

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 05001353

Date Listed: 12/1/2005

Dougherty, John and Kate, Farmstead

King

WA

Property Name


County

State

Dairy Farm Properties of the Snoqualmie River Valley, MPS

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

12/1/05

Date of Action

=====
Amended Items in Nomination:

Historic Function:

The Historic Functions are amended to include: Agriculture/agricultural outbuilding (garage, bunkhouse); Agriculture/processing (milk house), and Agriculture/agricultural field (orchard/pasture/farmyard site).

Geographical Documentation:

The correct U. T. M. Coordinates should read:

#2. 10 576250 5289129

These clarifications were confirmed with the WA SHPO office.

DISTRIBUTION:

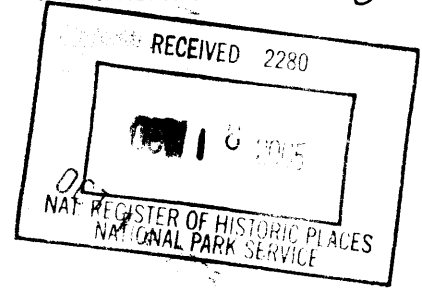
National Register property file

Nominating Authority (without nomination attachment)

1203

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Dougherty, John and Kate, Farmstead

Other names/site number O'Leary, James, Farmstead, King County HRI #0403

2. Location

street & number 26524 N.E. Cherry Valley Road

not for publication

city or town Duvall

vicinity

State Washington code WA county King code 033 zip code 98019

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

7-6-05

WASHINGTON STATE HISTORIC PRESERVATION OFFICE

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

Signature of the Keeper

Date of Action

[Signature] 12/1/05

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
4		buildings
1		sites
		structures
		objects
5		Total

Name of related multiple property listing:
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

Dairy Farm Properties of the Snoqualmie River Valley, Washington

6. Functions or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single family dwelling

AGRICULTURE/farmstead

Current Functions

(Enter categories from instructions)

RECREATION & CULTURE/house museum

RECREATION & CULTURE/open space

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER/ residential vernacular

Materials

(Enter categories from instructions)

foundation CONCRETE

walls WOOD

roof WOOD: shingle

other

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

1888 - 1919

Significant Dates

1888, 1910

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property.) SEE CONTINUATION SHEET

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register (11-19-86)
- designated a National Historic Landmark
- # _____
- recorded by Historic American Engineering Record# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

King County Historic Preservation Program

10. Geographical Data

Acreeage of Property 21.26 acres

UTM References

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>576</u> <u>091</u> Easting	<u>5289</u> <u>129</u> Northing	3	<u>10</u> Zone	<u>576</u> <u>197</u> Easting	<u>5288</u> <u>773</u> Northing
2	<u>10</u> Zone	<u>576</u> <u>000</u> Easting	<u>5289</u> <u>129</u> Northing	4	<u>10</u> Zone	<u>576</u> <u>034</u> Easting	<u>5288</u> <u>758</u> Northing

Verbal Boundary Description

(Describe the boundaries of the property.) **King County Tax Parcel #122606-9049-0 per Dougherty Farmstead. See Continuation Sheet for legal description.**

Boundary Justification

(Explain why the boundaries were selected.) **The boundary for the nominated property indues the historic resources and the extant portion of the original homestead which remains in the ownership of the current owners, the City of Duvall. See Map A**

11. Form Prepared By

name/title Sarah Sodt, Preservation Planner

organization King County Historic Preservation Program date August 2003

street & number 520 Third Ave, Room 550 telephone 206-296-7409

city or town Seattle state WA zip code 98104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name City of Duvall (Attn: Connie Zimmerman)

street & number P.O. Box 1300 telephone (425) 788-3434

city or town Duvall state WA zip code 98019

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National Register of Historic Places Continuation Sheet - [JOHN AND KATE DOUGHERTY FARMSTEAD, KING COUNTY, WA.]

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PHYSICAL DESCRIPTION

The John and Kate Dougherty Farmstead is located in the City of Duvall, in north central King County, WA. The extant farmhouse, milk house, bunkhouse and garage are the vestiges of an early Snoqualmie Valley dairy enterprise initially established in 1884. The farmhouse, constructed in 1888, was originally located a short distance to the northwest of its current location and closer to the Snoqualmie River. In 1910, the new alignment of the Great Northern Railroad forced the relocation of the farmhouse uphill, near the southern boundary of the original 160-acre farmstead tract. The farmstead remained in agricultural use, primarily for dairy purposes until approximately 1955.

The farmstead retains three of the four key components set forth as registration requirements for dairy farms in the Dairy Farm Properties of the Snoqualmie Valley Multiple Property Documentation: an historic farmhouse, a free-standing milk house and 21 acres of open pastureland. While the hay/dairy barn is gone, the site includes two ancillary farm buildings and the remnants of the old flat barn/cow barn. The core portion of the farmstead is currently leased to the local historical society with the farmhouse serving as a house museum. The remainder of the acreage is intended for future use as a City park.

The Dougherty Farmstead was part of unincorporated King County until 1994. At that time the City of Duvall purchased the buildings and surrounding 21 acres from the Corporation of the Catholic Archbishop of Seattle in order to preserve it for cultural, open space and recreational purposes. The condition of the property as a whole is good, especially the farmhouse. This is a reflection of the many years of careful maintenance by the Dougherty family and, since 1983, the stewardship and work of the Duvall Historical Society.

General Site

While the original farmstead was approximately 160 acres in size, the acreage in City ownership has been reduced to approximately 21 acres. It is this smaller parcel that is the subject of this nomination. The nominated parcel is bordered to the south by NE Cherry Valley Road with nearby residential and institutional development. A small historic cemetery is located in a wooded area to the southeast of the farm. To the north, west and east the farmstead commands sweeping views of open rural lands in Cherry Valley and the Snoqualmie River Valley.

The nominated property includes four extant buildings, the remnants of one building, and approximately 21 acres of former pastureland. The significant features of the property include the farmhouse, constructed in 1888, with highly distinctive intact interior and exterior building fabric and architectural features, a bunkhouse (1910), a garage (1919), a small milk house (1918), and the remnants of a flat barn/cow barn (1940). Other notable

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features of the property include the fenced yard enclosing the farmhouse, bunkhouse, and garage, the site of the original dairy/hay barn (now demolished), and the remnants of the original orchard.

Farmhouse (Exterior)

The farmhouse is located on a promontory above the City and adjacent to NE Cherry Valley Road. It is sited on the north side of the road, and oriented south toward the road. It is a remarkably intact example of a vernacular dwelling built on a T-plan typical of the "upright and wing" or "gable front and wing" - a dominant folk building type. It features a one and one-half story front-gabled main section and a one story side-gable wing, measuring approximately 23'x30' and 15'X 22' excluding porch areas. The wood frame building rests on a 6" wide perimeter concrete foundation that was hand mixed and poured in 1910. A sloping grade at the rear (north) side of the house allows for direct access to the concrete cellar located under the main front gable section.

The exterior walls are clad in original 1 x 8 Douglas fir drop siding with a wide v-joint. The main roof, side gable roof and three porch areas are covered with wood shingles. Corner boards and window and door surrounds are 1 x 6 fir boards that date from the initial construction. Windows are all original wooden two-over-two, double-hung sash and some include original irregular glazing. A prominent shed roof that extends over the main entry porch and a square bay window distinguish the primary façade. The entry porch is embellished with chamfered wood posts and jig-sawn brackets. A similarly detailed porch spans the front elevation of the adjacent one-story kitchen wing. The bay window of the main section is further embellished by decorative diagonal wood siding within the spandrel areas.

