least two voids nearer the center. A secondary entry is on the south end of the northwest façade. Although little is visible in the interior, there are at least three rooms; the walls are simple wallboards, and the flooring has been removed to expose the subflooring through all visible spaces.

Statement of Significance

At least three of the windows have been replaced, and an additional window is either broken or partially missing. Beyond this, there are no known alterations to the building. Although the windows and doors are mostly boarded up, based on visual inspection and lack of alterations on the other buildings in the Red Barn Ranch complex, it is unlikely that any doors or windows have been removed or replaced. The materials have been somewhat impacted, but the location, setting, design, workmanship, feeling, and association remain; the Staff Building has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The style is typical of Hobbs-Fukui Associates' style, albeit a relatively simple and utilitarian iteration. It does not rise to the level of distinctive character needed to individually meet Criterion C. The building is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 14.
Secondary northeast and oblique primary southeast façade of the Staff Building

3.4.4 Assembly Building (DAHP Property ID 720778)

Physical Description

The Assembly Building was constructed in 1972 (Figure 15). The building is composed of four shed roof masses. The largest, a square, rises to double height on the south mass. The other three are single story, with shallower roof pitches; two are offset along the north and west elevations and the last is along the south and adjacent to the west mass. The building is clad in vertical wood siding, and the roofs are standing seam. The primary entry is on the smaller west mass, with double doors (each with two lights) recessed under the roof. There are three secondary entries: one on the southern mass, one at the south end of the east elevation, and one near the northwest corner. The south entry is a single door (also with two lights) in a recess with angled side – the recess, but not the door, is visible in Figure 15. The east door is a simple hollow core with a vertical light (fixed single light metal) above. The entry at the northwest corner faces south and is in the smaller mass. It, too, is recessed under the roof. There appears to be a window over the recess that has been covered. There are three large single light fixed metal windows on the south end of the largest mass. In the smaller southern mass there is or was a large window in a slight bay (the glass appears to be missing) and three two light sliding metal windows. There is a similar composition on the north side: two horizontal fixed single light metal windows in the largest mass, and a slight bay and three adjacent windows in the smaller mass. Attached to the east wall is an unpainted plywood panel with a "bouldering wall" sign and a single attached handhold.

The interior of the building is relatively simple. The large central mass has a concrete floor and plywood siding, and the smaller masses have linoleum and drywall. The central section is a gathering space. A kitchen is in the south mass and restrooms are adjacent to the entry in the west mass. The north mass is not accessible from the main space, and the only apparent way to access it is from the northwest door. In the interior of the large central space there are three murals, one each on the east, north, and south walls. Two of these (on the north and east) appear to be painted on sliding doors, but from the exterior they appear to no longer be functional, assuming they once provided exterior access.

Statement of Significance

The only identified alteration to the Assembly Building is the missing window on the south and the possible closure of the sliding doors, although it is not known if they were ever used to access the exterior. If the doors were altered, this would have resulted in a slight change to the design, but the workmanship, materials, feeling, location, setting, and association have all remained and the building retains its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criterion A or B. The building is designed in Hobbs-Fukui Associates' typical take on Northwest Contemporary. It exhibits many of the characteristics, particularly its angular nature that is exemplary of Hobbs' description "we were throwing angles into the rectangles" (Bruno 2019), and is individually eligible under Criterion C, as well as serving as the visual centerpiece for the facility as well as the primary gathering space. The building is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 15.
Looking northwest at the Assembly Building

3.4.5 Grain Silo (DAHP Property ID 740963)

Physical Description

The Grain Silo is a very simple structure that dates to sometime between 1937 and 1960 (Figure 16; King County Road Services Division 1937; NETRonline 2026 [1964]; Sherwood 1974). It has a concrete base and primarily consists of the curved metal panels set into a metal superstructure. A metal tube on the south side reaches almost to the ground, which was likely for removing grain from the silo and moving it to a different receptacle. A metal ladder is attached to the upper half of the silo on the east side.

Statement of Significance

There was once a barn directly adjacent to the southwest of the Grain Silo (Figure 17). The demolition of the barn has changed the immediate setting, although the overall rural/outdoors-oriented nature of the facility has remained. The only other known alteration is the removal of a hook (possibly for ropes) from the top. The silo is not in use, which has affected its association. The location, workmanship, materials, design, and feeling have been retained; the Grain Silo has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The silo does not utilize an early or unique type of silo engineering, and it does not meet Criterion C. The building is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 16.
Looking west at the Grain Silo



Source: Seattle Municipal Archives, image no. 76354

Figure 17.
A 1970 photograph of the Grain Silo, next to the barn (since removed)

3.4.6 Vehicle Building (DAHP Property ID 740964)

Physical Description

The Vehicle Building has a shed roof and is clad in vertical wood boards and was built in 1972 (Figure 18). The footprint is rectangular, save for a small cutout at the northwest corner. The north façade appears to be the primary one, although it is mostly obscured by mature vegetation. There are large, paired barn (sliding) doors on the north façade. On the south façade is a door with small metal awning and narrow light. To the right (east) is a series of metal panels, also with a small metal awning, that may be a folding door or simply infill. Between these is a single light metal pivot window. At the north corner, on the west façade, are two quarter circle sections that are slightly recessed. At the west end of the north façade is a boarded up section, and it is not known if it covers windows (likely), an entry, another recessed section, or other feature.

Statement of Significance

No alterations to the building are apparent, although much of it is boarded up. While this does make it somewhat difficult to identify possible impacts on the materials and/or design, the location, setting, workmanship, association, and feeling have been retained. If the materials and/or design have been impacted by possible alterations, it is likely relatively minimal, and the materials and design have overall been preserved. The building has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The style is typical of Hobbs-Fukui Associates' style, albeit a relatively simple and utilitarian iteration. It does not rise to the level of distinctive characteristics needed to individually meet Criterion C. The building is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 18.
Looking northeast at the Vehicle Building

3.4.7 Director's Residence (DAHP Property ID 740965)

Physical Description

The single-story Director's Residence was constructed in 1972 and is clad in vertical wood boards (Figure 19). The plan is composed of two offset rectangles and could be characterized either as a gable roof or two shed roof masses placed adjacent to each other. The primary entry is located on the north end of the west mass, located in a deep recess with angled west wall. The recess extends to the roof but the siding drops partially in front of it, creating a partial interior space that is larger than it appears; cut into the siding is an opening with slanted top. On the west end of the north mass, to the north/left of the entry, are two doors (one single, one paired) with large metal hinges. The southern side of the west façade has two window groupings, each with a herb box window; the grouping on the south has a variety of sizes while the windows on the north are all the same height. All have wood frames and are boarded up. On the north façade is another double door, nearly the width of the mass, that has a mural painted on it. There are three window groupings on the rear east façade, all near the southern end: a two light sliding metal window on the left and a long, narrow single light fixed light with a large wood frame to the right. There is a metal chimney at the corner near the entry.

Statement of Significance

No alterations to the Director's Residence are apparent, although several of the windows are boarded up, and the gutters on the east and west façades are falling off. Based on other buildings in the facility, it is unlikely that any of the windows have been replaced. The building has retained its integrity; the setting,

location, workmanship, feeling, association, and design have been retained, and even if some of the windows have been replaced, the building still retains its integrity of materials. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The style is typical of Hobbs-Fukui Associates' style, albeit a relatively simple and utilitarian iteration. It does not rise to the level of distinctive character needed to individually meet Criterion C. The building is unlikely to yield information about our history and does not meet Criterion D.



Photo by ESA 2026

Figure 19.
Looking southeast at the Director's Residence

4. ANALYSES

4.1 Historic Resources

The Project Area was used as a farm by 1907, and by the 1960s had been converted to a sports camp. Near the end of the 1960s, it was used and purchased by the City of Seattle for outdoor recreation camps. Two of the extant resources, the Bunkhouse and the Grain Silo, were built before its use as a camp, along with other non-extant resources. In 1971 and 1972, the City redeveloped the facility and hired Hobbs-Fukui Associates for both phases of the work. The facility has remained overwhelmingly unchanged since the second building phase in 1972. One building (Building D, as identified by SPR in Figure 3) was constructed between 1977 and 1980 and demolished between 2023 and 2024, and the infill of the swimming pool, which occurred before 2002. The only other changes have resulted from the fact that only a small portion of the facility is in use and those buildings that are vacant have been boarded up and some slight deterioration has occurred.

Red Barn Ranch was significantly altered in 1971/1972, but this was more than 50 years ago and these changes are now historic. Since ca. 1972, as noted, there have been relatively few changes. The surroundings remain overwhelmingly rural, with a few houses, and the setting has remained the same. The design – both the overall layout of the facility and the architectural style of the Hobbs-Fukui-designed buildings – has remained the same, as have the materials and workmanship. It is also worth noting that Building D (which is no longer extant) was not a part of the Comprehensive Plan of the site (Figure 10) and constructed after the 1971/1972 construction phases and was not conceived of by Hobbs-Fukui. Based on aerial imagery, Building D was oriented north-south, as opposed to the other smaller nearby buildings (the Staff Building and Bathhouse), which are on a northwest-southeast angle. This indicates that the design of Building D was incongruous with the other 1970s buildings on the parcel. The facility has not been moved and the location remains the same. The feeling of a rural/outdoor-oriented facility has been retained, and as a result of the retention of the other aspects of integrity, the association has also remained. Red Barn Ranch has overwhelmingly retained its integrity.

