

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1222

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 Malaney-O'Neill House

Other names/site number _____

2. Location

street & number 1570 E. Agate Bay Road not for publication

city or town Shelton ☒ vicinity

State Washington code WA county Mason code 045 zip code 98584

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Ally M
Signature of certifying official/Title

11-28-12
Date

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

or Federal agency and bureau

State

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:)

Edson H. Ball
Signature of the Keeper

1-23-12
Date of Action

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	
1		buildings
		sites
	1	structures
		objects
1	1	Total

Name of related multiple property listing:

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

Domestic-Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic-Single Dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

Late Victorian--Gothic

Materials

(Enter categories from instructions)

foundation Wood

walls Wood

roof Asphalt

other

Narrative Description

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

SEE CONTINUATION SHEET

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MALANEY-O'NEILL HOUSE
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NARRATIVE DESCRIPTION:

Setting and Exterior:

Located on a large property overlooking the eastern side of Oakland Bay, part of Hammersley Inlet, an inlet of Puget Sound, in Mason County Washington, about four miles northeast of Shelton, Washington, the Malaney-O'Neill House is a large, one and one half story wooden Gothic Revival Style house built in an elongated, slightly asymmetrical, cruciform plan with a steeply pitched roof and Gothic dormers. The house retains the signature elements of the style—steeply pitched roof and dormers, Gothic-arched windows and two-over-two windows as well as a one-story bay window which has remnants the original, ornate, turned post balusters topping the bay. The house which has endured over 100 years is a large example of the style, rare in Washington State.

The house is oriented on a northwest (waterside) to southeast axis overlooking the bay on a high bank about 25 feet from Oakland Bay, and on a high bank above Malaney Creek to the southwest which flows to the bay. The setting is in a grassy area with a historic apple orchard on the northeast side of the house and fir trees along the waterfront and scattered on the property which is 51.11 acres. The house is reached over an approximately one mile, dirt road through a wooded area from Agate Road. Formerly on the property was a large barn to the rear of the house which was torn down after 1959. The house is in good condition with few alterations and intact historic, distinguishing features.

It is likely that the house was built in two stages because of the difference in roofline, siding, foundation, attic evidence and slight window detailing that indicates the front of the house was built first and then the rear added later. However, the detailing of the windows and dormers indicate that the addition must have been built within a few years of the original structure. Historical evidence also points to a possible enlargement of the house after it came into the ownership of the O'Neill family which would have been within six years of its likely original building date.

The house is set on a post and beam foundation with wood skirting. The walls are clad with horizontal drop siding and the roof is clad a modern composition material (applied in the 1960s) and has modern metal pipe vent, replacing a central historic brick chimney in the rear or southeast section.

The house has a steeply pitched, cross gable roofline intersected by steeply pitched, wall dormers on the northeast and southwest sides, built in the Gothic style. The entire roofline has close eaves with a narrow fascia board. The rear section of the house forms a hipped intersection with the front gable of the house, which is slightly lower than the rear section. A replacement porch wraps around the rear of the house on the southwest, southeast and northeast facades and is supported by replacement plain square posts and some original half-profile turned posts. The porch roof is a replacement fiberglass, slightly sloped roof while the original had a shingled, flat wood roof supported by turned posts. The porch has a newer, plywood floor.

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From historic photographs, it is evident that the front section of the house originally had a similar wood, flat-roof porch with turned posts which has been removed. The house retains some paint on the northeast side but is otherwise weathered wood.

Built in frame-construction, the house is clad with horizontal drop fir siding with cornerboards. The rear section generally has a "scooped" reveal while the front has "v" shaped reveal except on the northeast side which has some "scooped" reveal siding which could have been a repair. The house primarily has two-over-two double hung sash windows featuring lamb's tongue sash with molded window heads. The Gothic-style multi-pane windows have wide surrounds on the top arches—the older section has drip molding around the top of the Gothic arch. The windows in the top of the arch have a center, dividing mullion and vertical six-pane lower sections with narrow mullions which open in the center. There are several original, exterior, paneled doors which have molded top lintels similar to window heads. One of the entry doors had a top, likely etched glass section, which is now damaged.

The southeast side of the house has a steeply pitched gable end and fascia board with a two-over-two window in the center of the gable on the top floor. On the first floor, the rear entry is off-set to the south and has a replacement wooden door with a newer screen door. Two, two-over-two double hung windows are on the northern side of the rear. This facade is reached by a low flight of steps to the porch and rear entry.

The southwest side of the house has two Gothic style dormers on the rear section on the second floor and the first floor has (from the rear façade) a large replacement three-section, metal window, a central entry door and a two-over-two window. The metal window replaced two of the four pane windows, according to the former owner who made the replacement. The two second floor windows have Gothic arch top sections framed by a wide molding. The top sections are divided at the center with a mullion. The lower sections of the arched windows have narrow mullions in a six pane pattern which open at the center.

On the projecting cross-gable are four, evenly spaced windows on the west side, with two-over-two fenestration, two on each floor. The northwest face of the projecting gable has an entry door.

The front section of the house on this side has a Gothic dormer with a similar window to the rear section on the second floor and a two-over-two double hung window on the first floor along with an entry door on the area nearest the projecting cross-gable (facing southwest) with damaged etched glass in the top section.

The northwest side of the front section has a French door with eight panes with narrow mullions on the second floor which opens to a balcony with remnants of the original turned balusters topping a projecting bay. The five-sided, one-story, bay on the first floor has three, two-over-two double hung windows on the three angled sides. The lower part of the bay has wood panels below the windows and the bay has narrow, oblong wood panels on either side of the window bays. The top of the bay has a wide fascia board.

The northeast side of the front section also has a Gothic dormer with the same type of Gothic window as the southwest side on the second floor and a two-over-two window on the first floor.

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The cross gable section on this side of the house has a northwest facing two-over-two window on the first floor along and four evenly spaced two-over-two windows on the northeast side, two on each floor. The lower sections of the first floor been filled in with siding on this side of the projecting section to provide privacy for the interior bathroom use although the original openings remain. This projecting cross-gable section is about two feet longer than the cross-gable section on the southwest side. A porch formerly extended around the front of the house, according to a previous owner, matching the opposite side of the front section.

The rear of the northeast side has one Gothic dormer centered on the second floor with a Gothic window similar to those in the other dormers of the house. The first floor rear (northeast) section has a central door flanked by two, two-over-two windows. The porch wraps around to this side.

Interior

The interior of the house generally remains intact. The arrangement is a "shotgun" style in which each room is accessed successively from the next on the first floor. The second floor has a hall on the northeast side with two rooms off the hall on the southwest side. Another narrow hall is near the stairwell, but the second floor otherwise also follows the shotgun pattern. The walls and angled ceilings are clad with wide horizontal fir planks, some measuring twelve inches wide and the floors, with the exception of the kitchen and bathroom which have modern linoleum, are fir plank.

