

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received JUN 27 1993  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Dockton Hotel

and/or common Dockton School

2. Location

street & number S.W. 260th Street & 99th Avenue S.W. not for publication

city, town Dockton vicinity of ~~Congressional district~~

state Washington code 053 county King code 033

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> In process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name John Bastow

street & number East 3901 32nd

city, town Spokane vicinity of state Washington 99203

5. Location of Legal Description

courthouse, registry of deeds, etc. King County Courthouse

street & number 500 4th Avenue

city, town Seattle state Washington 98104

6. Representation in Existing Surveys

title King County Survey of Historic Places has this property been determined eligible?  yes  no

date 1979  federal  state  county  local

depository for survey records King County Department of Planning and Community Development

city, town Seattle state Washington 98104

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The historic Dockton Hotel reflects in its simple, domestic style its roots as a boarding house. The two and one half story wooden structure is rectangular in form and measures approximately 33 by 90 feet. The hotel's broad facade faces northwesterly on its Maury Island lot and is partially screened from the street by twin pine trees.

The structure is faced with novelty siding painted green and trimmed with a plain moulding in deep brown. The hipped roof is presently covered with black asphalt shingles. The pier and post foundation is masked by vertical wood sheathing to the height of the first floor, several feet above ground level.

An open porch, bounded by a vertically slatted railing, stretches across the central section of the facade at the main level. Four wooden pillars support the porch roof which is hipped with a central gable extending over the entry stairs. This long and sheltered porch lends the hotel a comfortable, homey character. The main entry is via a simple wood, single-panel door with multipaned transom and side lights.

The tall rectangular windows of the first floor are grouped in bays of three at either end of the facade, with four along each of the side walls. Each window is made up of two casement windows topped by a transom. The second floor windows, spaced at regular intervals along the facade, are of six-over-one, double-hung sash.

Three hip-roof dormers protrude from the main roof at the third-floor level of the facade. The dormer windows are of six-paned, single sash and are grouped in sets of two in the outer dormers and three in the central dormer. A single, shed-roof dormer is set into the back side of the roof. Carved rafter tails protrude beneath the eaves.

The interior of the Dockton Hotel has been substantially altered and most interior walls have been removed. Surviving details include a staircase with a paneled newel and square balusters, and simple door and window surrounds. On the southwest side of the property are two small houses. Both are shingled and date to the 1940's. One house was originally a chicken coop. These two structures are not significant elements of the property.

The building is vacant and shows deterioration. Several windows have been boarded over, the siding needs repair, much of the paint has weathered away leaving the wood unprotected, and the present roofing needs replacement. But structurally the exterior of the hotel has been maintained in its original form.

The Dockton Hotel reflects the architectural style predominant in Dockton buildings constructed during the boom years between 1900 and 1920. Although significantly larger than any other building of this period, it does not depart from the general architectural style of the simple frame home. The other buildings reviewed in the Dockton Historic District Survey are predominantly single-family dwellings, built between 1900 and 1920, averaging 25 by 30 feet in dimension and one to one and a half stories in height. Commonly they are hip-roofed and/or gabled with facade-width porches, double-hung windows, lapped siding and little application of detail. The majority of homes were built by farmers, fishermen, and shipbuilders for their families; they are quite homogenous with great respectability but little pretention in design. The Dockton Hotel shares these standards of simple design while remaining the largest surviving building from Dockton's years of shipbuilding prosperity.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1917 **Builder/Architect** Builder: John A. Martinolich

### Statement of Significance (in one paragraph)

The Dockton Hotel is a significant community landmark that was constructed during the height of Dockton's wartime shipbuilding activity. The structure was built in 1917 by John A. Martinolich, prominent Dockton shipwright, to accommodate the employees of his shipyard. After the decline of shipbuilding in Dockton, the building continued in a community function, first as a school and later as a berry cannery.

Dockton is a small community set on Quartermaster Harbor, Maury Island, Washington. Between 1890 and 1920 the town flourished as a drydock and shipbuilding center for Puget Sound marine activity. Quartermaster Harbor, situated between the major ports of Seattle and Tacoma, provided an ideal protected inlet for marine construction. In 1892 the Puget Sound Dry Dock Company was established in Dockton, giving the town its name and its primary occupation for the next 30 years. This drydock operation, at one time the largest on the West Coast, gives Dockton prominence in Washington's marine history. Here many of the boats were built which formed what was known as the "Mosquito Fleet"--the small, quick steamers which serviced Puget Sound waters in the early part of the century.

While Dockton gained commercial success as a shipbuilding center, it was also blessed with the natural assets which allowed it to survive as a fishing and farming community. Local industry included a cod-fish cannery in the early part of the century and berry growing and canning continue as a commercial interest due to Maury Island's ideal climate.

Quartermaster Harbor around the turn of the century supported a population made up largely of Scandinavians intermingled with a significant number Austro-Slavonian and Scottish immigrants. The shipbuilding activity of the 1890's, spurred by the Alaska Gold Rush, drew many skilled shipbuilders from these regions and Maury Island offered a setting and livelihood similar to what they were accustomed to at home. It has been remarked that the little community settled around Quartermaster Harbor with its modest, whitewashed homes appeared, in the early part of the century, to be a fishing village straight out of the Old Country.