Most of the extant facility was designed by Hobbs-Fukui Associates, a Seattle architecture firm that designed a range of buildings. The firm's approach to design included "researching every aspect of a project and how it would affect the entire environment around a site before the actual designing of the project began. This included study of topography, traffic patterns, and zoning; and for public projects, they heavily involved the community" (Houser 2026b). The firm, along with the other "Gang of Five" members, had a published series in the *Weekly* that imagined "'a downtown Seattle worth living in' in the early 1980s" (Bruno 2019). According to both Houser (2026a, 2026b) and Bruno (2019), the firm influenced design in the city and cultural conversations, and they won numerous design awards. Despite their numerous awards, there is an overall lack of documentation of Hobbs-Fukui Associates when compared to their contemporaries. This could be for a variety of reasons, but does not appear to be due to

a lack of design skill and/or impact on local architecture. This is further emphasized by the fact that the firm won an award from the AIA for excellence of design.

The style of the Hobbs-Fukui Associates' buildings at Red Barn Ranch embodies the style they consistently utilized, through the combination of angles and rectangles, and the consideration of the site and siting. The Red Barn Ranch is significant as a representation of the firm's distinctive and impactful work, and is eligible as a historic district under Criterion C. Although the Red Barn Ranch represents a unique type of facility for the firm, it embodies their design ethos. The Assembly Building is the most prominent building within the facility, which is achieved through siting, emphasis of design features, and size. The Bunkhouse is larger than the Assembly Building, but predates the Hobbs-Fukui work and was integrated into the site's design.

Buildings that contribute to the facility include those constructed by the firm, as well as the Bunkhouse. Although it (the Bunkhouse) was not designed by the firm, they did design the dining (western) addition and integrated the building into the overall plan; it was an integral part of the facility. The only non-contributing resource is the Grain Silo, which predates the facility. The period of significance for Red Barn Ranch is 1971–1972, when the Hobbs-Fukui Associates design was being constructed. The outbuildings (sheds) are very simple, utilitarian structures and do not contribute to the district.

As a part of this Project, SPR is planning to demolish the Bunkhouse (Building A), Bathhouse (Building B), Staff Building (Building C), and possibly the Grain Silo. The demolition of these resources is not only a direct and permanent impact on the three contributing buildings, but also on the district. The demolition will affect the design, setting, materials, workmanship, and feeling of the district, and will result in a loss of integrity. The removal of the buildings will also impact the distinctive characteristics of the Hobbs-Fukui design of the overall site and will affect the proposed district's eligibility under Criterion C.

ESA recommends that the Assembly Building is individually eligible under Criterion C. The demolition of the contributing buildings will affect the setting of the Assembly Building, but will not affect its integrity or ability to convey its significance.

While Elgin Baylor is a significant person, his association with Red Barn Ranch occurred during a relatively short period, and except for the Bunkhouse, all of the resources that were a part of his camp are no longer extant. The Project Area does not retain sufficient historic fabric to be eligible due to its association with Baylor's camp.

4.2 Archaeological Resources

No ground disturbance is proposed for the Project. No archaeological survey was completed, and no subsurface testing has occurred. Background research indicates that no archaeological sites are recorded within one mile of the Project Area. The closest known recorded Indigenous places are associated primarily with locations along the Green River to the south. Trails are known to have passed within one mile of the Project Area, supporting the likely presence of Indigenous populations familiar with the topography and abundant natural resources of the region through which they likely traversed, hunted, and gathered materials. The first evidence for historic settlement within the vicinity of the Project Area dates to at least the 1860s when wagon roads were established nearby. Subsequent changes in ownership and

land use for the Project Area have left one observable archaeological feature (the infilled swimming pool) and other archaeological signatures are likely present (isolate artifacts, features, and/or deposits).

5. CONCLUSION AND RECOMMENDATIONS

Based on the results of the survey, ESA recommends the following for mitigation of the loss of integrity and significance for the proposed Red Barn Ranch Historic District:

- Continued retention of the Assembly Building (i.e., not demolishing the building). ESA recommends that SPR work with site partners to identify potential future use(s) of the building.

- Development of a webpage, StoryMap, or similar resource documenting the history of the Red Barn Ranch and its connections to City of Seattle programs and the facility's goals over time.

Potential future updates to the Assembly Building may require life-safety updates; ESA recommends that these (possible future) changes should preserve the building's integrity and significance. Specifics would depend on the building's needs and associated updates, but in general, ESA recommends following the Secretary of the Interior's Standards for Rehabilitation (36 Code of Federal Regulations [CFR] Part 67.7).[6] These potential future updates/programming are not a part of the mitigation recommended for this Project, but are recommended as best practices.

As no ground disturbance will occur as part of this Project, ESA has not conducted any archaeological survey or subsurface investigation for the Project Area. Background research indicates a high probability that historic archaeological resources are present within the Project Area and a low probability that precontact archaeological resources are present within the Project Area. Should the Project change to include ground disturbance, ESA recommends that the County identify and consult with Affected Indian Tribes and that the County conducts an archaeological survey that includes subsurface investigations.

The findings and professional opinions included in this report are based on a standard cultural resources literature review and historic built environment survey results; however, these have their limitations. It is possible that unanticipated cultural resource materials may be encountered during construction. In the event that cultural resources are observed during implementation of the Project, then work should be temporarily suspended at that location and a professional archaeologist should be consulted.

The DAHP provides the following recommended language pursuant to Revised Code of Washington 68.50.645, 27.44.055, and 68.60.055 regarding protocols for the inadvertent discovery of human skeletal remains on non-federal and non-Tribal lands in Washington (DAHP 2026b):

> *If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most*

[6] The Standards are also summarized in NPS (2026), which also includes guidelines that provide additional details for implementing the Standards.

expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

6. GLOSSARY

The National Park Service defines ***cultural resources*** as "physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it" (NPS 2022).

Historic denotes that a resource has reached a particular age threshold (here, 50 years). A ***historic resource*** is a building, site, structure, object, or district that has reached a particular age threshold to be considered eligible for listing in a historic register (including, but not limited to, the National Register of Historic Places) at the time of project construction. The term does not convey significance; only that the resource has reached a particular age. Historic resources are a subset of cultural resources.

There are seven aspects that comprise ***integrity***: location, setting, materials, design, workmanship, feeling, and association. A resource's integrity is different than its ***condition***; the former refers to the resource's ability to convey its significance, whereas the latter refers to its physical condition. A poor condition can lead to the deterioration of elements that contribute to a resource's integrity, but they are two different ways to describe a resource.

Resources that are ***eligible for inclusion in the National Register*** are those that have formally been evaluated by staff at a federal and/or state agency in consultation with the State Historic Preservation Office and have been determined by evaluators that the resource meets the criteria for listing in the National Register of Historic Places. Resources that have been ***recommended eligible*** are those that have been evaluated by professionals and lack determinations by state and/or federal agencies; these are professional opinions but not a formal determination.

A ***historic property*** is a historic resource that is listed in or has been determined eligible for listing in the National Register of Historic Places.[7] Per 54 U.S. Code §300308, this is defined as "any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on, the National Register of Historic Places, including artifacts, records, and material remains related to such a property or resource."

The Code of Federal Regulations (36 CFR 60.3) provides definitions for historic property types:

> ***Building*** "A building is a structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. Building may refer to a historically related complex such as a courthouse and jail or a house and barn." (36 CFR § 60.3[a])
>
> ***District*** "A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects

[7] Note that DAHP's use of "Property ID" does not indicate eligibility, in this case the common use of the term is deployed.

united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history." (36 CFR § 60.3[d])

Object "An object is a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment." (36 CFR § 60.3[j])

Site "A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure." (36 CFR § 60.3[l])

Structure "A structure is a work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, it is often an engineering project large in scale." (36 CFR § 60.3[p])

Effects are defined as an "alteration to the characteristics of a historic property qualifying it for inclusion in or eligibility for the National Register" (36 CFR 800 (16)(i)).

Affect describes both direct and indirect effects. ***Direct effects*** are those that are caused by the undertaking at the same time and place, regardless of the type of effect (physical, visual, auditory, etc.). ***Indirect effects*** are caused by the undertaking at a later time "or farther removed in distance but are still reasonably foreseeable" (ACHP 2019).