The window and door surrounds are plain on the interior. The walls and ceilings have been papered in some areas, wall board in others and one room on the first floor has plaster. The rear (southeast) room of the first floor is a 1960s era remodeled kitchen which has had significant alterations. There is a bead board wainscot here and a dropped ceiling clad with asbestos tile. The kitchen has with newer wooden kitchen cabinets, Formica counters, a 1960s era sink and a linoleum floor.

The replacement, metal, tri-partite window on the southwest side of the house is over the sink. This room opens through a wooden door into the next room which also has a wainscot. This room in turn opens through an original panel door into the cross gable section, with stairs to the second floor on the center northeast side. The southwest side room is open to the stairs. The room has a painted shiplap ceiling and a deep wooden baseboard.

A large open, remodeled 1960s era bathroom is in the northeast side gable extension and is accessed through a door from the second interior room. The bathroom, clad with wall-board, has a 1960s era built-in shower, sink and commode. The lower sections of the three windows have been covered over here although the original openings are still extant on the exterior. Before the 1960s, the house had no running water and no bathroom facilities. The residents used an outhouse and got their water from the pump at the rear of the house and a kitchen sink pump.

The stairway has turned balusters and carved newel posts and turns to access the second floor in an oblong stairwell. The stairway has a bead board exterior finish.

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The front or northwestern-most, first floor room opens from the cross-gable room through a rectangular opening and features the five-sided bay at the front of the room. The room has a wide baseboard. The room is lit by the side two-over-two windows and three, two-over-two windows in the projecting bay.

On the second floor, the rear or southeast section has a long hall (lit by the one gable dormer on the northeast side) with two rooms on the southwest side, each with a gable dormer window. The rear room has a closet which is enclosed end part of the hall. All of the windows, both in the dormers and the walls, on the second floor extend down to the floor level. The walls and ceilings here are horizontal fir boards. The cross gable has a room on each side, lit by the two, two-over-two windows on either side with the southwest room accessed by a narrow passage along the stairs with a doorway—the northeast room is open to the stairs. The stairwell railings are the same turned design as the first floor with decorative newel posts with a bulls-eye design. There was a narrow chimney coming up through the wall of the room on the southwest side and its removal has left an opening in the wall.

The front (northwestern-most) room is accessed through a doorway from the open cross-gable room. This room, facing the water, has two gothic dormers on the northeast and southwest sides and the French doors accessing the balcony on the northwest, facing the water.

Integrity:

Changes to the exterior house include the removal of the original porches which have not been rebuilt on the front section of the house. The porches that have been re-built have mostly replacement, modern, wood materials on the southwest, southeast, and northeast sides with a replacement, fiberglass roof and plywood floor. The original brick chimney has been removed entirely from the house and replaced with a metal pipe vent. The major change to the windows is the replacement metal window on the southwest side of the rear section in the newer kitchen. This window replaced two of the original two-over-two windows. Three of the original two-over-two windows on the first floor of the northeast cross-gable have the lower parts of the windows covered over on both the interior and exterior but the original openings have been retained. This change in fenestration, however, represents only a minor change compared to the still extant character-defining Gothic and two-over-two windows. The rear door is the only replacement door. The deteriorated balustrade over the front bay still reflects its original appearance, although with some elements missing. The paneled features of the bay are still visible.

On the interior, the major changes are in the kitchen and bathroom which were modernized in the 1960s with linoleum flooring, 1960s era cabinetry, asbestos tile ceiling and plumbing fixtures. The floor plan, however appears to be original. The historic period stairway retains its decorative turned balusters and newel posts. Interior paneled doors are also still extant along with one etched glass door which is damaged. The interior wood walls and floors bespeak the quality of first growth fir with wide planks and narrow graining.

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Pump House:

Adjacent to the house on the southeast (rear) side is small wooden, rectangular pump house clad with plywood and with a flat roof. The building is of a later vintage, although the well is in its historic location and is considered non-contributing.

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)

Architecture

Period of Significance

1892-1901

Significant Dates

1892, 1901

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

N/A

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
- ☐ designated a National Historic Landmark
- ☐ # _____
- ☐ recorded by Historic American Buildings Survey
- ☐ Record# _____
- ☐ 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:

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STATEMENT OF SIGNIFICANCE:

The Malaney-O'Neill House, originally built ca. 1892 and likely enlarged around 1901, is historically significant under Criterion C as a property that embodies the distinctive characteristics of its period of construction and possess high artistic values. The home is one of the largest extant examples of the Carpenter Gothic style in the state. Built with the best timber from an area known for its logging, the house represents through its size, site and construction the ambition and optimism of its original owners, the Malaney's and the financial success of the second owners, the O'Neill Family. The house retains a high level of integrity with intact Gothic fenestration, massing, roofline, and interior features. The period of significance begins in 1892, the date the home was initially constructed and ends in 1901, the presumed construction date of the addition.

Located at a site near the salmon-bearing Malaney Creek and overlooking Oakland Bay, an arm of Hammersley Inlet, the house has been little altered over its 100 plus years, still reflecting on both the interior and exterior the building style and materials of its 1890-1910 construction era. Although the house is situated on open grassland, its setting includes part of an historic orchard, scattered first growth fir trees and 51 acres of woodland, the size of the original land patent. The house is fronted by 2,000 feet of Oakland Bay shoreline and 1,500 feet of Malaney Creek shoreline runs on the southwest side of the house site. Associated with Thomas O'Neill family of Mason County, who were prominent in the business and political life of the county, the house was historically accessed by boat and is fronted by oyster beds.

Located east of Oakland Bay in Mason County Washington in what was a primary logging and timber area and fronting oyster cultivation grounds, the Malaney-O'Neill property beachfront likely was the site of shellfish harvesting and processing by the ancestors of the present Squaxin Island Tribe because of its proximity to fresh water and access to salmon and shellfish resources (Birge Interview).

The property has strong relationships with the 19th and 20th century history of the natural resources industries of the Shelton area. The Malaney family's history is illustrative of the 1890s boom times in logging industry in the Shelton area. The subsequent ownership by the Thomas O'Neill family illustrates the commercial history of the area as well as another important resource industry of Mason County, oystering.