In 1905, John A. Martinolich, an immigrant shipwright, established his own shipyard in Dockton. Martinolich had been born in Trieste, Austria, of a family of shipbuilders. He emigrated to Canada at a young age where he worked for the Vancouver Shipyards, Ltd., before coming to work at the Dockton Drydock in 1896; already a skilled craftsman and ship designer at the age of twenty. Between 1905 and 1920, the town's boom years, the Martinolich shipyard was the primary commercial interest in Dockton providing jobs for 285 men at the peak of employment in 1917. The Shipyard built primarily fishing boats, providing seiners and fishermen throughout Puget Sound and Alaskan waters. Martinolich was famous for his design for engine-driven fishing boats with long, deep-draft hulls. The Martinolich yard was established, however, on the success of his first boat, the Steamer "Vashon," which vied for the distinction of the fastest boat on the Sound in its day. Built for the Vashon Navigation Company, the "Vashon" was put into competition with the "Burton" on the route connecting Quartermaster Harbor with Tacoma. Equally matched

# 9. Major Bibliographical References

Carey, Roland. Isle of the Sea Breezers. Alderbrook Publishing Co., Seattle, 1976.  
 King County Assessors Records, account number 517920-0025.  
 Lynn, Howard W. Lieutenant Maury's Island and Quartermaster Harbor. Beachcomber Press, Vashon, 1976.

# 10. Geographical Data

Acreeage of nominated property approx. 1.5  
 Quadrangle name Tacoma North Quadrangle scale 1:24,000

UMT References

A	<u>1</u> <u>0</u>	<u>5</u> <u>4</u> <u>0</u> <u>7</u> <u>2</u> <u>0</u>	<u>5</u> <u>2</u> <u>4</u> <u>6</u> <u>3</u> <u>0</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification Lots 5, 6, 7, 8, 17, 18, 19, & 20 of Martinolich addition to Dockton as per plat recorded in Vol. 22 of Plats, page 74, Records of King County, Washington.

List all states and counties for properties overlapping state or county boundaries

state	<u>n/a</u>	code	county	code
state	<u>n/a</u>	code	county	code

# 11. Form Prepared By

name/title	<u>Victoria E. Laughlin, Historian</u>		
organization	<u>The Conservation Company</u>	date	<u>April 15, 1983</u>
street & number	<u>307 Third Avenue South</u>	telephone	<u>(206) 625-2008</u>
city or town	<u>Seattle</u>	state	<u>Washington 98104</u>

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

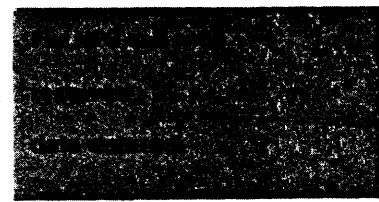
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Victoria E. Laughlin*  
 title State Historic Preservation Officer date 6/13/83

For NPS use only	
I hereby certify that this property is included in the National Register	Entered in the National Register
<u><i>Meloree Byer</i></u>	date <u>7/28/83</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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in speed, these two steamers competed for cargo and passengers on the thrice-daily route and their neck-and-neck races between ports have become the subject of local legend.

In 1916, Martinolich contracted with the Norwegian government to build three 300 foot sailing schooners. The years that followed consequently saw heavy activity at the shipyard and Martinolich had to hire over a hundred new workers, raising his employees to an all time high of 285. During World War I, workers became difficult to obtain, particularly in Dockton which remained a relatively isolated community, accesible only by water. In addition to the workers who already lived on Vashon or commuted from Tacoma, extra help had to be hired from further afield. Therefore, while the shipyard was rebuilt to accomodate the new project, the Dockton Hotel was built as a boarding house to accomodate Martinolich's new off-island employees. Though not pretentious in style, the new building was grand by Dockton standards of scale, surpassing in size even the old hotel built by the Puget Sound Dry Dock Company. Standing two and one half stories, the Martinolich hotel boasted the first electric lights in Dockton.

The Norwegian sailing schooners were completed in 1918, though ultimately only one ended up as part of the Norwegian fleet, while the other two were bought by Martinolich's timber supplier for use in shipping lumber. With the end of the World War, business at the Martinolich yards subsided. After 1920 Dockton no longer offered the haven for marine industry it once had. Ultimately it proved to be too distant from raw materials and the market to compete with the larger shipbuilding interests in Seattle and Tacoma. Martinolich continued to run his yard, constructing mainly yachts and servicing fishing vessels until his retirement in 1930.

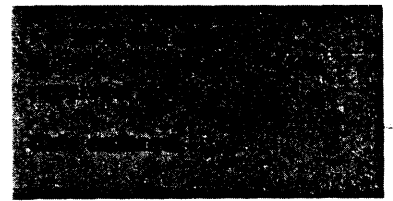
With the boom years past, employment dropped off and the Dockton Hotel's function as a boarding house was no longer required. In 1921, Martinolich sold it to School District #79 for use as an elementary school and the original Dockton School became the town's community center. The building served well as a school, with four grades taught in each of the two large main floor rooms. It is in this capacity that the Dockton Hotel is often remembered by the community and it is commonly referred to as "the old school building."

In use as the Dockton Elementary School for over twenty years, the building was bought in 1944 by Theodore Berry. Berry was a prominent Dockton citizen, postmaster, WPA Administrator and general storekeeper. He transformed the Dockton Hotel into a berry cannery, adding some outbuildings and operating it through the 1940's. In later years the building became a private residence and for the past several years it has remained vacant.

The Dockton Hotel/School Building is significant for its vital role in Dockton history. The old boarding house is the largest remaining structure from Dockton's days as a shipbuilding town and survives as an historical link to that era and industry. Although its roots are in the shipbuilding years, the Dockton Hotel has survived due to its adaptibility to the changing needs of the community. It has served as a boarding house, school, berry cannery, and personal residence while maintaining its exterior architectural integrity.

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Warren, Richard E., "Dockton, the Drydock Years," "Dockton, the Shipyard Years," The Sea Chest. June and September, 1969.