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Appendix A.
David Fukui's Obituary



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David H. Fukui, Architect

November 13, 1939 to March 31, 2019

By Mary Bruno



David H. Fukui, the award-winning Seattle architect and champion of diversity, died on Sunday, March 31. He was 79. The cause was complications from Parkinson's disease, which he had been battling for nearly two decades.

Fukui put his stamp on dozens of Northwest buildings. The collection of papers that he donated to the University of Washington Library includes more than 8,000 architectural drawings for more than 200 projects. Each project—from many private homes to community centers, banks, and hospitals—bears his elegant, subversive touch. Fukui's sly attempt, if not to break the rules, then to bend them is evident in such award-winning buildings as Seattle Fire Station #34 (in Madison Park), the Seattle-First National Bank (3rd Avenue and Marion Street), and the Port of Seattle Information and Observational Center (Pier 48). His playful, 1979 work with Seattle artists Andrew Keating, Sherry Markovitz and Buster Simpson on the Viewland/Hoffman Electrical Substation in the Greenwood neighborhood was one of the earliest examples of an artist-architect public art collaboration.

Fukui liked to start with a clean contemporary design, then introduce some imaginative tilt or twist that sent things slightly off kilter. One three-story private residence he designed in 1991 is a perfect example. The stucco townhouse looked out over Lake Washington from a steep, secluded Madrona hillside. "Since a strict east-west orientation would have slighted the spectacular view of Mount Rainier to the South," wrote critic Fred Albert in The Seattle Times, "Fukui swiveled the second floor of the house at an angle, like a Rubik's Cube whose middle has been rotated half a turn."

Architect Gordon Walker first met Fukui in 1963, when Fukui was an intern at Seattle's Ralph Anderson architecture firm. "David immediately struck me as being hip on current culture—art and music particularly," recalls Walker, who became a lifelong friend. "His work reflected that. It was more upbeat and modern. More of a jazz spirit." Fukui was known as a talented, detail-oriented designer. He pioneered an architectural style that his former partner Richard Hobbs calls, "Northwest contemporary with an edge. Very angular. We were throwing angles into the rectangles." The Hobbs/Fukui firm won eight American Institute of Architects (AIA) Seattle Design awards. The Fukui-designed McConkey House won The Seattle Times/AIA Home of the Year award in 1987.

But Fukui's talents went beyond style. "He strove to integrate the architecture, the interiors and the environment," says Hobbs. "And he was always big on a strong concept: What is the meaning of this house

or building?" The combination of his holistic focus and design flare, says Hobbs, "Made a lasting impact on local architecture."

Fukui was part of an avant garde Northwest scene that pushed and blurred boundaries in architecture and in the civic sphere. In the early 1980s, Hobbs/Fukui was among a hot group of local firms dubbed the "Gang of Five" by Seattle Weekly. Other Gang members included Olson/Walker, Hewitt/Daly, Calvin/Gorasht and Schorr/Miller. At the behest of Weekly Editor/Publisher David Brewster, the five firms reimagined "a downtown Seattle worth living in." Their what-if concepts and designs ran as a series in the Weekly —and influenced the city's design team and cultural conversation.

As a member of Seattle's chapter of the AIA, Fukui advocated for more diversity. As far back as 1985, "David and I began conversations about why so few women and minority folks belonged to the AIA and worked as architects," says AIA's former CEO Marga Rose Hancock. Those informal talks spawned the AIA Seattle Diversity Roundtable, so-named because the group would gather at a round table at Lowell's in the Market. The Roundtable, says Hancock, "remains active to this day." In 2005, in honor of his parents, Fukui created the Mitsu and William O. Fukui Memorial Endowed Diversity Scholarship at the UW to support minority graduate students of architecture.

David Hiroshi Fukui was born in Seattle. His parents, William O. and Mitsu, owned and operated a dry cleaning business in the city's Montlake neighborhood. The family was forcibly relocated to Idaho's Minidoka Internment Camp in 1942 when David was still a toddler. After their release from Minidoka in 1944, the family spent a year in Detroit, living with sponsors. Upon their return to Seattle in 1945, William and Mitsu opened another dry cleaning business. David went to school: Horace Mann Elementary, Washington Junior High, and Garfield High School. He played basketball with the Comets, his church's team in the Nisei Veterans League. In his second season, outfitted with smart new uniforms, the Comets won the league championship. David also played drums for The Skyliners, an all Japanese-American ensemble with a Big Band repertoire. The band, explained one member, "Started for the purpose of keeping Japanese kids out of trouble." Fukui remained a jazz and sports fan for life.

Fukui earned a degree in architecture from the University of Washington in 1964. He served in the Army Reserve. In 1965, he married Seattle teacher Judy H. Mukai; they would later divorce, but remained friends. Following graduation from the UW Fukui worked as a draftsperson for two of the city's most elite firms—led by distinguished architects, Ralph Anderson and Albert O. Bumgardner—before becoming a partner in Hobbs/Fukui Architects (in 1968), and then in Decker/Fukui Architects (in 1978). During the 1970s he taught studio architecture classes at the UW. He opened his own firm, Fukui Architecture, in 1991.

David Fukui loved Miles Davis and cool cars and Bombay martinis (up

with two olives). He was handsome and stylish, dashing even. A man of good taste, who collected art and people. He cherished his family, colleagues and friends, whom he tended carefully with small kindnesses. David liked to cook, and was good at it. He loved to eat and was slow at it, forever the last to finish. He was quiet, but always present and attentive. His smile was disarming. He enjoyed a little gossip now and then. He had beautiful handwriting; a note or card from David was a work of art. He never lost his hipness, or his sense of humor. Quick, mischievous and at times enigmatic, that sense of humor carried him through his best and worst days.

"David lived gracefully with Parkinson's Disease and numerous other medical disorders," says his cousin, Robert Fukano. "He did it with humor, living without complaint, and treating others well."

David Fukui will be laid to rest in the Fukui family plot at Sunset Hills Memorial Park in Bellevue. He is survived by his uncle Henry and aunt Rose Fukano, and by his aunt Michi Fukano and several cousins. The family requests that any donations be made to the Mitsu and William O. Fukui Memorial Endowed Diversity Scholarship in the College of Built Environments at the University of Washington, to the Northwest Parkinson's Foundation, or to Keiro Northwest.

A celebration of life will take place later in the spring.

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Appendix B.
Historic Property Inventory Forms

Historic Property Report

Historic Name: Assembly Building, Red Barn Ranch Property ID: 720778

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1973	☐
Built Date	1972	☐

Historic Use:

Category	Subcategory
Recreation and Culture	Recreation and Culture - Outdoor Recreation
Recreation and Culture	Recreation and Culture - Outdoor Recreation

Historic Context:

Category
Architecture
Entertainment/Recreation

Architect/Engineer:

Category	Name or Company
Architect	Hobbs - Fukui
Builder	Mayer Construction Company

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-01-00010, , Architect File		Survey/Inventory	
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Photos



RedBarnRanch_Auburn4.jpg



Assembly Building 2026 SW ESA.JPG



Assembly Building 2026 NW ESA.JPG



Assembly Building int 2026 W ESA.JPG



Assembly Building int 2026 E ESA.JPG



Assembly Building 2026 NE ESA.JPG



Assembly Building 2026 E ESA.JPG



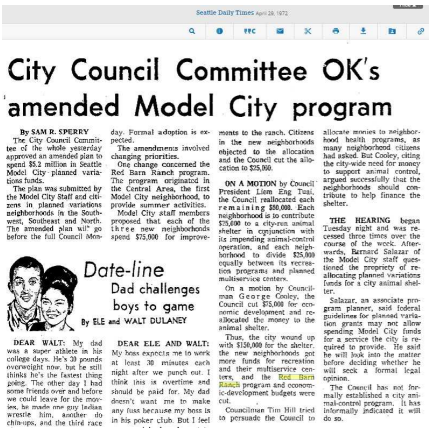
Two-lane traffic on Spokane St. Bridge

Convicted killer who fled penitentiary is captured

Committee OK's funds for Red Barn Ranch

Chemistry scholarships

RedBarnRanch_Auburn5.jpg



City Council Committee OK's amended Model City program

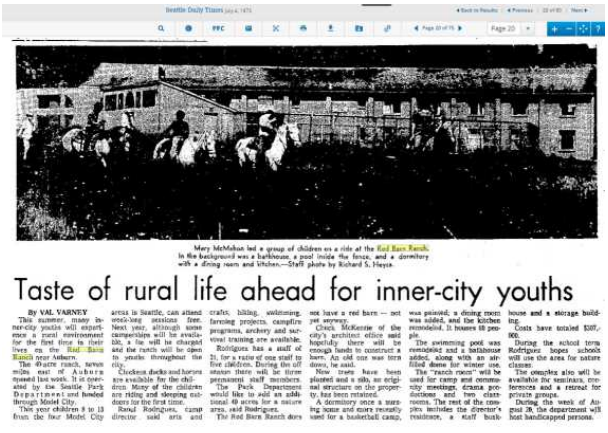
Date-line Dad challenges boys to game

RedBarnRanch_Auburn6.jpg



Work begins on Red Barn Ranch

RedBarnRanch_Auburn7.jpg



Taste of rural life ahead for inner-city youths

RedBarnRanch_Auburn8.jpg



RedBarnRanch_Auburn9.jpg



LETTERS

Closing Red Barn Ranch called 'community folly'

Editor, The Times:

THE Seattle Parks Department's recent closure of Red Barn Ranch near Black Diamond, with no limited usage of facilities allowed, is an example of community folly.