Mason County, originally, Sahewamish or Sawamish County, was settled by Euro-Americans in the 1850s who logged and created farms in the area which was served by steamboat service by the 1870s. Logging railroads including the Puget Sound & Grays Harbor Railroad and the Mason County Central Railroad line, changed logging practices from harvesting logs just near the water to being able to cut logs inland and bring them to water transit over rail lines. The railroads opened up commercial harvest of the huge first growth trees in Mason County. The Port Blakely Mill Company was established in 1864 by Captain William Renton who built a mill on the southeast side of Bainbridge Island where logs could be stored and ships could load lumber. Early on, logging was done with horses then donkey engines helped load the logs onto trains. The logging railroad then dumped the logs at Kamilche Bay and steam tugs

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towed the logs in rafts to the mill at Bainbridge Island. The mill had a ravenous appetite for logs—turning out 200,000 board feet of lumber per day by 1882. (Port Blakely website)

John W. Malaney

Likely to take advantage of the railroad service and profit from harvesting the big trees, the nominated property was acquired by John W. Malaney in 1891 by Homestead Land Patent. Malaney's property included Lot 4 which is the nominated property (51.11 acres) and the south half of the southeast quarter of Section 2 in Township 20 North Range 3 West in Mason County which totaled 131 and 11/100ths acres. (BLM records)

Previously John and his brother Thomas were in the Ocean Park (now Pacific City) area of Oregon and had platted the town of Ocean Park in 1883 where they built a hotel and sold lots. (Rissel Interview) John, Thomas, and their dad are listed in the Tillamook Census records for 1880. (Tillamook County GenWeb)

By the 1887 territorial census for Mason County John Malaney is found residing outside of Shelton and is listed as a single man, 26 years of age, born in Michigan and a logger. (Washington State Digital Archives) Malaney's brother, Thomas, is also listed and is reported as a Canadian by birth, 32 years old and a farmer. Another brother Albert is likely the "P." Malaney listed in the 1889 Census for Mason County as a logger.

Thomas Malaney had also secured land in Mason County in 1894 through a cash sale — 158 acres and 50/100ths acres in Section 8 Township 21 North Range 1 West. It is believed that the brothers' mother, Anney (or Ann) Malaney also secured land in Mason County in 1889; through a cash sale -- 173 and 86/100ths acres in Sections 4 and 5 in Township 21 North, Range 2 West. (BLM records) Newspaper reports indicate that members of the Malaney family were in the area as early as 1885 and portray a family with grand ambitions (*Grapeview* pg. 13). They were logging below Allyn (located northeast of the nominated property on Case Inlet) at what was called "Malaney's Landing" by 1889. (*Grapeview* and *Allyn Times*, pg. 13.) The brothers also reportedly built a 91 foot steamboat, the *Detroit*, which by 1889 was afloat. (*Allyn Times*, *Grapeview*, pg. 16) The boat was apparently sold by 1890 and by November, 1890, the *Shelton Journal*, noted, "The Malaney brothers have begun logging over in North Bay near Detroit [now Grapeview, northeast of the nominated property on Case Inlet]. They had also laid the keel for a new propeller boat, somewhat larger than the *Detroit*, and hoped to profit by experience and better luck with the new boat." (*Grapeview*, pg. 17)

The book, *Grapeview, Detroit of the West*, states that the brothers joined with Portland bankers Ladd and Tilton to form Detroit Land Company but the Articles of Incorporation for Detroit Land and Improvement Company (of Portland, Oregon) in 1890 do not mention the Malaney's (State Archives). We do know that Thomas Malaney established the first post office in Detroit in 1889. (*Grapeview*, pg.42)

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The plat for Detroit is undated since it was not recorded by the County Auditor at that time. Ann Malaney platted the Malaney's First Addition to the Town of Detroit in 1890. (Mason County Auditor's Records)

John Malaney secured a mortgage on his homestead property from Lombard Investment Company in April, 1890 for \$1200. He was likely in the process of securing the land through the federal patent. The Lombard Investment Company assigned the mortgage to Louisa A. and William T. Wright. Lombard Investment Company was a major mortgage company headquartered in Kansas City with a branch office in Portland, Oregon. Mason County assessment rolls show no improvement on the property in 1890. (Washington State Archives, Mason County Assessor's Records)

In 1891 Malaney family members, Albert, John and "A." (likely Ann), formed the Washington Improvement Company as a Washington corporation. (Washington State Archives, Corporation Records) The listed the purposes of the Washington Improvement Company were to "transact a general logging and mercantile business, to build and operate railroads, steam and sailing vessels, wharves and warehouses and to buy and sell real estate." (Washington State Archives). Meanwhile John Malaney quit claimed his interest in the nominated property to Ann Malaney in February 1891. (Washington State Archives, Mason County Death and Funeral Cards, Digital Archives)

The April 15, 1892 *Mason County Journal* noted that "The Malaney brothers have completed arrangements with the Port Blakely Co. to log on the Mason County Central. Their teams and camp outfit was brought over from North Bay Tuesday and was taken up the road. The boys have a good show and expect to make money." A week later, the April 22, 1892 the *Mason County Journal* noted that "The Washington Improvement Co., Incorporated, the Malaney Bros. will begin hauling logs next week. Their present contract with the Port Blakely Mill Company called for the hauling of a million feet of logs a month, on a contract for ten millions. To do this the daily average must be 50,000 with a crew of about 40 men. A lot of oil and supplies arrived for them this week. It is probable that the Mason County Central will have another camp opened on the road soon as they have a place for the disposal of more logs." By May, 1892 the *Mason County Journal* reported the Malaneys had commenced their work.

The July 8, 1892 issue of the *Mason County Journal*, said "Malaney Bros. first raft of logs went to Blakely last week; 742,613 feet. They began this week and will rush their output." The Malaneys worked over the summer until late in 1892. Evidently the loggers were not entirely paid by Malaneys because 40 loggers filed a "loggers' lien" against the Washington Improvement Company and Port Blakely Mill Company in December 1892 after the logs were towed by the Port Blakely Mill Company. The case made clear that the Malaneys had become bankrupt and the loggers centered their claim on the Port Blakely Mill Company. (Mason County Superior Court Records, Case #214, Washington State Archives)

The case turned out to be an extended one that involved legal action in two counties and took six years before the loggers were finally paid for the liens on the logs to recoup their labor payments. It appears that the Malaneys (John and Albert) who operated the company were paid over \$10,000 for the logs and owed Port Blakely for advances on equipment and materials. By April, 1893, Washington

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Improvement Company was in default, according to the court file. (Washington State Archives, Supreme Court Case File, *Garneau v. Port Blakely Mill Co. and Washington Improvement Company*)

Meanwhile it appears that Thomas Malaney and his brothers may have returned to Tillamook, Oregon and started yet another business venture. Thomas Malaney platted Ocean Park (now Pacific City) near Tillamook in 1893 (Visitor's Guide) and Albert Malaney married Lulu Miles there in 1895.