A back porch with a shed roof supported by wooden posts runs the entire length of the main elevation of the kitchen wing; the wooden deck and posts on the easterly portion of the porch have been modified and partially reconstructed in order to provide handicap access via a platform lift. The ends of all of the shed roofs are enclosed with diagonal wood boards and decorative non-structural brackets. Brick chimneys protrude from the roof ridge of both the main body of the house and the east wing.

Fenestration consists of primarily two-over-two double hung windows set in individual openings. The windows on the upper story are slightly smaller than those on the first floor level. Four windows are located in the square bay window on the first story of the main elevation; the two windows on the sides of the bay are narrow, one-over-one double hung sash. Typically, sets of windows are symmetrically placed on the first and second floor levels on all elevations of the main one and one-half story section of the house. Smaller square two-over-two double hung windows are located at the basement/cellar level. The kitchen

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(east) wing has one window each on the main and rear elevations. On the east elevation of the kitchen wing is a two-over-two double hung window and a square fixed paned window. The house features five wooden doors, all of which appear to be historic. Most of the doors are three lower panel type with a glazed upper-half panel. The door located off the rear wing porch that provides access to the main body of the house is a distinctive four-panel type with a low rail and stile design, typical of the late nineteenth century.

Farmhouse (Interior)

The interior of the Dougherty House has had very few changes. Original plan configuration and architectural elements such as running and standing millwork, a turned-baluster staircase, wooden flooring and lath and plaster walls remain in place. The front door enters onto a side entry hall with an open staircase along the east sidewall. To the west of the entry hall is the front parlor and at the north end is the doorway to the back parlor/dining room. This room served as the area's first post office until the advent of rural free delivery. A small bedroom chamber (or office) is situated to the west side of the back parlor. The side wing consists of a large kitchen with a bathroom and a pantry at the easternmost end. The kitchen and pantry retain original tongue-and-groove wainscoting, and the original claw foot bathtub and kitchen fixtures (said to have been delivered via local riverboat) remain in place. The front parlor is furnished with Dougherty family portraits and the family's fainting couch. Unfortunately, vandals destroyed the fireplace over-mantle and it was necessary to reconstruct it based on photographs. A small area of original painted faux finish is visible at the lower stair landing. The upper floor level includes four small bedroom chambers and a storage closet. Ornate historic linoleum floor covering remains in place in the northwest chamber.

Since 1983, the Duvall Historical Society has leased the farmhouse and the one-acre core site from the Catholic Archdiocese and the City of Duvall. Using Community Development Block Grant funds and King County Cultural Facilities grant funds, the group has worked to open the farmhouse to the public as a house museum and to interpret the agricultural history of Duvall and the Snoqualmie River Valley. Major rehabilitation work has included the repair and repainting of the exterior and interior of the house and the installation of a new cedar shingle roof. The only alteration to the farmhouse is the addition of a handicap access platform lift at the rear porch, which required removal of portions of the wooden deck and partial reconstruction of support posts and handrails.

Ancillary Buildings

The bunkhouse is located behind the farmhouse in the northeast corner of the enclosed yard. The bunkhouse was constructed when the farmhouse was relocated in 1910. With the exception of the house, it is the oldest remaining building on the farmstead. This wood-frame structure measures approximately 17' x 20' and rests on deteriorated wooden beams

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supported by concrete blocks. It is clad with shiplap siding trimmed with corner boards. The simple side gable roof is covered with deteriorated cedar shingles; it is currently covered by a plastic tarp. The primary (south) elevation, oriented toward the house, contains two door openings with simple surrounds. A six-panel wooden door remains in place in the westernmost opening. A single wooden, one-over-one double hung window is located in both of the gable ends. A third door opening is located on the east end of the north elevation. The interior space is divided into two rooms, a narrow eight foot wide room at the west end and a larger twelve foot wide room at the east end. A small loft area is located above the east room. A masonry chimney is centered on the thin dividing wall and penetrates the roof ridge. Rough sawn, random width floor planks approximately two inches in thickness are in place in the easternmost room. The bunkhouse foundation, some of the plank flooring and the roofing are currently in deteriorated condition; however, rehabilitation plans have been prepared and work will be undertaken in the near future.

A small wood-frame garage building is located at the northwest corner of the yard. It was built in 1919 when the Dougherty family acquired their first motorized vehicle. It measures 12' x 20' and is also clad with shiplap siding. It is a simple front gable form and has a plank floor. It is in generally good condition, however, the roofing is deteriorated and currently covered by a plastic trap.

The milk house is located beyond the garage, approximately 20 yards to the northwest. Built in 1918, it is wood frame construction with a concrete foundation, floor, and milk trough used to store milk cans in cool water. The building measures approximately 10' x 12', has a front-gable roof form with cedar shingles and horizontal tongue and groove wall cladding. While deteriorated, the milk house remains relatively intact. Immediately adjacent to the north of the milk house are the partial remains of an old flat barn/cow barn constructed in 1940. The flat barn/cow barn was also wood frame (measuring 24' x 40') and had a concrete block foundation and horizontal tongue and groove cladding. An early twentieth century innovation in dairy farming, the flat barn/cow barn would have been used in conjunction with the older multi-purpose dairy/hay barn (demolished 1972). As a smaller specialized dairy facility, the flat barn was used exclusively for milking purposes. It was easy to keep clean, efficiently located near the milk house and hay storage, and could accommodate a dairy herd as it expanded beyond the capacity of the milking area in the hay barn. The flat barn collapsed due to damage from horses pastured nearby and heavy wet snow loads that occurred during the winter of 1996.

Landscape Features

A diamond-mesh, wood-framed fence previously enclosed the Dougherty Farmhouse and the yard immediately surrounding the dwelling and the bunkhouse. In 1999, the Duvall Historical Society reconstructed the original wooden picket fence based on an historic

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photograph from c.1910. Flowerbeds and ornamental shrubs border the enclosed yard and the concrete walkway, which leads to the front entry porch. Plantings include mature wisteria vines and rose shrubs as well as new plantings, which were selected, based on historic photographs and oral informants.

Approximately one and one-half acres of the former orchard are included within the boundary of this nomination. The orchard lies to the northwest of the farmhouse and west of the remnant outbuildings on a hillside above State Route 203 and the Snoqualmie River. Out of an original three-acre, 800-tree orchard of cherry, apple and prune trees; only a few damaged fruit trees remain standing. At the south end of the orchard are massive stumps of fir trees that once served as a windbreak between the orchard and the adjoining Cherry Valley cemetery site. Surrounding the orchard and much of the farmstead itself are the remnants of cedar post, barbed wire fences.

The farmstead includes several open spaces significant to the history of the property. The site of the original dairy/hay barn lies directly to the north of the cow barn/flat barn. The hay barn was a massive structure built in 1884 of peeled timber/log framing and hand-split cedar plank cladding for a total cost of \$64. The main gabled barn measured approximately 50' X 70' in dimension with shed roof extensions at either side. A concrete portion of the footing for a large wood-stave silo that was adjacent to the barn is still visible. To the east and west of the house and enclosed yard are pasture areas closely associated with the operation of the dairy. Although dairy cows also grazed most of the remaining acreage of the farmstead, the two pastures that border the farmhouse and front onto Cherry Valley Road are more closely related functionally and spatially to the farmhouse and ancillary buildings.