The Ranch, a Model Cities program which cost $750,000 to build, and was expanded for handicapped use through a $85,000 Region administration grant, was the culmination of Walter Hundley's dream to offer inner-city youth a taste of life on a working farm.

Under Raoul Rodriguez's direction it served a wide spectrum: "Street kids," referees from Juvenile Court, Scouts, Camp Fire Girls, the blind and deaf, and senior citizens, to mention a few.

Many took a working vacation to enjoy the chickens, goats, sheep, pigs, the workshops (both hobby and career, taught by a fine volunteer professional staff), the swimming pool, the game room, sleeping and eating facilities for 75, and 36 saddle horses — all at a cost of 1.25 cents from each of us per month. The horses were a source of income, the ranch operated on the volunteer labor of dedicated people.

And Hundley's dream was a success.

Last summer I watched a foul-mouthed, unresponsive teen-ager become part of a group hunched over a carpentry project in enthusiastic discussion. That day, he had hiked 20 miles to volunteer.

As presently scheduled, you may be able to watch his counterparts at Monroe. Does someone else want to fill in THAT cell?

— Emily J. Norwell,
127 N.W. 68th St., Seattle

Children on a ride at the Red Barn Ranch.

Richard S. Hayes / Seattle Times

When defective cans were found during the week of Feb. 18 in canning lots different from the one involved with the death and illness in Belgium, the firm decided to recall all product manufactured in the use of our beaches due to these poisons transmitted from the municipal-sewage plants.

At such time as the municipal-sewage plants meet state and federal standards with the required tertiary

October 1981 and it received strong su rehabilitation professionals, police, jail pe private business alike.

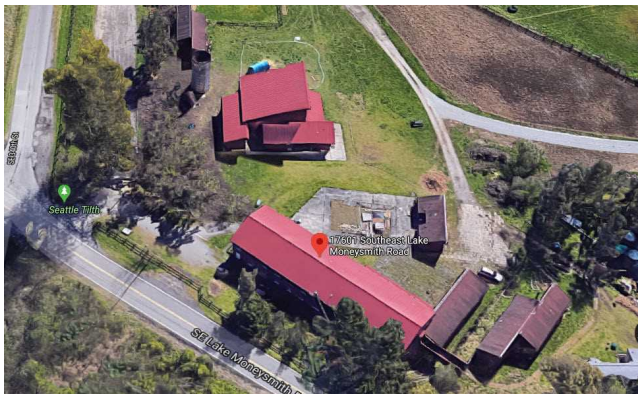
Baking supplies for the entire first y project were donated by private concerns Fisher Flour, Darigold and others. Labor the inmate population and was both voluntary.

By November 1981, King County inm baking more than 5,000 loaves of bread a The bread was picked up each day by Seco and distributed to King County food banks to King County taxpayers.

Sound too good to be true? Obvious Executive Revelle thought so. He manage way to make this program cost King Co than $44,000 a year. Observing that $44,0 much for rehabilitation in the jail and h needy, he cut the program.

How did Mr. Revelle arrive at the figur a year for a program that cost $0 under t administration? Nobody knows. Perhaps t the Revelle administration could not even t to continue picking up the donated provided by local businesses gives us a hi Mr. Revelle's "cost cutting" program like this to work requires effort and motivation. It's so easy to sit behind a the County Courthouse and say it won't tough to follow through on something a lit that helps people without spending tax dol

I suggest that whatever small pro Revelle encountered upon inheriting t project he could have — with a litt endeavor — overcome them. At the ver could have bothered to pick up the $30,0



RedBarnRanch_Auburn10.jpg

RedBarnRanch_Auburn2.jpg



RedBarnRanch_Auburn3.jpg

RedBarnRanch_Forward Thrust_The_Seattle_Times___December_12_1973__p9.pdf

RedBarnRanch_The_Seattle_Times___November_10_1982__p116.pdf

RedBarnRanch_The_Seattle_Times___August_22_1984__p90.pdf



1972_73_AIA_Awards_The_Seattle_Times___November_4_1973__p47.pdf



RedBarnRanch_Auburn1.pdf

Historic Property Report

Historic Name: Assembly Building, Red Barn Ranch Property ID: 720778

Inventory Details - 12/24/2019

Common name: Red Barn Ranch Conference Center

Date recorded: 12/24/2019

Field Recorder: Michael Houser

Field Site number:

SHPO Determination

Detail Information

Styles:

Period	Style Details
Modern Movement (1930-1970)	Neo Expressionism

Surveyor Opinion

Significance narrative: Seattle AIA Honor Award winner - 1973.

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Form Type	Barn
Roof Type	Shed
Roof Material	Metal
Cladding	Wood - Vertical Boards
Plan	Irregular
Foundation	Concrete - Poured

Styles:

Period	Style Details
Modern Movement (1930-1970)	Postmodern

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: HISTORY
By 1907, the land was owned by G. Bergstron, who continued to own it until at least 1912 (Anderson Map Company 1907; Kroll Map Company 1912). The Timber Cruiser map from 1908 of this section identifies that all or most of the Project Area was a cleared field and “old houses” were to the west, on the other side of SE Lake Moneysmith Road. It also details Bregstrom’s farm, which included a two story house, barn, shed, “other buildings (old),” 50 fruit trees, board and rail fences, farming implements, eight cows, and two horses” (King County Assessor 1908).

By 1926, the Project Area was owned by Egan and Gertrude Bogaty (Kroll Map Company 1926a). A decade later, the land had once again been sold, and in 1936 was owned by Frances H. Calvert (Metsker Map Company 1936a). A 1936 aerial photograph provides evidence of a well-established farm on most of the parcel (King County Assessor 2026 [1936]).

According to a newspaper article, Red Barn Ranch was “sold in 1960 to become a rest home with construction of the building which is the present bunkhouse” (Belanger

1982). A Dr. Singer from Tacoma purchased the facility (in 1960) intending to develop a convalescent home for his patients. He built the extant bunkhouse around the time of purchase. Before he could open the facility, however, he died of a heart attack and his widow sold the facility (Sherwood 1974).

In the 1960s, Elgin Baylor purchased the land (Sherwood 1974; SPR 2026). SPR notes that he purchased the property in 1966, although a real estate listing in 1968 appears to match the site's description: "Red Barn Ranch, 40 Acres, 37 motel-type sleeping rooms, $7,500 stainless steel kitchen, 20'x40' heated sw pool, large barn with recreation and movie room. Also 4 bdrm farm house" (Seattle Daily Times 1968). This description is also in line with a 1960 aerial photograph, which shows the bunkhouse (DAHP Property ID 740960), a large building (barn) to the east of the bunkhouse (no longer extant), and smaller outbuildings gathered nearby (NETRonline 2026).

Regardless of when precisely Baylor purchased Red Barn Ranch, in 1966 he operated a sports camp at the facility (Seattle Daily Times 1966). Two years later, the camp was advertised as "Al Bianchi's Supersonic Basketball Camp" (Bianchi was the first coach of the Seattle Sonics from 1967–1969), although Baylor remained part owner (Fair 1968; Seattle Post-Intelligencer 1968a). The 1968 camp hosted 250 students and featured members of the Sonics, National Basketball Association (NBA) basketball players Alex Hannum and Jerry West, along with Baylor himself (Seattle Post-Intelligencer 1968a). According to SPR (2026), Baylor's goal for the Red Barn Ranch was "Black property ownership in service for Black youth."

Baylor (1934–2021) grew up in Washington, DC, and did not start playing basketball until high school, as the playgrounds in DC did not allow Black children to play on them. Baylor transferred to Seattle University in his sophomore year of college (1956–1957 school year). Following the next season (1957–1958), he was the first pick in the NBA draft by the Minneapolis Lakers (the team would move to Los Angeles in 1960) and left school at the end of his junior year. (Baylor had also been drafted by the Lakers after his sophomore season, but remained in university for another year.) Baylor played for the Lakers for his entire career as a player, which ended in 1971 due to an injury. He was elected to the Basketball Hall of Fame in 1977, was a ten-time All-NBA first team selection and 11-time All Star, and was considered the Lakers' first superstar (Kupper 2021; Seattle University 2025).