(Tillamook Genweb) Later Thomas Malaney returned to Mason County where he died in 1930. (Obituary)

By April 1895, the Mason County Sheriff instituted action against John Malaney and Ann Malaney to foreclose on the 1890 mortgage on his property and land holdings in Mason County; the location of the nominated house. Court records indicate that both Ann and John Malaney were in Tillamook, Oregon at the time of the sale. The mortgage holder, Louisa Wright secured the subject property through a Sheriff's deed on July 22, 1896 (Mason County Deeds, Vol. 2, pg.603). William and Louisa Wright then sold the property to P. Milton Smith on December 14, 1897 (Mason County Deeds, Vol. 1, pg. 378) who in turn sold it to Thomas O'Neill February 5, 1901. (Mason County Deeds, Vol.7D, pg. 273) (Mason County Grantee/Grantor Records, Washington State Archives)

Mason County Assessor's Records show that by 1895, however, there was a \$150 improvement on the property on Lot 4, the current parcel of the subject property-- which puts the date of construction of the initial section of the house between 1890 and 1895. No property tax rolls for Mason County are available until 1900 when the assessor's records show a \$75 improvement on Lot 4 and by 1906 the tax rolls show the property owned by Thomas O'Neill and a \$400 improvement on Lot 4. (State Archives)

Thomas O'Neill

Upon purchase of the property Thomas O'Neill likely had built the rear section of the house built. A view towards the front of the house in the attic reveals an earlier construction for the front of the house confirmed with by the slightly difference in cladding style on the rear of the structure and evidence of a separate foundation. However, the similarity in the windows and other stylistic elements of the two sections indicates construction occurred within a few years of each other.

Thomas O'Neill was a noted resident and entrepreneur in Shelton. Born in Erinsville, Ontario, Canada in 1860, he learned the trade of blacksmithing. He went to Saginaw, Michigan and later Bennington, Michigan and came to the Shelton area in 1879. There he worked for the Peninsular Railroad but then went into the mercantile business, at first in partnership with Margaret McDonald.

Margaret LaPlat McDonald was born in Pontiac County Quebec in January, 1849. She married Donald McDonald in 1869. They moved to LaCrosse, Wisconsin then took a train to San Francisco and went by sailing vessel to Port Madison, Washington. McDonald joined his brothers in the logging business and established a home at "Hardscrabble" on Oyster Bay, Washington. He became ill after falling into icy water and died five years later, leaving his wife with five living children. Margaret McDonald contacted Captain William Renton, head of the Port Blakely Mill Company, who had purchased logs from McDonald Brothers and asked for assistance in establishing a store at Arcadia, east of Shelton on Hammersley Inlet.

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Renton advanced Margaret McDonald \$2,300.00 for goods for the store which she operated. McDonald later moved the business to Shelton to a building which been built for the Masonic Lodge. The lodge continued on the second floor after she opened her business. The building was located at Front and Cota in Shelton.

Margaret McDonald's daughter, Jeannette married Thomas O'Neill in 1889 and he took over active management of the store which became known as "McDonald and O'Neill." Margaret McDonald separated her business from O'Neill after the turn of the 20th century establishing "McDonald & Company" with a son, Angus L. McDonald. O'Neill continued his business as "Thos. O'Neill Pioneer Merchant" in Shelton at a store on First Street. (Reminiscence by Carmelita O'Neill Shackleford) O'Neill was also associated with Lumberman's Mercantile Company and served as treasurer and manager after his store was absorbed by the firm. Lumbermen's was a business of the Simpson-Anderson-Bordeaux group who owned large logging and milling companies in the Shelton area. (Holbrook, pg. 57-58)

Thomas O'Neill also became prominent in the oyster industry. He was one of the first non-Native Americans to file for oyster land, (Steele, pg. 16), and was a charter member of the Olympia Oyster Growers Association on Oakland Bay. He served as their first vice-president and was a member of the Board of Directors. (Steele, pg. 7) He was described as "one of the largest owners and shippers [of oysters] of this [Oakland] bay." (Obituary, 1917). He also served on the Mason County Board of Oyster Commissioners which directed nearly 100 acres of oyster beds in the county. (Deegan, pg. 18-19) Note that Oyster beds historically fronted the nominated property.

After Thomas O'Neill's death in 1917, his wife Jeannette O'Neill continued both the mercantile and oyster businesses into the 1930s. Jeannette O'Neill participated in the North Pacific Oyster Growers Association in the 1930s. (Steele, *Immigrant Oyster*, pg. 32) The Olympia oyster industry was severely impacted by the sulphite pulp mill constructed in Shelton in 1927 which devastated the oyster stock for many years.

Thomas O'Neill also had an interest in and managed the Shelton Transportation Company and was connected with the State Bank of Shelton. (Obituary, 1917) President of the local Board of Trade, Mason County Treasurer and County Commissioner, Thomas O'Neill was active in the Catholic Church in Shelton and Mason County. (Reminiscence by Carmelita O'Neill Shackleford, Mason County Historical Society Files, Obituary, Steele)

The nominated house served as the O'Neills' summer cottage and farm near their oyster beds. The August 2, 1901 "Personals" column in the *Mason County Journal* noted that Thomas O'Neill had "moved his family to his summer home at the head of the bay." This could indicate that the house was in place by the time of the O'Neill purchase, although family members state that they believe that the house was built by the O'Neill Family. (Donna Cheney Interview) In his obituary, O'Neill was described as having "his summer home and farm at the head of the bay," which would have been the subject property by 1917.

The 1909 Mason County Timber Cruise shows the house and the cruiser described the house on Lots 3 & 4 in Township 20 North, Range 2 W, Section 2 as a "Rustic House, 1 1/2 story, main building 20 x

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

MALANEY-O'NEILL HOUSE
MASON COUNTY, WASHINGTON

Section number 8 Page 6 of 7

30 ft-18 ft. to eaves—eight windows, 6 dormer windows; hall; two rooms, pantry, and fruit room downstairs; “L” 14 x 32 feet; 18 feet to eaves, roof ½ pitch, two rooms upstairs, 2 down, five windows; one dormer window.” (Mason County Timber Cruise, Washington State Archives) It is unclear if the cruiser only viewed the house from one side (accounting for the description of an “L”) or if the house changed after that description. The property by that time also included a large barn. The O’Neills built a large townhome in Shelton in the early 1900s which is still extant and the family commuted to the summer home by launch. (Deegan, pg. 88)

Jeannette O’Neill died in 1935 and the subject property was owned by her estate until 1959, including daughter Carmelita O’Neill Shackleford and sons Thomas, Donald and Angus O’Neill. During some of the later years of O’Neills’ ownership, the property was rented.