An informal gravel parking area has been established adjacent to the old driveway along the west side of the fenced yard. It includes a handicap accessible paved parking space and accessible paved route to the rear porch and platform lift. The historical society has added a painted wooden sign, identifying the farmstead, near the Cherry Valley Roadway and adjacent to the parking entrance.

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STATEMENT OF SIGNIFICANCE

Summary Statement

The Dougherty Farmstead is eligible for the National Register under Criterion A for its association with the early settlement and agricultural development of the Snoqualmie River Valley in King County, WA. As one of the best-preserved early farmstead landscapes in King County, the property includes a highly distinctive vernacular farmhouse, several ancillary buildings, extensive former pasturelands and a remnant historic orchard. The nominated property is at the heart of what was once a prosperous 160-acre dairy farm, and it is illustrative of the evolution of a large working farm in relation to the changing community of Cherry Valley and the dairy industry as a whole.

Additionally, the Dougherty Farmhouse is eligible under Criterion C as a rare and highly intact late nineteenth century vernacular farmhouse, and a remarkably well-preserved example of settlement era domestic architecture in King County. James O'Leary, an early Snoqualmie Valley stump farmer and dairyman, built it in 1888. Despite having been moved from its original location in 1910, the farmhouse is significant for its architectural value, as well as for its long association with agricultural activity at its current location. Furthermore, the farmhouse is closely associated with the history of the Cherry Valley area, having served as the site of early church services, as the home of the community's first post office and as the centerpiece of a large and prosperous dairy farm.

Cherry Valley - Duvall Historic Context

The original town site of Cherry Valley was located along the banks of the Snoqualmie River at the southerly edge of Cherry Creek Valley, about a half-mile downstream from the current commercial center of the City of Duvall. Cherry Valley, bisected by the Snoqualmie River and bordered with wooded hillsides, was ideal for logging. The Snoqualmie River provided a means of transporting logs to Everett and Seattle. By 1890 much of the land had been cleared, logging companies had constructed roads and railways, and early dairy and cattle farming operations dotted Cherry Valley.

By 1898 when the Dougherty's acquired the farmstead, the growing settlement of Cherry Valley included the Methodist Church, Grange Hall, Hix's Store, and several less permanent smaller commercial and domestic buildings. As the Cherry Valley Town site Company was preparing to plat and develop the adjoining town site of Duvall, the Great Northern Railway (followed by the Chicago, Milwaukee and St. Paul Railroad) determined it would build a branch line along the Snoqualmie River. Then, in 1905 a swing bridge was constructed allowing passage over the Snoqualmie River, which opened Cherry Valley to stage travel and

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much easier access to and from Lake Washington ferries and the burgeoning urban center of Seattle.

When the Great Northern Railway grading crews reached Cherry Valley in 1910, they decided to put the rail line straight through the middle of the small crossroads village. The railroad acquired previously developed land by assuming the cost of relocating most of the Cherry Valley buildings to the new Duvall town site, including the costs of purchasing and preparing the new sites in Duvall. In exchange, Great Northern was to receive full title to the Cherry Valley land it required. The original sloping site of the Dougherty Farmhouse was one that the railroad wanted for its new right-of-way, so the house was moved uphill to its current location in 1910. The original site is now part of the State Route 203 right-of-way.

Dougherty Farmstead Historic Context

The Dougherty Farmstead is part of a 160-acre tract of land originally deeded to William Long by U.S. Government patent in July of 1882. The following year, Long's daughter Hannah M. Dodds sold the parcel to James O'Leary for \$725.00. O'Leary improved the property by logging the land, and constructing a massive hay/dairy barn in 1884 and a substantial farmhouse, near the banks of the Snoqualmie River, in 1888. According to oral tradition, lumber for the house was milled in Fall City and rafted down the river to the infant settlement of Cherry Valley. The improvements to the property are reflected in the profit O'Leary realized upon his sale of the same tract of land to John F. Dougherty in December of 1898 for a total of \$2500.00. The record of sale noted that O'Leary had previously conveyed, c.1885, one acre of land to the Methodist Episcopal Church. That acre became the Cherry Valley Cemetery (the wooded site to the west of the Dougherty Farmstead along Cherry Valley Road). The farmhouse was the principal residence in the crossroads community of Cherry Valley and played a prominent role in community life. The first Catholic masses in the region were conducted in the Dougherty's parlor and by c. 1900, the dining room was serving as the local post office - which it did until the advent of rural mail delivery about 1910.

John and Kate Dougherty were both born of Irish Catholic parentage, John in Dubuque, Iowa in 1853, and Kate in Ireland in 1857. They married in Seattle in 1882 and moved to Utsaladdy on Camano Island, Washington. John was employed as a tallyman (bookkeeper) at the Utsaladdy Lumber Mill, said to have been one of the largest mills in the world at the time. Their first five children were born in Utsaladdy: James (b. 1884), Joseph (b. 1886), Mary (b. 1888), Kathleen (b. 1890), and John (b. 1891). John Sr. lost his job in the Panic of 1893, and the family returned to Seattle, where Margaret was born in 1893. Three months later a local priest, Father Michael McCauley, asked the Doughertys to stay at his farm near Selleck's Creek (later known as Cherry Creek), on what became later known as the Herman Zylstra/Neilsen Farm. The Dougherty family traveled from Seattle to Snohomish on a large

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boat named the "Mabel", transferred at Snohomish to the steamer "Echo" and came up the river. Leo was born at the "priest's house" - Father McCauley's farm - in 1895. In 1898 the family bought the farmstead established by O'Leary. An eighth child, Vincent, was born at home in 1900.

In 1902, John Dougherty agreed to allow a logging camp to be built on the property, as a good portion of the acreage still remained in woodlands. Then in 1903, John Dougherty died at the age of fifty, leaving Kate and their eight children (the oldest being James, age nineteen and Joe, age seventeen) to operate the farm and continue to clear the land.

In 1910 the Dougherty House was relocated from its riverbank location up the hill to the southern perimeter of the farmstead property. An old newspaper account states that on April 15, 1910, "Mr. Bird has commenced moving the Dougherty House." This was an arduous task according to Leo Dougherty. From June to November of 1910, a one-horse operation inched the building slowly along. Every few feet the house had to be jacked up and leveled. During the move the Dougherty boys stayed in an old house (possibly O'Leary's first/earliest dwelling) located where the bunkhouse currently stands.

From the new location, which overlooked the entire farmstead acreage and the Snoqualmie Valley to the north, the Dougherty family continued to expand the dairy farm operation. They improved the farmstead by dynamiting old stumps left by O'Leary, constructing and maintaining new outbuildings and fences and by expanding the size of the dairy herd. No ancillary agricultural buildings are extant from the original homestead site. The existing ancillary buildings and remnants date from the year of the farmhouse relocation or thereafter.

The Dougherty family harvested fruit from the orchard for their own uses. A man named Waxburg, who had tried unsuccessfully to purchase the land from O'Leary, established the orchard in 1892. The orchard was originally some three-acres in size and extended to the riverbank, including 800 trees, primarily apple and prune varieties. The orchard was reduced by half when the railroad and highway were cut into the bank.