In 1969, the City of Seattle purchased Red Barn Ranch with a grant of $235,000 (Belanger 1982). A fire in 1969 (seemingly during purchase negotiations) significantly damaged the bunkhouse, which was later renovated to be usable (details below; Sherwood 1974). Starting in 1969, the site hosted day camp activities for students to introduce them to "horses, map and trail skills, fishing, camping and swimming" through a program called the Summer Empasis on Education and Knowledge (SEEK) program. (According to Sherwood [1974], the Bunkhouse was so damaged that it could not be used and so no overnight programs could occur until it was fixed.) SEEK was a joint venture between Seattle Public Schools and the City's Model Neighborhoods (later Model Cities) program, which largely served Black students from the Central Area/District (Seattle Daily Times 1970; Seattle Post-Intelligencer 1969, 1970a, 1970b). (According to Belanger [1982], the Model Cities program leased the land before purchasing it.)

The Model Cities program was a federal "effort by the Lyndon Johnson administration to reduce urban poverty, [and] ended in 1974" (Russillo 2021). During a six month period in 1970, the programming at Red Barn Ranch served 1,607 students; about 200 more could

not be served due to capacity limits. Due to a “reconstruction period” that the Central Area School Administration underwent at the end of the 1970 school year, the program ended (Seattle Post-Intelligencer 1970b).

Following this, the City began construction/renovation at the Red Barn Ranch in mid-1971. The first phase, which cost $65,000, “included renovation of both the swimming pool and exterior of the bunkhouse, construction of a new swimming pool enclosure and bathhouse, and various site and landscaping work” (Seattle Daily Times 1971). Mayer Construction Company was the general contractor and Hobbs-Fukui Associates were the architects (Seattle Daily Times 1972b; Seattle Post-Intelligencer 1972).

In March of the following year, City Council provided $300,000 for another phase of construction (Seattle Daily Times 1971, 1972a). This second phase of funding was reduced to $225,000 the following month. Construction began later that month (April) with expected completion in August that same year (McCarten 1972; Seattle Daily Times 1972b; Seattle Post-Intelligencer 1972). The second phase construction plans included “renovation of the interior of the bunkhouse, construction of a director’s residence, an assembly hall with two meeting rooms, a dining hall, staff bunkhouse and a vehicle storage building,” along with utilities, landscaping, and site work (Seattle Post-Intelligencer 1972). Like the previous phase, Hobbs-Fukui Associates and Mayer Construction worked on the project, and this included a comprehensive plan for the site developed by Hobbs-Fukui Associates (Seattle Daily Times 1972b; Seattle Post-Intelligencer 1972). The barn was condemned in 1971 following damage from a windstorm (NETRonline 2026 [1969, 1977]; Sherwood 1974). Red Barn Ranch and Hobbs-Fukui Associates was one of five new designs “selected for exhibition by the honor-awards jury” of the Seattle chapter of the American Institute of Architects in 1973 “for excellence of design” (Seattle Daily Times 1973).

In 1973, Raoul Rodriguez was the camp director and had a staff of 21 in the summer and three during the rest of the year. According to a 1973 article (Varney 1973), the facility could host up to 105 people, not including staff. Red Barn Ranch offered “arts and crafts, hiking, swimming, farming projects, campfire programs, archery and survival training” (Varney 1973). It served a variety of groups of people, including senior citizens, members of the blind and deaf communities, referees from juvenile court, and scout groups, along with students (Horswill 1982). In 1976, Seattle Mayor Wes Uhlman proposed cutting some staff, although the facility remained open (Back 1976). In November 1981, the City Council did not approve funding for Red Barn Ranch for the following year, and the facility was mothballed (Belanger 1982; Parker 1981; Seattle Post-Intelligencer 1981). Starting in 1983, the site was rented out and periodically closed through 1994. Between 1995 and 2018, Camp Berachah and Seattle Tilth used the facilities; it was vacated in 2018 (SPR 2026). In 1981, the last year of full operation, “26,000 people used the Red Barn Ranch. Accommodations were booked solid for 45 weekends. Keeping the place open for a full year then cost between $80,000 and $100,000” (Belanger 1982). Currently, the Buffalo Soldiers rent space and offer horseback riding and other outdoor activities. Programming does not include the use of any buildings, and they are all vacant and boarded up.

SIGNIFICANCE

The only identified alteration to the Assembly Building is the missing window on the south and the possible closure of the sliding doors, although it is not known if they were ever used to access the exterior. If the doors were altered, this would have resulted in a

slight change to the design, but the workmanship, materials, feeling, location, setting, and association have all remained and the building retains its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criterion A or B. The building is designed in Hobbs-Fukui Associates' typical take on Northwest Contemporary. It exhibits many of the characteristics, particularly its angular nature that is exemplary of Hobbs' description "we were throwing angles into the rectangles" (Bruno 2019), and is individually eligible under Criterion C, as well as serving as the visual centerpiece for the facility as well as the primary gathering space. It is also a contributing resource to the recommended historic district. The building is unlikely to yield information about our history and does not meet Criterion D.

HOBBS-FUKUI ASSOCIATES

The following primarily draws from Houser (2026a, 2026b) and Bruno (2019); other sources are cited as such. Several of the buildings at Red Barn Ranch were designed by Hobbs-Fukui Associates. Richard Hobbs (October 29, 1940 -) was born in Washington and graduated from the University of Washington in 1964 with a bachelor's degree in architecture and subsequently his master's from Columbia University in 1967. He then returned to Seattle and opened his own firm, Richard W. Hobbs Associates. In or around 1969, David Fukui joined Hobbs as a partner, and the firm became Hobbs-Fukui Associates.

David Hiroshi Fukui (November 13, 1939 – March 31, 2019) was born in Seattle. He and his family were of Japanese descent and therefore detained under Executive Order 9066, which forced the removal of all Japanese and Japanese Americans from the west coast following the bombing of Pearl Harbor. He and his family were interned at Minidoka in Idaho. They returned to Seattle in 1945, and Fukui went on to earn his degree in architecture from the University of Washington in 1964.

The firm designed a variety of residential and commercial projects, and "was among a hot group of local architectural firms dubbed the 'Gang of Five' by the Seattle Weekly" (Houser 2026a). Notable commercial projects included the following:
- Seattle Fire Station No. 34 (1971); 633 32nd Avenue E; featured in Architectural Forum in 1974.
- Red Barn Ranch (1971, 1972), Auburn.
- Three-tower complex (unnamed) at the north end of Pike Place Market (1977).
- Seattle City Light's Viewland-Hoffman substation (ca. 1978), with artists Andrew Keating, Sherry Markovitz, and Buster Simpson; N 107th Street and Fremont Avenue N (Boyle 2018); won a Washington State Aggregates & Concrete Association Merit Award.
- Addition to the Clarence H. "Hec" Edmundson Pavilion (1979), with Decker/Barnes; University of Washington.
- Seattle Credit Union Headquarters (1979); demolished? (Archives West 2026).
- Olympic Memorial Hospital (1980s); Port Angeles (Archives West 2026).

The firm seems to known best for its residential design, however. Award winning houses noted in Houser (2026a, 2026b) include the following:
- Dr. Gene O. Graham House (1969); Bellevue; American Institute of Architects (AIA) Merit Award, Seattle Times / AIA Home-of-the-Month June 1969 and Home of the Year.
- Fred O. Paulsells Jr. House (1970); Useless Bay Colony on Whidbey Island; Seattle Times / AIA Home-of-the-Month June 1970.
- Dr. Harold B. Leland House (1971); Seattle Times / AIA Home-of-the-Month November 1971.

- John H. Strasburger House (1970); Mercer Island; Seattle Times / AIA Home-of-the-Month April 1971.
- David P. Haworth House (1972); Mercer Island; Seattle Times / AIA Home-of-the-Month March 1972.
- Ken & Carolyn Martin House (1972); Lake Sammamish; Seattle Times / AIA Home-of-the-Month April 1972.
- David Fukui House (1973); Central District, Seattle; Seattle Times / AIA Home-of-the-Month December 1973 and Home of the Year, also featured in House + Home July 1975.
- Richard Hobbs House (1975); one of 20 awards of excellence noted by Architectural Record Magazine, received a "Builders of our Community" Environmental Award (1975) and a Seattle AIA Merit Award.

In 1982, William H. Davidson also became a partner in the firm, and the firm was renamed Hobbs Fukui Davidson. Later the firm created a joint venture with Decker Associates. The firm(s) later split into several groups, and continued to win design awards.

In the 1970s, Fukui taught studio architecture classes at the University of Washington. Starting in 1985, he was involved in discussions that evolved into the AIA Seattle Diversity Roundtable, of which he was a founding member; the group continued until at least 2019. Fukui opened his own firm, which operated from 1991 to 2013 (Archives West 2026). In 2005, he also established the Mitsu and William Fukui Memorial Endowed Diversity Scholarship (named for his parents) at the University of Washington to support minority graduate students. Following the closure of Fukui Architects, he worked as an independent consultant seemingly until his death in 2019.