Later Owners

The next owner was Preston Armstrong who logged part of the property in 1959. (Birge Interview, Mason County Assessor’s File) H. Curtis and Phyllis Birge, King County residents, purchased the property in 1959 and used the property for a summer home for 46 years. During the Birges’ time at the house, they remodeled the kitchen and bathroom in the 1960s, and rebuilt the rear porches and reroofed the dwelling. They also removed a porch on the front of the house. For a time they raised cattle at the site and they also logged the property. The Birges accessed the property over an easement and eventually built a bridge across Malaney Creek in the later years of their ownership. The Birges as The Four Firs, LLC sold the subject property as part of a larger 80 acre property to Mason County in 2005. Some of the purchase funds came from the Capitol Land Trust. (Interview with Phyllis Birge, records at Capitol Land Trust)

Gothic Revival

The house is an unusually late example of the Gothic Revival style. The style was introduced to Washington State in the 1860s and 1870s through architect Andrew Jackson Downing pattern books. It became popular because the style could be used for cottages as well as mansions and churches, and could be constructed with the skills and materials available to the average builder.

Early versions of the Gothic Revival style in Washington tend to look like the ideal Downing set forth, a picturesque silhouette, vertical board-and-batten siding, and six-over-six double hung windows. The oldest surviving Gothic Revival style building in Washington State, the Superintendent’s home at Fort Simcoe, was taken directly from the designs for a cottage in Downing’s The Architecture of Country Houses. The next progression of the style departs from Downing’s ideal in its use of horizontal siding, and includes one-over-one and four-over-four double hung windows as well as asymmetrical compositions. They often exhibit “gingerbread” trim and were built in the late 1860s and early 1870s. A new invention, the jigsaw, combined with access to the Northwest’s plentiful supply of wood, allowed builders to produce an endless variety of fancy wood details cheaply and quickly. In the hands of artisans, the gingerbread was free from its original religious symbolism and became whimsical and creative. The term “Carpenter

United States Department of the Interior
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National Register of Historic Places Continuation Sheet -

MALANEY-O'NEILL HOUSE
MASON COUNTY, WASHINGTON

Section number 8

Page 7 of 7

Gothic" came to be applied to buildings featuring this kind of lacy woodwork done by a carpenter – builder.

The third version of style, found typically in rural areas after 1875 and up to as late as 1900, was a vernacular interpretation which picked up small elements and details of the style, such as pointed arched windows, and boxed eaves. The Malaney-O'Neill House comes from this later period and exhibits many of the signature elements of the Gothic style including a steeply pitched roofline, paired gables, gothic shaped windows, some with drip molding, one-story wrap around porches and a one-story projecting bay. Characteristic crown molding is on window and door heads. (*Field Guide to American Houses*) Examples of the Gothic Revival style are rare in Washington state although Thurston County (near Mason County) has two primary examples—the Crosby House and the Bigelow House from the 1860s. However the Malaney-O'Neill House is a much larger example of the style. Its late construction date of between 1890 and 1895 could relate to its first owners / builders, the Malaney's who came from Ontario, Canada. According to one source, the Gothic Revival style continued to be the most prominent design in Ontario into the 20th century and thus would have been stylish even in the 1890s for its builders (Ontario Architecture website). Regardless of its origin, the Malaney-O'Neill House, embodies the distinctive characteristics of the Gothic Revival style and possess high artistic values.

The current owners of the home, Mason County, completed a site plan for the property in 2007. Future plans for the property include an improved entry road, parking area, trails, picnic spots, wild life viewing, passive recreation and interpretation. The property has a conservation easement which precludes most development.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

MALANEY-O'NEILL HOUSE
MASON COUNTY, WASHINGTON

Section number 9 Page 1 of 2

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National Park Service

National Register of Historic Places Continuation Sheet -

MALANEY-O'NEILL HOUSE
MASON COUNTY, WASHINGTON

Section number 9 Page 2 of 2

Washington State Archives:

Assessor's file for Parcel #320020003000, Mason County.
Articles of Incorporation of Detroit Land and Improvement Company, April 18, 1890.
Articles of Incorporation of the Washington Improvement Company, September 15, 1891.
Mason County Assessor's Tax Rolls, 1890, 1895, 1900, 1903, 1906.
Mason County Assessor, Timber Cruise, 1909.
Mason County Death and Funeral Cards, Digital Archives.
Mason County Deeds, Vol. 2, pg.603; Vol. 1, pg. 378; Vol. 7D, pg. 273.
Mason County Superior Court Records, Case #214.
Mason County Grantee/Grantor Indexes for 1891 to 1901.
Supreme Court Case File, *Garneau v Port Blakely Mill Co. and Washington Improvement Company*.
Washington State Digital Archives, 1887 Census Record for John Malaney and Thomas Malaney.

Mason County Journal

"Local News," April 15, 1892.
"Local News," April 22, 1892.
"Local News," July 8, 1892.
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"Notice of Sale on Special Execution," May 14, 1895.
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Bureau of Land Management

Land Patent—Sale-Cash Entry, for Thomas W. Malaney of Mason County, Washington, No. 13972.
Land Patent—Sale-Cash Entry, for Anney Malaney of Mason County, Washington, No. 9678.
Land Patent--Homestead for John Malaney, No. 8561.

Mason County Historical Society

"My Heritage" by Carmelita O'Neill Shackleford, Read at the December 1966 meeting of the Mason County Chapter #14 of the Daughters of the Pioneers of Washington." Manuscript, n.p., n.d.
"Thomas and Jeannette O'Neill," Typewritten list of sources.

Mason County Auditor:

Plat of Malaney's First Addition to the Town of Detroit, Washington

10. Geographical Data**Acreage of Property** 51.11 acres**UTM References**

(Place additional UTM References on a continuation sheet.) Points are clockwise beginning at the northeastern boundary.

1	<table border="1"><tr><td>10</td></tr></table> Zone	10	<table border="1"><tr><td>4</td><td>98</td><td>661</td></tr></table> Easting	4	98	661	<table border="1"><tr><td>5</td><td>233</td><td>440</td></tr></table> Northing	5	233	440	3	<table border="1"><tr><td>10</td></tr></table> Zone	10	<table border="1"><tr><td>4</td><td>98</td><td>886</td></tr></table> Easting	4	98	886	<table border="1"><tr><td>5</td><td>232</td><td>946</td></tr></table> Northing	5	232	946
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5	232	956																			

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

11. Form Prepared By

name/title	<u>Shanna Stevenson</u>	(Edited by DAHP Staff)
organization	<u></u>	date <u>May, 2012</u>
street & number	<u>3515 Kensington Court SE</u>	Telephone <u>360-943-4212</u>
city or town	<u>Olympia</u>	state <u>WA</u> zip code <u>98501</u>

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	<u>John Keates, Mason County Parks</u>		
street & number	<u>PO Box 2286</u>	telephone	<u>360-427-9670</u>
city or town	<u>Shelton</u>	state	<u>WA</u> zip code <u>98584</u>

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet -

MALANEY-O'NEILL HOUSE PROPERTY NAME
MASON COUNTY, WASHINGTON

Section number 10 Page 1 of 1

Verbal Boundary Description:

The property includes all of the land included in Government Lot 4 of Section 2, Township 20 North, Range 3 West, Willamette Meridian (Mason County Tax Parcel #320020003000).