The construction of the railroad, and later the Duvall-Monroe Road (widened to two lanes in 1928) reduced the farmstead acreage by about seven and one-half acres and cut off direct frontage to the river. The railroad and highway, however, provided efficient transportation of dairy products to urban markets on Puget Sound. Initially Dougherty cream was separated at the farm and then shipped to Seattle by riverboat and/or rail. In later years, raw milk was transported from the farm to Seattle via truck for pasteurization and production of various milk products.

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As a family, the Doughertys were long and active participants in the development of their community beyond the boundaries of the farmstead. For many years the Dougherty boys tended the swing bridge across the Snoqualmie River, running to the riverbank at the first sign of an approaching steamboat. Strong believers in the importance of education, John and Kate Dougherty saw to it that their children attended school on a regular basis. Several of them continued their education beyond high school. The entire family joined the local grange when it was established in 1909. Joe and James were particularly active, both having served as Grange Master. James was also a member of the Duvall Brass Band. Both of the older sons also worked on the railroad and the highway construction crews.

Mary Dougherty died in 1911, at the age of 22. Kate Dougherty continued to manage and run the farm until her death in 1936. After Kate's death, the Dougherty brothers began to reduce the acreage of the farmstead by the sale of 40-acre tracts situated within the east and northeast portions of the original farmstead. The size of the dairy herd was reduced and in 1940 the modern flat barn/cow barn (also called a milking barn) was constructed between the old barn and the milk house. James and Leo Dougherty continued to farm and live in the farmhouse. For a period they also raised cattle and rented acreage to other farmers. James Dougherty died in 1955, after which the dairy operation must have ceased. However, Leo Dougherty remained an active member of the community for many more years. He kept busy with various odd jobs including helping other farmers put in underground ditches and building the cedar boxes used for these drainage systems. He also worked seasonally for the State Department of Natural Resources as a fire warden during the late summer and fall. By 1972, the old hay/dairy barn (built in 1884) had become a continual maintenance problem so it was dismantled and sold for salvage to a local couple.

In the late 1970s, Leo sold the farmstead to the Catholic Archdiocese of Seattle but continued to reside there until his death in 1983. In 1994, the City of Duvall purchased 21 acres of the remaining farmstead with "Open Space" bond funds provided by King County. The Archdiocese still owns 10 acres along the eastern boundary of the nominated property and there are plans to build a new Catholic church on the site. Since 1983, the Duvall Historical Society has leased the farmhouse and the one-acre core site in the immediate vicinity of the farmhouse, initially from the Catholic Archdiocese and subsequently from the City of Duvall. The well-preserved farmhouse has undergone repair and rehabilitation work under the direction of the Duvall Historical Society in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

The architectural quality of the Dougherty Farmhouse is a major attribute of this historic farmstead. Exhibiting simple utilitarian and rural design character, it is typical of vernacular gable front-and-wing residences constructed elsewhere in the region. It is unusual in King County, however, for the high degree of integrity of design and construction. The

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outbuildings, too, are relatively well-preserved examples of their type. Although the farmhouse was relocated to its current site in 1910, and these outbuildings were built after that time, their relationship to one another is intact, and their value in interpreting the evolution of the farmstead is significant. The farmhouse, ancillary buildings, and related pastures and orchard together form a tightly knit complex that clearly illustrates a chapter in the history of King County settlement and agricultural development.

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National Park Service

National Register of Historic Places

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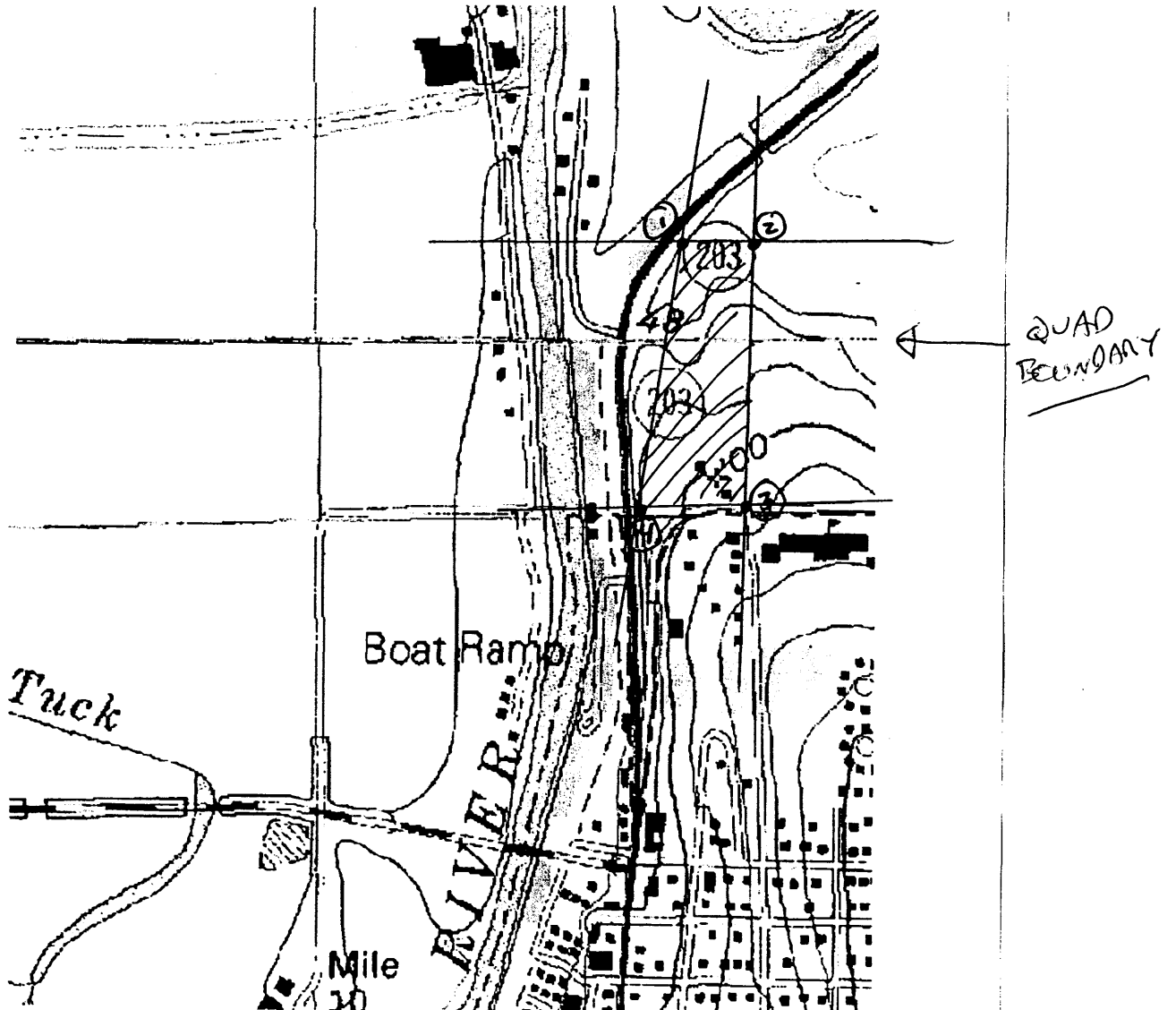
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UTM'S