Hobbs was elected to serve on the AIA's National Board of Directors starting in 1987 and remained a member of AIA national staff for over a dozen years. He also was an "adjunct associate professor at the University of Hawaii School of Architecture, and helped establish and taught in the University of Washington's Design Firm Leadership and Management program. He also served on the Washington State University Advisory Board, and taught courses there" (Houser 2026b).

HOBBS-FUKUI ASSOCIATES' ARCHITECTURAL STYLE

Hobbs-Fukui Associates had a particular architectural style, which appears to be tied to David Fukui's style. Hobbs described it as "Northwest contemporary with an edge. Very angular. We were throwing angles into the rectangles. He strove to integrate the architecture, the indoors and the environment. And he was always big on a strong concept: What is the meaning of this house or building?" (Bruno 2019). Another Seattle architect, Gordon Walker, described meeting Fukui when they worked together at Ralph Anderson's firm: "David immediately struck me as being hip on current culture – art and music particularly. His work reflected that. It was more upbeat and modern. More of a jazz spirit" (Bruno 2019).

Physical description:

The Assembly Building was constructed in 1972. The building is composed of four shed roof masses. The largest, a square, rises to double height on the south mass. The other three are single story, with shallower roof pitches; two are offset along the north and west elevations and the last is along the south and adjacent to the west mass. The building is clad in vertical wood siding, and the roofs are standing seam. The primary entry is on the smaller west mass, with double doors (each with two lights) recessed under the roof. There are three secondary entries: one on the southern mass, one at the south end of the east elevation, and one near the northwest corner. The south entry is a single door (also with two lights) in a recess with angled side. The east door is a simple hollow core with a vertical light (fixed single light metal) above. The entry at the northwest corner faces south and is in the smaller mass. It, too, is recessed under the roof. There appears to be a window over the recess that has been covered. There are three large single light fixed metal windows on the south end of the largest mass. In the smaller southern mass there is or was a large window in a slight bay (the glass appears to be missing) and three two light sliding metal windows. There is a similar composition on the north side: two horizontal fixed single light metal windows in the largest mass, and a slight bay and three adjacent windows in the smaller mass. Attached to the east wall is an unpainted plywood panel with a “bouldering wall” sign and a single attached handhold.

The interior of the building is relatively simple. The large central mass has a concrete floor and plywood siding, and the smaller masses have linoleum and drywall. The central section is a gathering space. A kitchen is in the south mass and restrooms are adjacent to the entry in the west mass. The north mass is not accessible from the main space, and the only apparent way to access it is from the northwest door. In the interior of the large central space there are three murals, one each on the east, north, and south walls. Two of these (on the north and east) appear to be painted on sliding doors, but from the exterior they appear to no longer be functional, assuming they once provided exterior access.

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Historic Property Report

Historic Name: Bunkhouse, Red Barn Ranch

Property ID: 740960

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1960	☐

Historic Use:

Category	Subcategory
Recreation and Culture	
Recreation and Culture	

Historic Context:

Category

Architect/Engineer:

Category	Name or Company

Historic Property Report

Historic Name: Bunkhouse, Red Barn Ranch Property ID: 740960

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Photos



Bunkhouse 2026 S ESA.jpg



Bunkhouse 2026 NW ESA.jpg

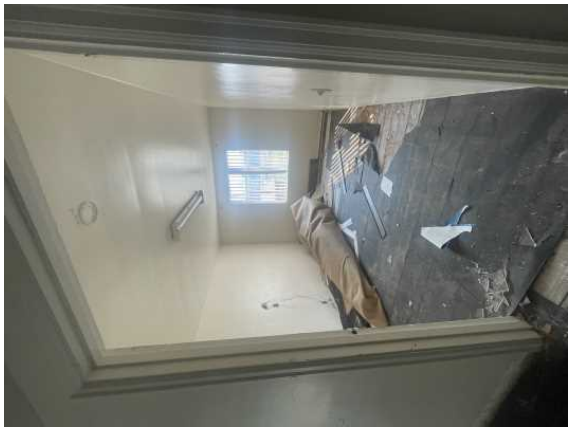


Bunkhouse int 2026 SE ESA (1).jpg

Bunkhouse 1970; SMA 76351.tiff



Bunkhouse int 2026 NE ESA.JPG



Bunkhouse int 2026 SE ESA (2).JPG



Bunkhouse 2026 E ESA.jpg

Historic Property Report

Historic Name: Bunkhouse, Red Barn Ranch Property ID: 740960

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Type	Gable
Roof Material	Metal - Corrugated
Cladding	Concrete - Block (cmu)
Cladding	Wood - Vertical Boards
Plan	Irregular
Form Type	Multiple Dwelling - Dormitory
Foundation	Concrete - Poured

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative:

A more detailed history of the Red Barn Ranch and its architecture is included with the Assembly Building (DAHP Property ID 720778), but in brief:
As early as 1908, the land on which the facility now sits was in use as a farm. It was sold in 1960 to a Dr. Singer, who intended to develop a convalescent home for his patients. He built the Bunkhouse (the subject of this form), but died before he could open the facility. Professional basketball player Elgin Baylor purchased the farm in the 1960s and began operating a sports camp. The City of Seattle purchased the land in 1969 and began hosting camps; two phases of renovations/updates occurred in 1971 and 1972, and both were designed by Seattle architecture firm Hobbs-Fukui Associates.

This building was constructed prior to the 1971/1972 work at the Red Barn Ranch that was designed by Hobbs-Fukui Associates, although it was renovated during the other early 1970s work. Along with the additions to the building in 1969/1970 and 1980/1981 and the removal of the walkway, both the interior and exterior were renovated in the early 1970s, although more specific details about this work is unknown. The only non-historic alterations are the walkway removal and dining room addition. These non-historic changes have somewhat impacted the design, materials, and feeling. The materials are in keeping with those that are historic, however. The addition's design is in keeping with the design of other early 1970s buildings that are a part of the facility, but are incongruous with those of the Bunkhouse itself. This in turn has impacted the feeling, since the more modern design helps disassociate the building's expression of the aesthetics and time in which it was built. The location, setting, workmanship, and association have remained. When evaluating the building's integrity, the setting, design, materials, and association are the most significant elements.

While Elgin Baylor is a significant person and he did host a camp at Red Barn Ranch, it was only during a relatively short period. The Bunkhouse was used for the camp, but predates Baylor's ownership and use of the facility. The associations between the building and Baylor and his camp are not significant to be individually eligible under Criteria A or B. The Bunkhouse is relatively utilitarian, has been renovated, and has additions; it does not embody the type, period, or method in which it was built, and it does not individually meet Criterion C. It is a contributing resource to the recommended historic district. It is unlikely to yield information about our history and does not meet Criterion D.

Physical description: The Bunkhouse was built in 1960 (Sherwood 1974). It is a long building, oriented northeast-southwest, parallel to the nearby Moneysmith Road. The primary part of the building is a two-story mass, and there are two smaller, single-story masses at the southwest corner. The two-story section has a gable roof with corrugated metal roofing. It is primarily concrete block, with vertical wood in the gable ends, and has regularly spaced concrete buttresses across the northwest and southeast elevations. These create 12 bays on each side. There is some variation in the composition of each bay, but generally speaking, those on the northwest façade, and on the east end of the southwest, have asymmetric metal two light windows with an operable upper (smaller) light.

At the west end of the southwest elevation is a single-story wood mass that creates a covered area. A photograph from 1970 shows that at that time, it was an enclosed addition that was later opened up. It appears to have been constructed in 1969 or 1970. Another later addition is attached to the southwest corner. This mass, which appears to have been constructed in 1980 or 1981, has a steep shed roof that slopes to the southwest (NETRonline 2026 [1980, 1981]). On the northeast elevation are two sliding glass doors (boarded up) and a third entry at the south end, with two horizontal single light windows above the sliding doors. It, like the other addition, is clad in vertical wood.

The northeast and southwest façades of the two-story mass each have concrete buttresses flanking the centered entries. A window (metal asymmetric two light, with a top pivot light) is above the entry on the northeast. Above the entry on the southwest is another door, located at the upper floor. This previously opened up onto a walkway, which appears to have been removed when the later addition was built.

There are additional secondary entries at the north end of the northwest façade and underneath the smaller addition. The two center bays on the southeast elevation have smaller windows near the far edges of their respective bays (these are where the bathrooms are located).

The building interior is relatively simple. The two-story mass has a center double-loaded corridor upstairs and downstairs, with restrooms and storage rooms halfway down the hallway. At the southwest corner of the ground floor is the former kitchen, and the larger 1980/1981 addition is the dining room. Walls and ceilings are drywall throughout; most of the flooring has been torn up, exposing the subflooring, except for low pile carpet in the dining room (although there is still subfloor around the edge of the room). Remaining overhead lights are fluorescent.