Boundary Justification.

The nominated property is the original boundary of the Homestead Land Patent of John Malaney. This is the lot on which the house is located and this description can be traced through land records recording improvements on the property and transfers. It provides the original setting for the house including the waterfront.

Additional UTM References

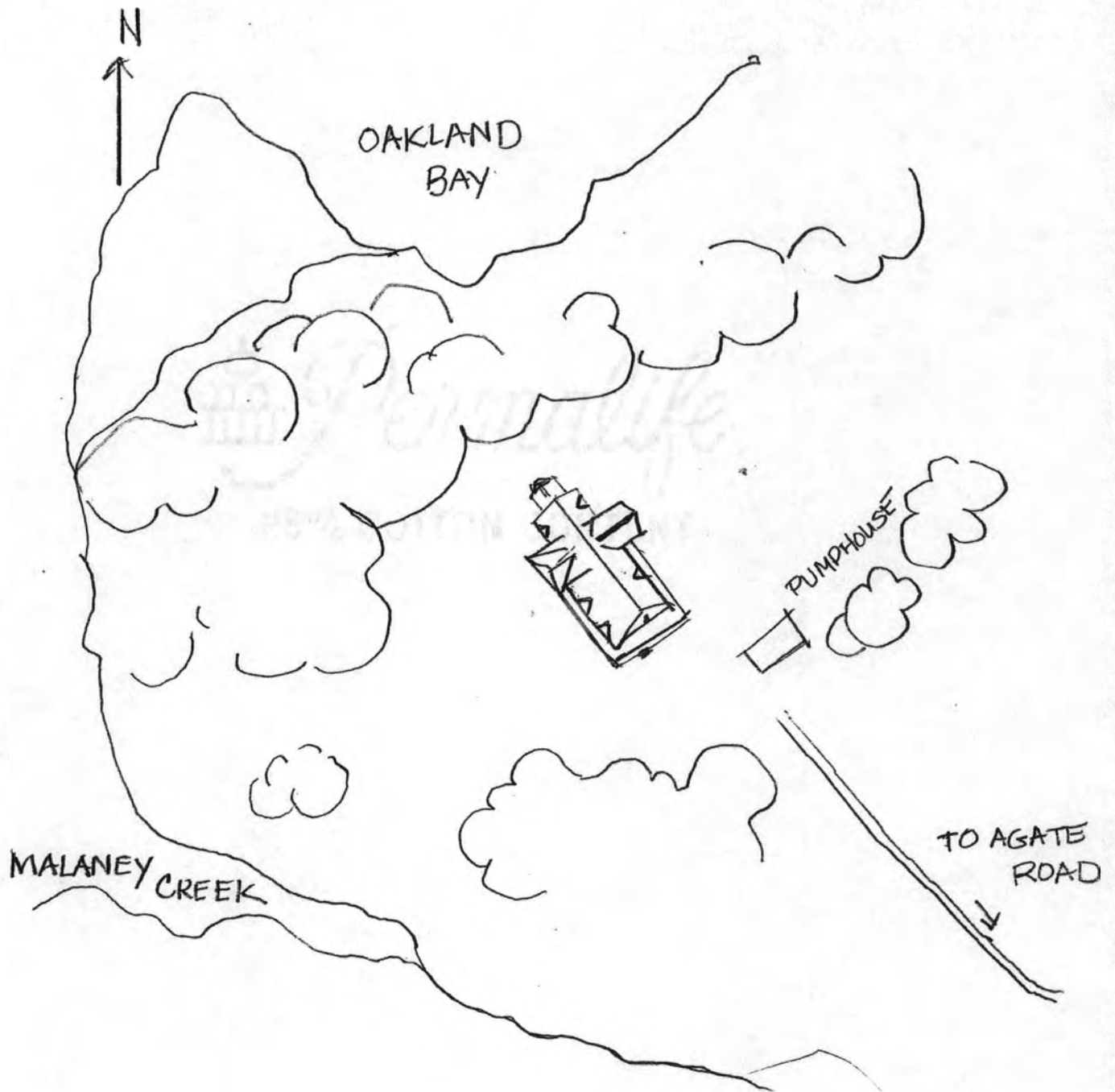
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Zone 10 Northing 498225 Easting 5232578