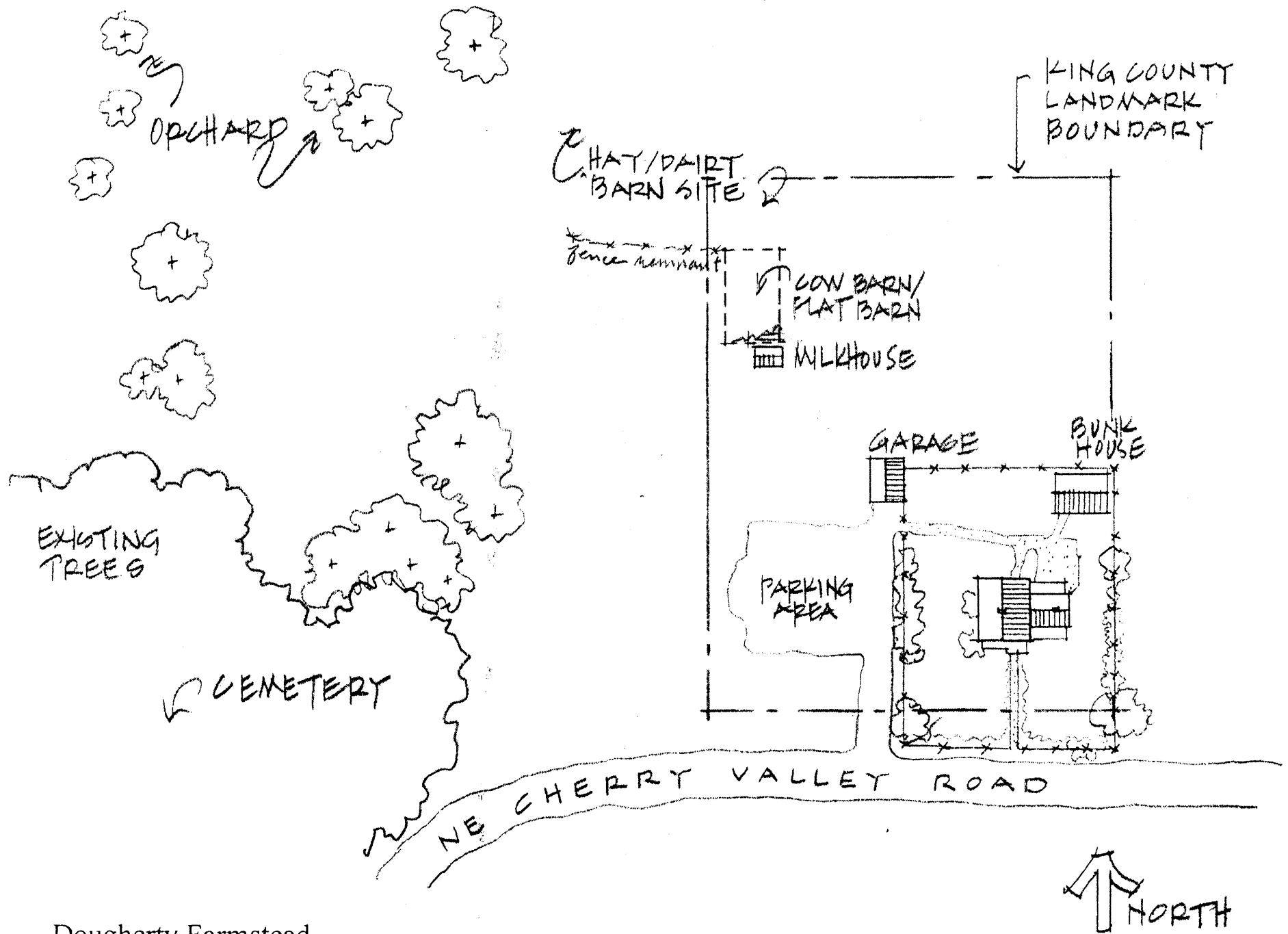
Dougherty Farmstead
26524 NE Cherry Valley Road
Duvall, WA 98019

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	Zone	Easting	Northing		Zone	Easting	Northing
2	10	576 000	528 129 9	4	10	576 034	5288 758
	Zone	Easting	Northing		Zone	Easting	Northing



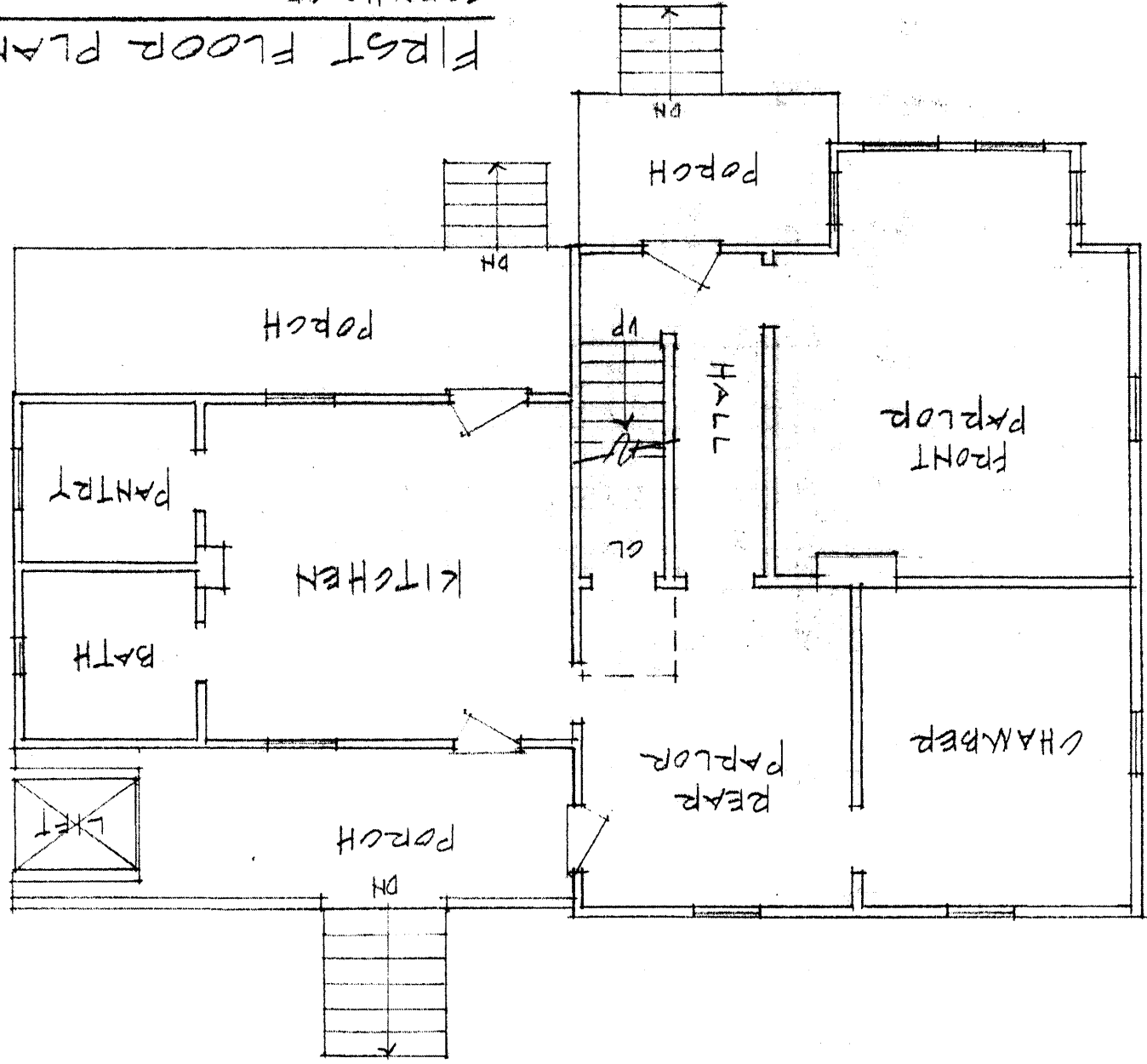
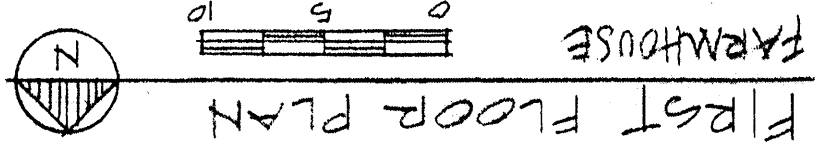