Photo by ESA 2026
Figure 11.
Bunkhouse, looking northwest

Source: Seattle Municipal Archives, image no. 76351
Figure 12.
A 1970 photograph looking at the southwest corner of the Bunkhouse
Bathhouse

Bibliography:

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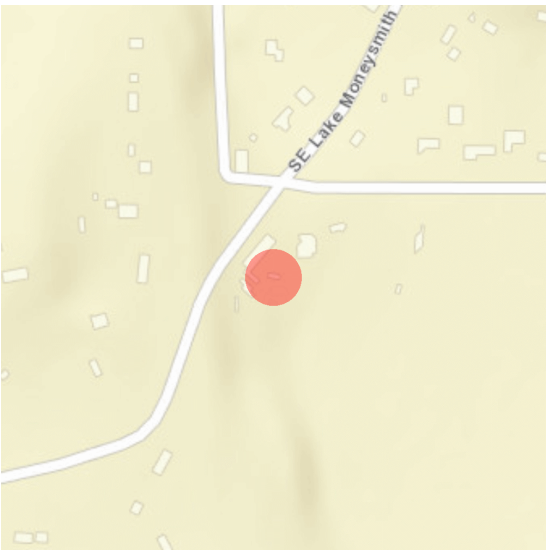
Historic Property Report

Historic Name: Bathhouse, Red Barn Ranch

Property ID: 740961

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1971	☐

Historic Use:

Category	Subcategory
Recreation and Culture	Recreation and Culture - Outdoor Recreation
Recreation and Culture	Recreation and Culture - Outdoor Recreation

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	Mayer Construction Company
Architect	Hobbs-Fukui

Historic Property Report

Historic Name: Bathhouse, Red Barn Ranch Property ID: 740961

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Photos



Bathhouse 2026 S ESA.jpg



Bathhouse 2026 NE ESA.jpg

Historic Property Report

Historic Name: Bathhouse, Red Barn Ranch

Property ID: 740961

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Roof Type	Shed
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Vertical Boards
Plan	U-Shape
Foundation	Concrete - Poured

Styles:

Period	Style Details
Modern Movement (1930-1970)	Postmodern

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative:

A more detailed history of the Red Barn Ranch and its architecture is included with the Assembly Building (DAHP Property ID 720778), but in brief:
As early as 1908, the land on which the facility now sits was in use as a farm. It was sold in 1960 to a Dr. Singer, who intended to develop a convalescent home for his patients, but died before he could open the facility. Professional basketball player Elgin Baylor purchased the farm in the 1960s and began operating a sports camp. The City of Seattle purchased the land in 1969 and began hosting camps; two phases of renovations/updates occurred in 1971 and 1972, and both were designed by Seattle architecture firm Hobbs-Fukui Associates.

There are no known alterations to the Bathhouse. Although the windows and doors are mostly boarded up, based on visual inspection and lack of alterations on the other buildings in the Red Barn Ranch complex, it is unlikely that any doors or windows have been removed or replaced. The location, design, and workmanship have been retained, and to the known extent, the materials are unchanged. The swimming pool was originally directly to the northeast of the building, which has been infilled. This has affected the setting, feeling, and association of the building, although the overall setting and association with outdoor recreation has been retained. The building has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The building was designed in Hobbs-Fukui Associates' typical style, although it is quite simple. Due to this simplicity, the Bathhouse does not appear to individually meet Criterion C. It is a contributing resource to the recommended historic district. The building is unlikely to yield information about our history and does not meet Criterion D.

Physical description:

The Bathhouse is a modest, single-story building with a steep shed roof, clad in vertical wood siding and constructed in 1971. The roof slopes to the north/rear of the building. The building has a U-shaped footprint with very short "legs"; the primary façade faces south, with the cutout on the rear north elevation. The primary façade appears to be symmetric, based on what is visible (some window dimensions) behind the boards covering the windows. The primary entry (centered) is in a small, angled recess, with a window above. The façade extends across the recess creating an arched void. This composition is similar to a half-circle window above a door, although the entry and window are set back from the primary façade. There are four windows near the roofline of the south façade; as noted they are boarded up, but the windows closest to the entry (on the inside) are smaller than those flanking.

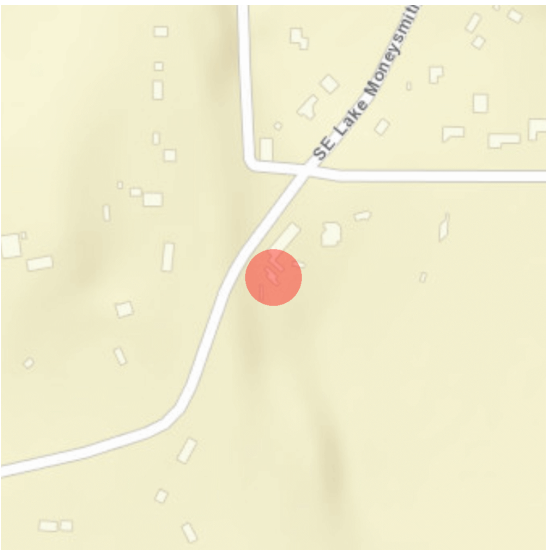
The secondary and rear façades are more utilitarian. A secondary entry is centered in the cutout in the north elevation, and another door is at the west end of the north façade; there are additionally two vents near the ground on this façade. Another vent is on the west façade, near the roofline. At the north end of the secondary east façade are two door-sized boards underneath a small metal ledge. The ledge is similar to the overhead support for double sliding doors, but the void is the wrong shape for this; it is likely two separate entries.

Historic Property Report

Historic Name: Staff Building, Red Barn Ranch

Property ID: 740962

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1972	☐

Historic Use:

Category	Subcategory
Recreation and Culture	
Recreation and Culture	

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	Mayer Construction Company
Architect	Hobbs-Fukui

Historic Property Report

Historic Name: Staff Building, Red Barn Ranch Property ID: 740962

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Photos



Staff Building 2026 W ESA.jpg



Staff Building 2026 NW ESA.jpg



Staff Building 2026 N ESA.jpg

Historic Property Report

Historic Name: Staff Building, Red Barn Ranch Property ID: 740962

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Shed
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Vertical Boards
Plan	Irregular
Form Type	Multiple Dwelling - Dormitory

Styles:

Period	Style Details
Modern Movement (1930-1970)	Postmodern

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Historic Property Report

Historic Name: Staff Building, Red Barn Ranch Property ID: 740962

Significance narrative: A more detailed history of the Red Barn Ranch and its architecture is included with the Assembly Building (DAHP Property ID 720778), but in brief:
As early as 1908, the land on which the facility now sits was in use as a farm. It was sold in 1960 to a Dr. Singer, who intended to develop a convalescent home for his patients, but died before he could open the facility. Professional basketball player Elgin Baylor purchased the farm in the 1960s and began operating a sports camp. The City of Seattle purchased the land in 1969 and began hosting camps; two phases of renovations/updates occurred in 1971 and 1972, and both were designed by Seattle architecture firm Hobbs-Fukui Associates.

At least three of the windows have been replaced, and an additional window is either broken or partially missing. Beyond this, there are no known alterations to the building. Although the windows and doors are mostly boarded up, based on visual inspection and lack of alterations on the other buildings in the Red Barn Ranch complex, it is unlikely that any doors or windows have been removed or replaced. The materials have been somewhat impacted, but the location, setting, design, workmanship, feeling, and association remain; the Staff Building has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The style is typical of Hobbs-Fukui Associates' style, albeit a relatively simple and utilitarian iteration. It does not rise to the level of distinctive character needed to individually meet Criterion C. It is a contributing resource to the recommended historic district. The building is unlikely to yield information about our history and does not meet Criterion D.

Physical description: The single story Staff Building is clad in vertical wood boards and was built in 1972. The plan consists of two offset rectangles and could be characterized either as a gable roof or two shed roof masses placed adjacent to each other. The primary entry is located on the southeast façade near the roof peak and is deeply recessed. The recess extends to the roof, but a portion of the façade cuts across it near the roofline, creating the impression of an entry and transom. Concrete steps lead to the entry. The northeast elevation appears to have a large picture window on the south end; although all of the windows are boarded up, on-site observations offer some additional details about size. Smaller vertical and horizontal windows/window compositions are at the edges of the "projecting" northeastern section of the elevation. The secondary southwest façade has at least six voids of varying sizes. As far as can be determined, all window material (frames and lights) have been removed. There is a grouping of three voids (a narrow void flanked by two larger) near the west end and two other groupings of at least two voids nearer the center. A secondary entry is on the south end of the northwest façade. Although little is visible in the interior, there are at least three rooms; the walls are simple wallboards, and the flooring has been removed to expose the subflooring through all visible spaces.