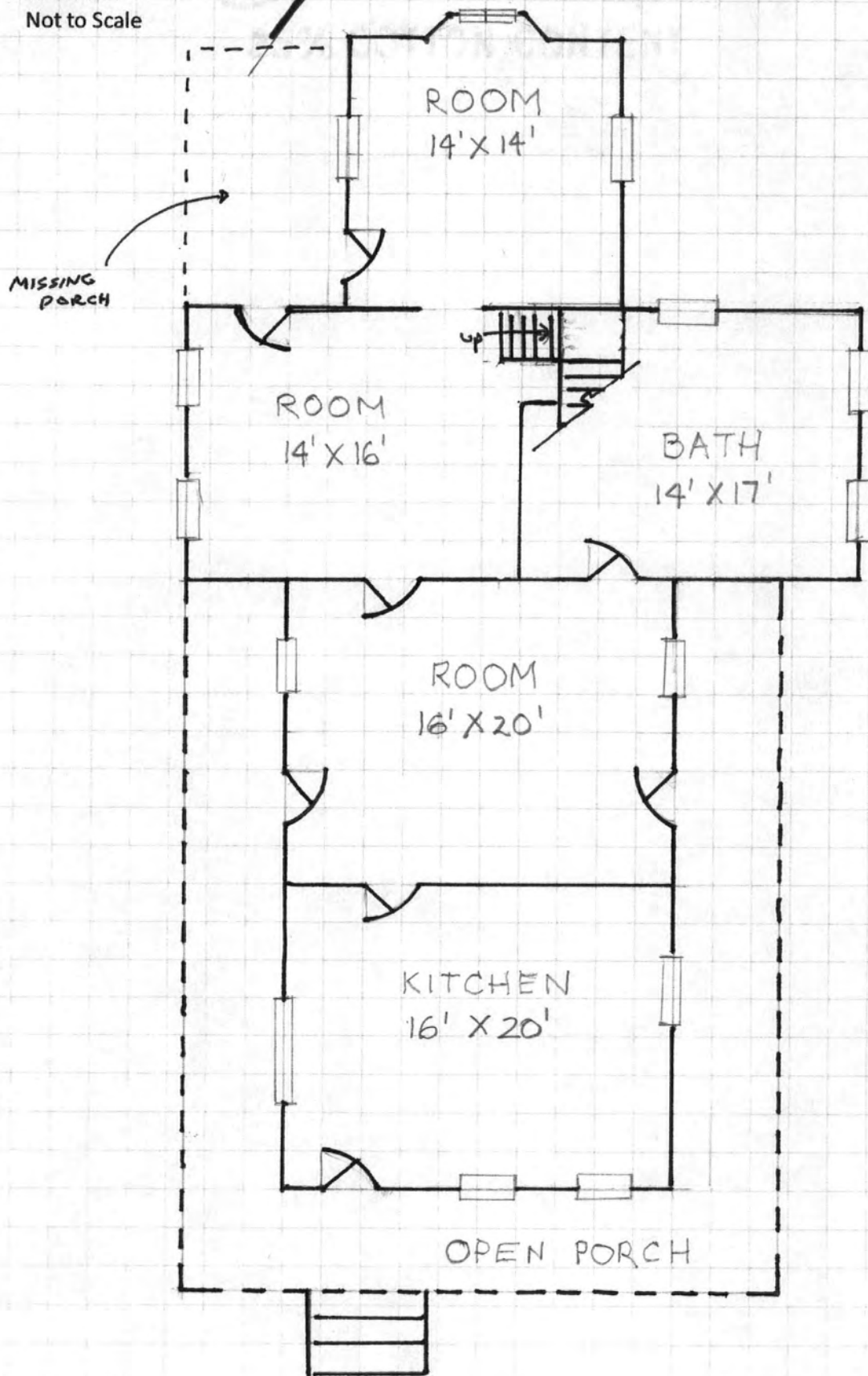
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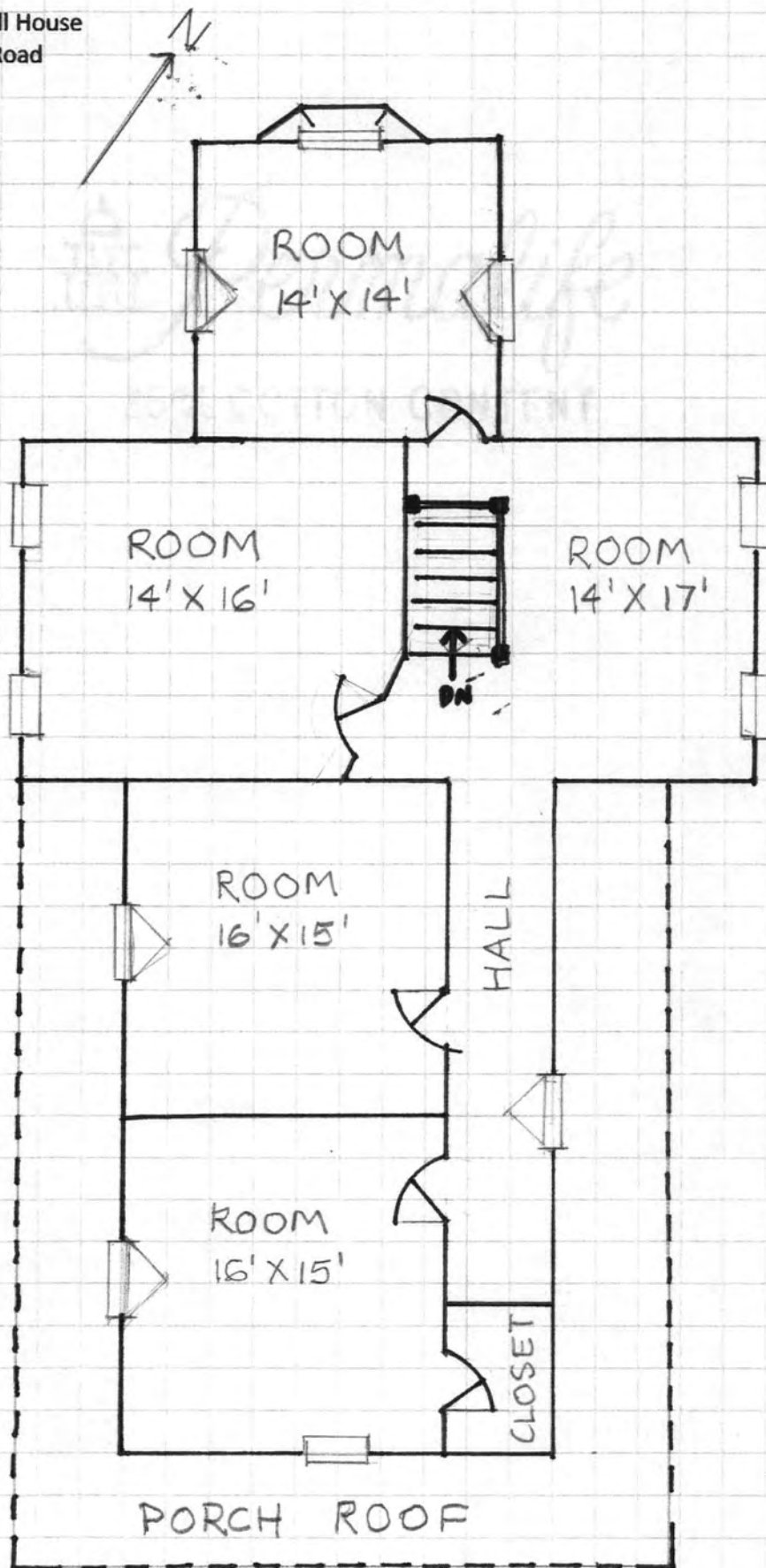
Malaney-O'Neill House
1570 E Agate Road
Shelton, WA
Site Plan
Not to Scale



Malaney-O'Neill House
1570 E. Agate Road
Shelton, WA
First Floor
Not to Scale



Malaney-O'Neill House
1570 E. Agate Road
Shelton, WA
Second Floor
Not to Scale





Malaney-O'Neill House, c. 1960 showing original front and rear porches.
Image courtesy of Birge Family



Malaney-O'Neill House, c. 1969, house with front and rear porches removed.
Note construction of new replacement porch has begun.
Image courtesy of Birge Family



Malaney-O'Neill House, c. 1967, house with front and side porches removed.
Note temporary porch at side elevation.
Image courtesy of Birge Family



Malaney-O'Neill House, c. 1969 porch replacement by the Birge Family.
Image courtesy of Birge Family

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Malaney--O'Neill House

MULTIPLE
NAME:

STATE & COUNTY: WASHINGTON, Mason

DATE RECEIVED: 12/07/12
DATE OF 16TH DAY:
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:
DATE OF 45TH DAY: 1/23/13

REFERENCE NUMBER: 12001222

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1.23.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



MALANEY-O'NEILL HOUSE
1570 E. Agate Road
Shelton, Mason, Washington
Mason County
2008
Rear (southeast) Facade
1 of 12