MAP A
Dougherty Farmstead
King County, Washington



Dougherty Farmstead
King County, Washington

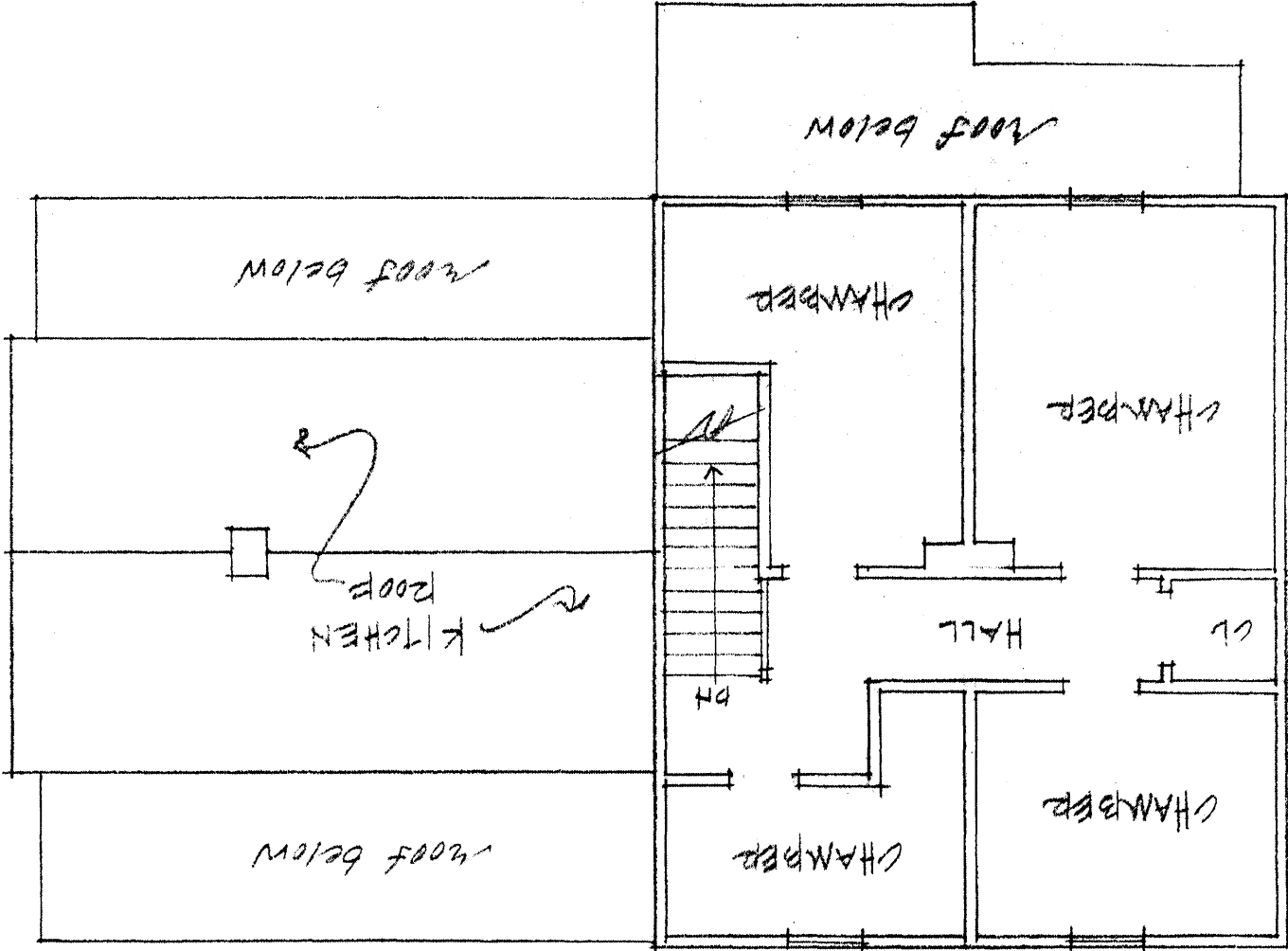
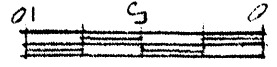
Dougherty Farmstead
King County, Washington