Historic Property Report

Historic Name: Grain Silo, Red Barn Ranch

Property ID: 740963

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1960	☑

Historic Use:

Category	Subcategory
Agriculture/Subsistence	Agriculture/Subsistence - Agricultural Outbuilding
Agriculture/Subsistence	Agriculture/Subsistence - Agricultural Outbuilding

Historic Context:

Category

Architect/Engineer:

Category	Name or Company

Historic Property Report

Historic Name: Grain Silo, Red Barn Ranch Property ID: 740963

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Historic Property Report

Historic Name: Grain Silo, Red Barn Ranch

Property ID: 740963

Photos



Grain Silo 2026 W ESA.JPG

Silo & Barn 1970; SMA 76354.tiff

Historic Property Report

Historic Name: Grain Silo, Red Barn Ranch Property ID: 740963

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Metal
Plan	Round

Styles:

Period	Style Details
No Style	No Style

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Significance narrative: A more detailed history of the Red Barn Ranch and its architecture is included with the Assembly Building (DAHP Property ID 720778), but in brief:
As early as 1908, the land on which the facility now sits was in use as a farm. It was sold in 1960 to a Dr. Singer, who intended to develop a convalescent home for his patients, but died before he could open the facility. Professional basketball player Elgin Baylor purchased the farm in the 1960s and began operating a sports camp. The City of Seattle purchased the land in 1969 and began hosting camps; two phases of renovations/updates occurred in 1971 and 1972, and both were designed by Seattle architecture firm Hobbs-Fukui Associates.

There was once a barn directly adjacent to the southwest of the Grain Silo. The demolition of the barn has changed the immediate setting, although the overall rural/outdoors-oriented nature of the facility has remained. The only other known alteration is the removal of a hook (possibly for ropes) from the top. The silo is not in use, which has affected its association. The location, workmanship, materials, design, and feeling have been retained; the Grain Silo has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The silo does not utilize an early or unique type of silo engineering, and it does not meet Criterion C. The building is unlikely to yield information about our history and does not meet Criterion D.

Historic Property Report

Historic Name: Grain Silo, Red Barn Ranch Property ID: 740963

Physical description: The Grain Silo is a very simple structure that dates to sometime between 1937 and 1960 (King County Road Services Division 1937; NETRonline 2026 [1964]; Sherwood 1974). It has a concrete base and primarily consists of the curved metal panels set into a metal superstructure. A metal tube on the south side reaches almost to the ground, which was likely for removing grain from the silo and moving it to a different receptacle. A metal ladder is attached to the upper half of the silo on the east side.

Bibliography:

King County Road Services Division. 1937. Map Vault, 1937 aerial survey, map number 210524. https://info.kingcounty.gov/transportation/kcdot/roads/mapandrecordscenter/mapvault/Default.aspx?DocId=wTIQ9WzicIs1, accessed September 3, 2026.

NETRonline. 2026. Aerial Coverage: 1936, 1940, 1964, 1968, 1969, 1977, 1980, 1981, 1990. www.HistoricAerials.com, accessed August 13, 2026.

Sherwood, Don. 1974. Park History Sheets, Red Barn Ranch. https://www.seattle.gov/documents/Departments/CityArchive/Sherwood/RedBarnRanch.pdf, accessed September 3, 2026.

Historic Property Report

Historic Name: Vehicle Building, Red Barn Ranch Property ID: 740964

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1972	☐

Historic Use:

Category	Subcategory
Recreation and Culture	
Recreation and Culture	

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	Mayer Construction Company
Architect	Hobbs-Fukui

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Photos



Vehicle Building 2026 NE ESA.JPG



Vehicle Building 2026 S ESA.JPG

Historic Property Report

Historic Name: Vehicle Building, Red Barn Ranch Property ID: 740964

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Shed
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Vertical Boards
Plan	Rectangle

Styles:

Period	Style Details
Modern Movement (1930-1970)	Postmodern

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative: A more detailed history of the Red Barn Ranch and its architecture is included with the Assembly Building (DAHP Property ID 720778), but in brief:
As early as 1908, the land on which the facility now sits was in use as a farm. It was sold in 1960 to a Dr. Singer, who intended to develop a convalescent home for his patients, but died before he could open the facility. Professional basketball player Elgin Baylor purchased the farm in the 1960s and began operating a sports camp. The City of Seattle purchased the land in 1969 and began hosting camps; two phases of renovations/updates occurred in 1971 and 1972, and both were designed by Seattle architecture firm Hobbs-Fukui Associates.

No alterations to the building are apparent, although much of it is boarded up. While this does make it somewhat difficult to identify possible impacts on the materials and/or design, the location, setting, workmanship, association, and feeling have been retained. If the materials and/or design have been impacted by possible alterations, it is likely relatively minimal, and the materials and design have overall been preserved. The building has retained its integrity. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The style is typical of Hobbs-Fukui Associates' style, albeit a relatively simple and utilitarian iteration. It does not rise to the level of distinctive characteristics needed to individually meet Criterion C. It is a contributing resource to the recommended historic district. The building is unlikely to yield information about our history and does not meet Criterion D.

Physical description: The Vehicle Building has a shed roof and is clad in vertical wood boards and was built in 1972. The footprint is rectangular, save for a small cutout at the northwest corner. The north façade appears to be the primary one, although it is mostly obscured by mature vegetation. There are large, paired barn (sliding) doors on the north façade. On the south façade is a door with small metal awning and narrow light. To the right (east) is a series of metal panels, also with a small metal awning, that may be a folding door or simply infill. Between these is a single light metal pivot window. At the north corner, on the west façade, are two quarter circle sections that are slightly recessed. At the west end of the north façade is a boarded up section, and it is not known if it covers windows (likely), an entry, another recessed section, or other feature.

Historic Property Report

Historic Name: Director's Residence, Red Barn Ranch Property ID: 740965

Location





Address: 17601 SE Lake Moneysmith Rd, Auburn, Washington, 98092

Tax No/Parcel No: 2421059004

Geographic Areas: King County, King County Certified Local Government, BLACK DIAMOND Quadrangle, T21R05E24, low, Site class C to D

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Built Date	1972	☐

Historic Use:

Category	Subcategory
Recreation and Culture	
Recreation and Culture	

Historic Context:

Category

Architect/Engineer:

Category	Name or Company
Builder	Mayer Construction Company
Architect	Hobbs-Fukui

Historic Property Report

Historic Name: Director's Residence, Red Barn Ranch Property ID: 740965

Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2026-09-05847, , Red Barn Ranch		Survey/Inventory	

Historic Property Report

Historic Name: Director's Residence, Red Barn Ranch Property ID: 740965

Photos



Director's Residence 2026 SE ESA.JPG



Director's Residence 2026 N ESA.JPG



Director's Residence 2026 SW ESA.JPG

Historic Property Report

Historic Name: Director's Residence, Red Barn Ranch Property ID: 740965

Inventory Details - 8/4/2026

Common name:

Date recorded: 8/4/2026

Field Recorder: Meagan Scott

Field Site number:

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Shed
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Vertical Boards
Plan	Irregular

Styles:

Period	Style Details
Modern Movement (1930-1970)	Postmodern

Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Significance narrative:

A more detailed history of the Red Barn Ranch and its architecture is included with the Assembly Building (DAHP Property ID 720778), but in brief:
As early as 1908, the land on which the facility now sits was in use as a farm. It was sold in 1960 to a Dr. Singer, who intended to develop a convalescent home for his patients, but died before he could open the facility. Professional basketball player Elgin Baylor purchased the farm in the 1960s and began operating a sports camp. The City of Seattle purchased the land in 1969 and began hosting camps; two phases of renovations/updates occurred in 1971 and 1972, and both were designed by Seattle architecture firm Hobbs-Fukui Associates.

No alterations to the Director's Residence are apparent, although several of the windows are boarded up, and the gutters on the east and west façades are falling off. Based on other buildings in the facility, it is unlikely that any of the windows have been replaced. The building has retained its integrity; the setting, location, workmanship, feeling, association, and design have been retained, and even if some of the windows have been replaced, the building still retains its integrity of materials. Research has not identified individual associations with significant persons or events, and the building therefore does not meet either Criteria A or B. The style is typical of Hobbs-Fukui Associates' style, albeit a relatively simple and utilitarian iteration. It does not rise to the level of distinctive character needed to individually meet Criterion C. It is a contributing resource to the recommended historic district. The building is unlikely to yield information about our history and does not meet Criterion D.

Physical description:

The single-story Director's Residence was constructed in 1972 and is clad in vertical wood boards. The plan is composed of two offset rectangles and could be characterized either as a gable roof or two shed roof masses placed adjacent to each other. The primary entry is located on the north end of the west mass, located in a deep recess with angled west wall. The recess extends to the roof but the siding drops partially in front of it, creating a partial interior space that is larger than it appears; cut into the siding is an opening with slanted top. On the west end of the north mass, to the north/left of the entry, are two doors (one single, one paired) with large metal hinges. The southern side of the west façade has two window groupings, each with a herb box window; the grouping on the south has a variety of sizes while the windows on the north are all the same height. All have wood frames and are boarded up. On the north façade is another double door, nearly the width of the mass, that has a mural painted on it. There are three window groupings on the rear east façade, all near the southern end: a two light sliding metal window on the left and a long, narrow single light fixed light with a large wood frame to the right. There is a metal chimney at the corner near the entry.