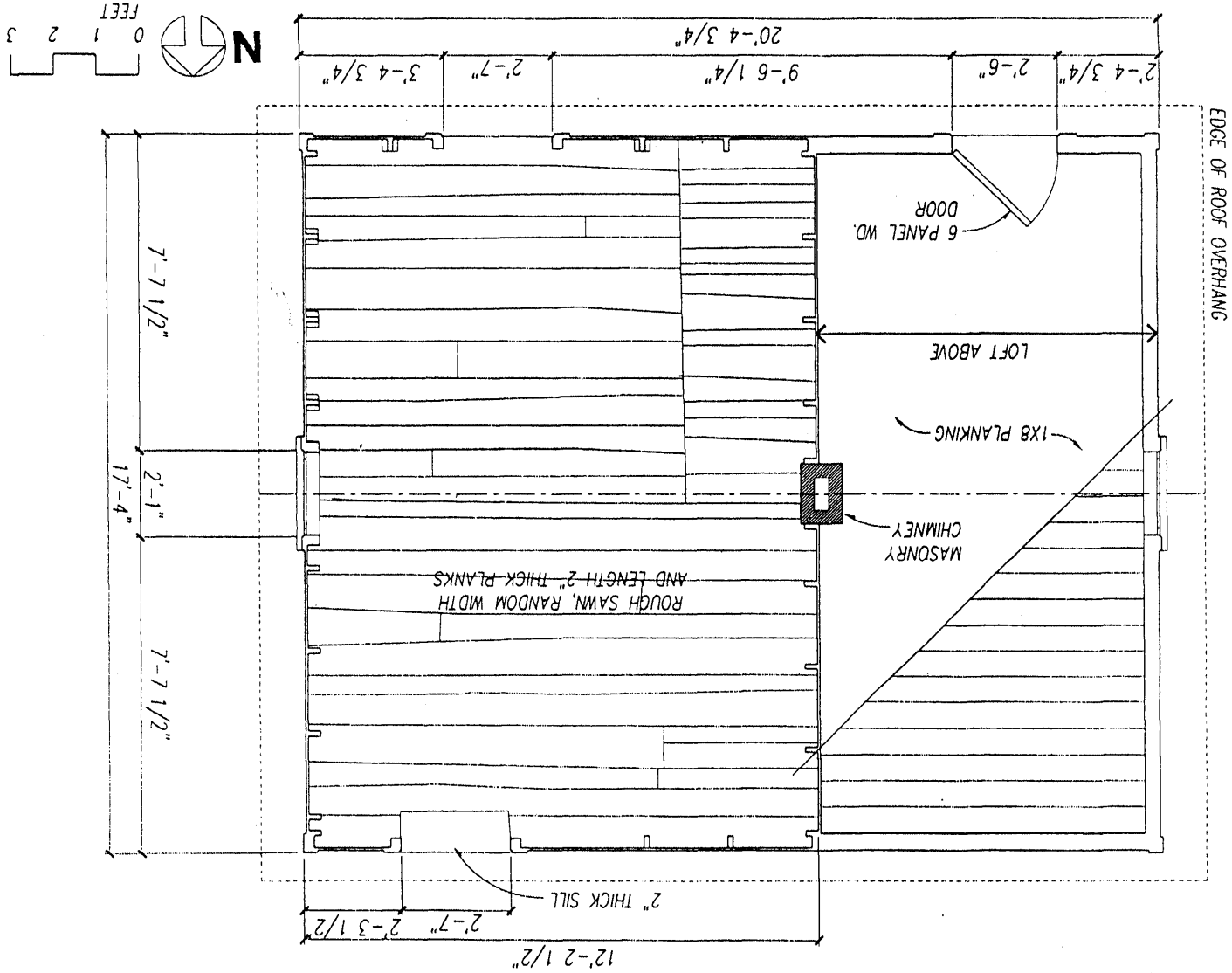
Dougherty Farmstead
King County, Washington

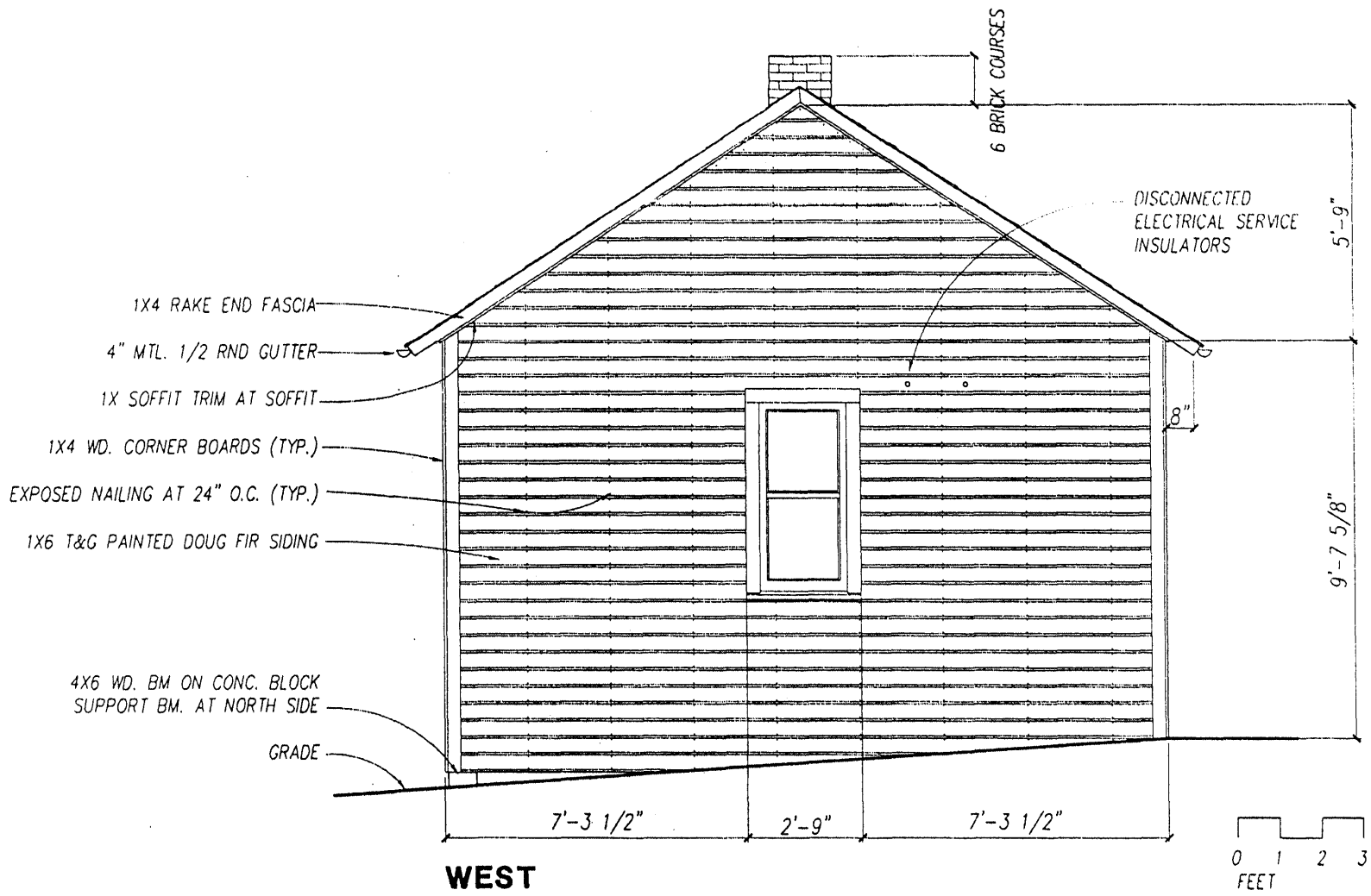
NORTH

SECOND FLOOR PLAN
FARMHOUSE



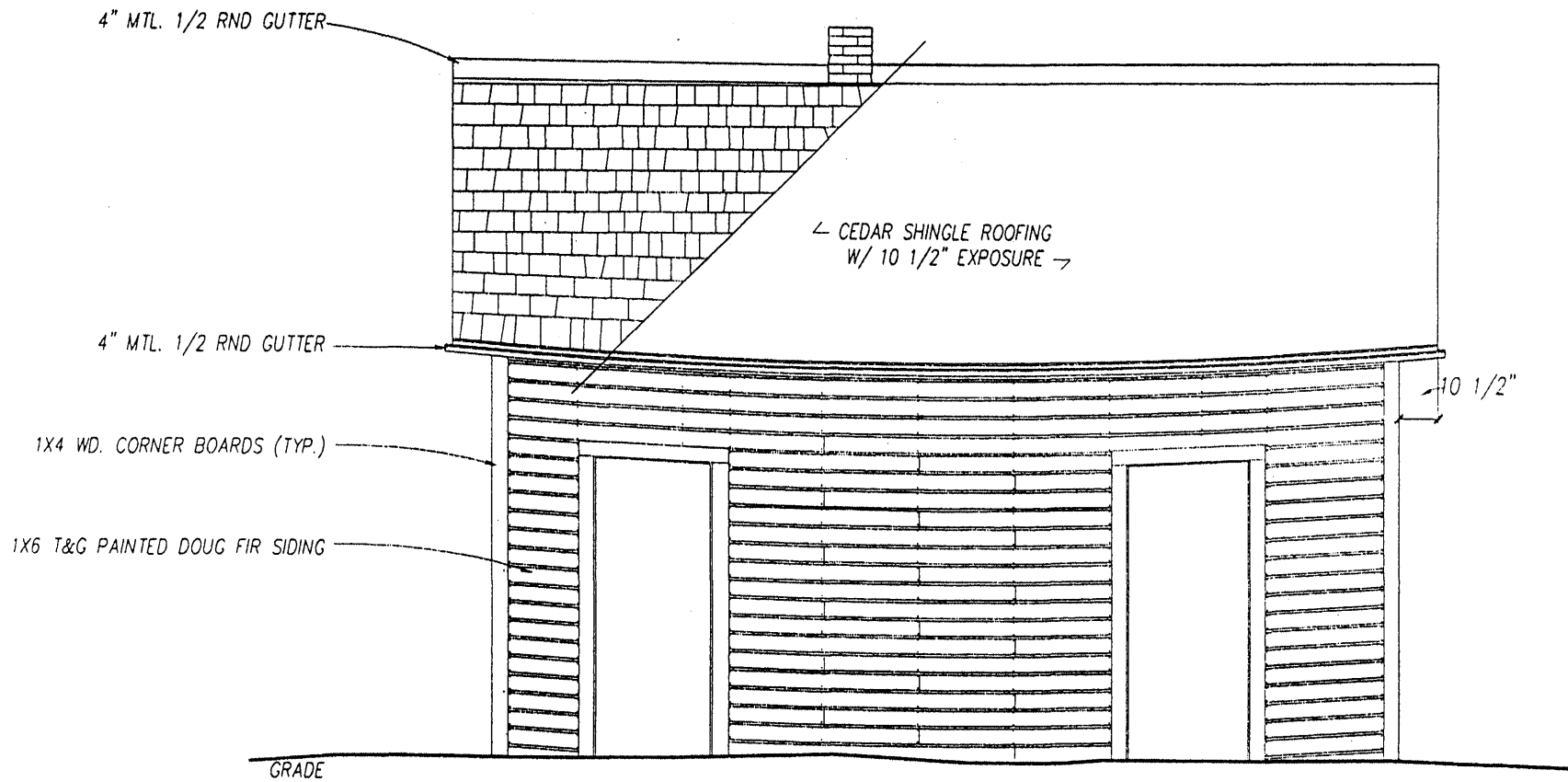
FLOOR PLAN



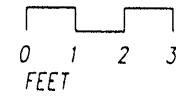


AS BUILT WEST ELEVATION
BUNK HOUSE AS-BUILT DRAWINGS
SCALE 1/4" = 1'-0"

DOUGHERTY HOMESTEAD PROJECT
DUVALL, WA.
MAY 2000

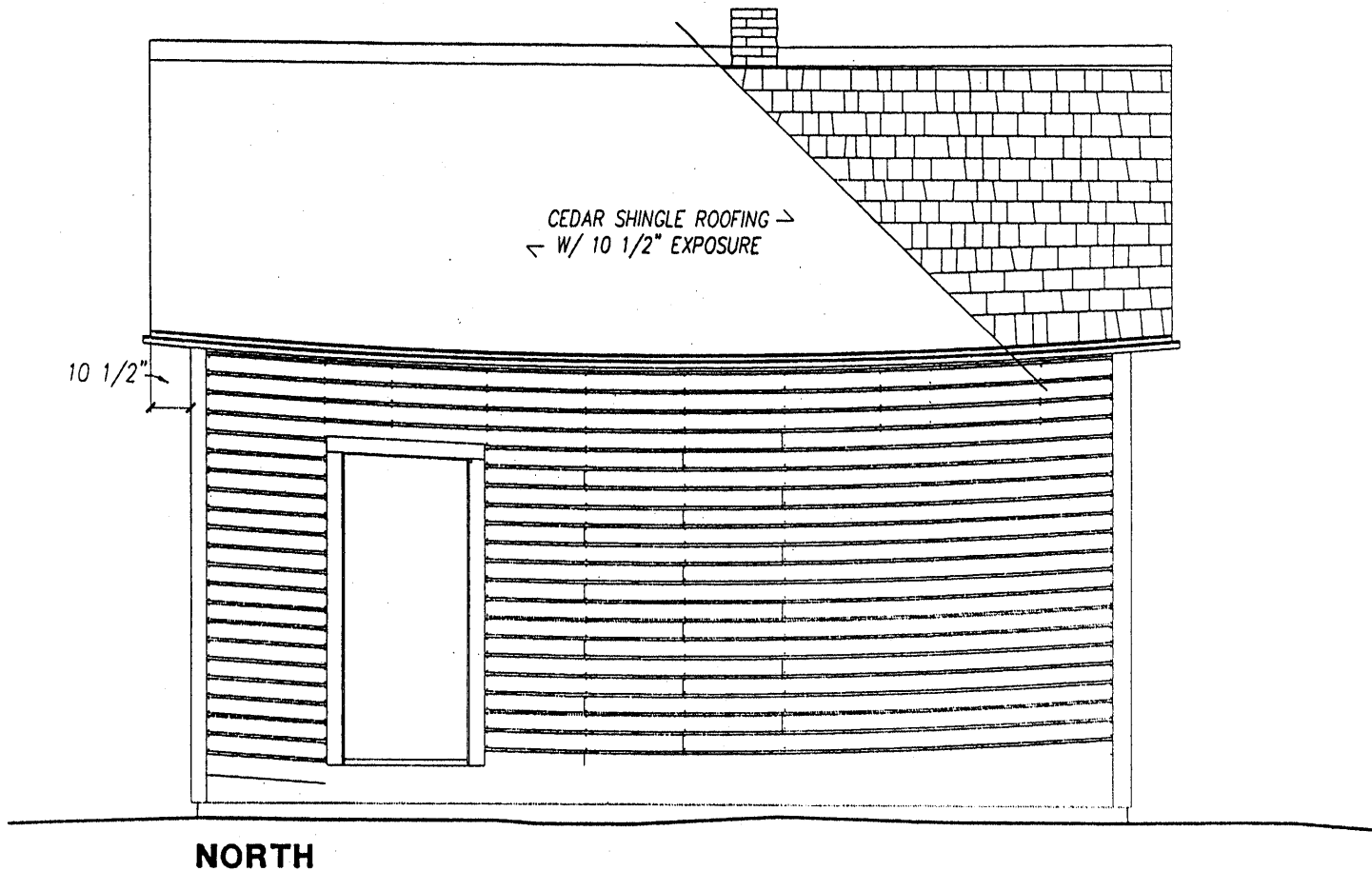


SOUTH



AS BUILT SOUTH ELEVATION
BUNK HOUSE AS-BUILT DRAWINGS
SCALE 1/4" = 1'-0"

DOUGHERTY HOMESTEAD PROJECT
DUVALL, WA.
MAY 2000



AS BUILT NORTH ELEVATION PLAN
BUNK HOUSE AS-BUILT DRAWINGS
SCALE 1/4" = 1'-0"

DOUGHERTY HOMESTEAD PROJECT
DUVALL, WA.
MAY 2000