012 301035092-1 DonerCamera
0129 073 N N N N NN JN1 Z133.5/100.0





MALANEY-O'NEILL HOUSE

1570 E. Agate Road

Shelton, Mason, Washington

Shauna Stevenson

2011

Front (northwest) Facade

3 of 12

2011-06-07 09:21 DonCamera
N 12.1 N 11.1 JN1 2118.6 / 100.0









MALANEY-O'NEILL HOUSE

15710 E. Agate Road

Shelton, Mason, Washington
Shanna Stevenson

Shanna Stevenson

2011

Bathroom

70f12

010 301163963-1 DownCamera
0021 073 N N N NN JN1 Z118.5/100.0



MALANEY-O'NEILL HOUSE
1510 E. Agate Road
Shelton, Mason, Washington
Shanna Stevenson
2011
Northwest First Floor Bay
8 of 12

005 301163963-1-DonaCampa
0021 073 N N N N NN JN1 Z118.5 / 100.0



MALANEY-O'NEILL HOUSE
1570 E. Agate Road
Shelton, Mason, Washington
Shanna Stevenson
2011
First Floor Stairs
90612

Don's Camera
03-03-2012 10:09:27
112.076 11.14 N 101.14 W
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MALANEY-O'NEILL HOUSE

1570 E. Agate Road

Shelton, Mason, Washington

Shanna Stevenson

2011

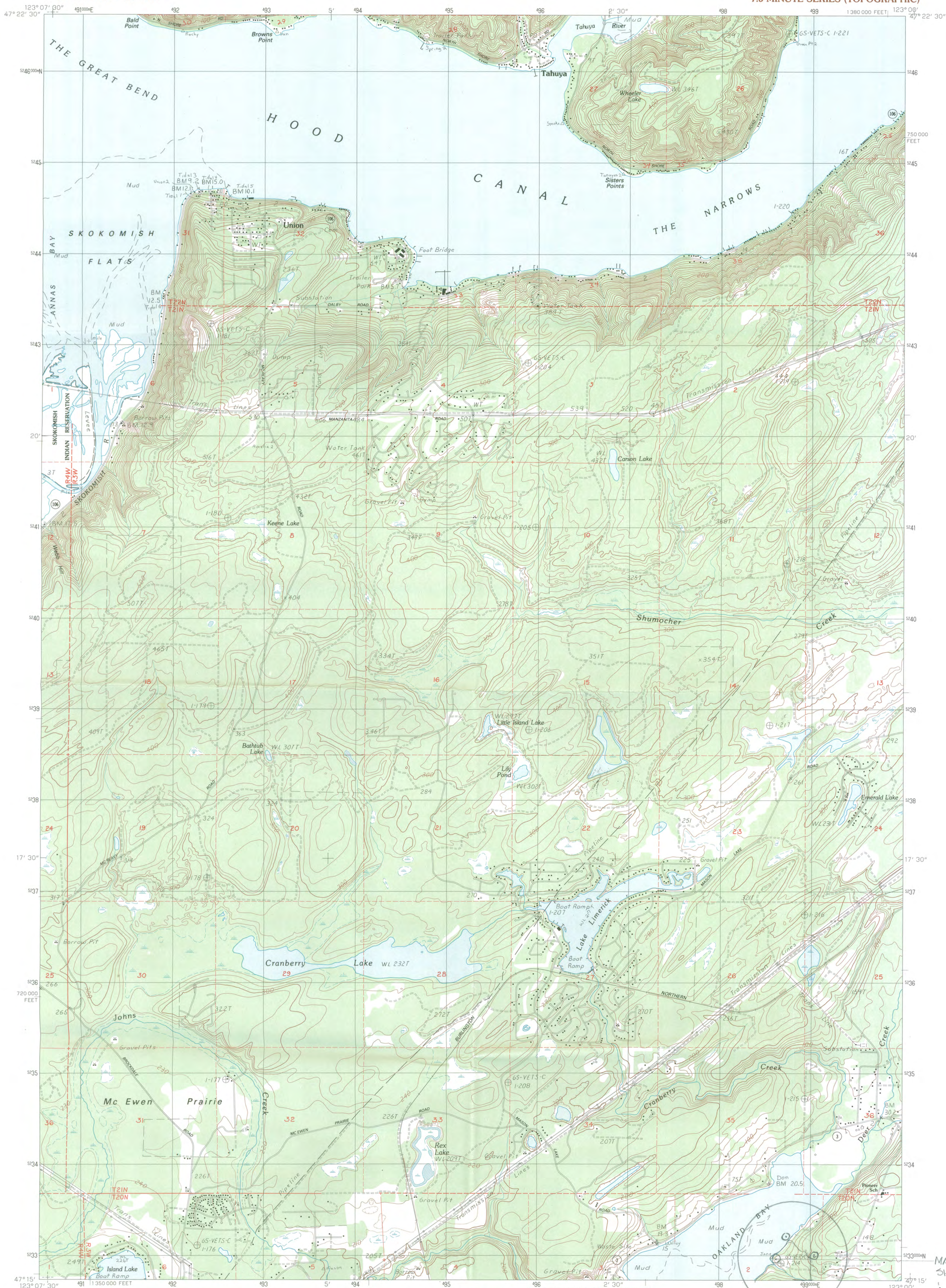
Second Floor Door

11 of 12



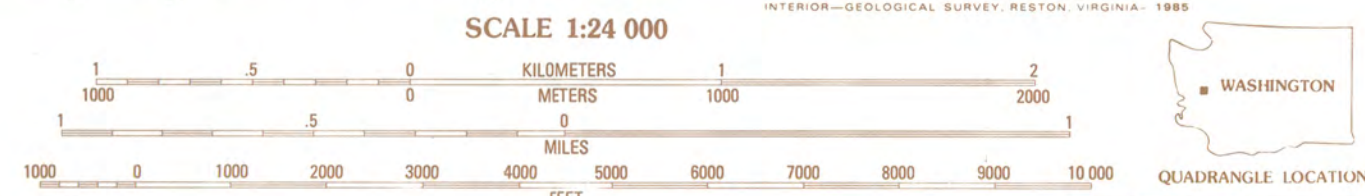
MALANEY-ONEILL HOUSE
1570 E. Agate Road
Shelton, Mason, Washington
Shanna Stevenson
2011
second Floor Room
12 of 12

006 201163963-1 DownCampus
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PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY USGS, NOS-NOAA
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1968 AND 1979
FIELD CHECKED 1980 MAP EDITED 1985
PROJECTION LAMBERT CONFORMAL CONIC
GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR ZONE 10
10,000-FOOT STATE GRID TICS WASHINGTON, SOUTH ZONE
UTM GRID DECLINATION 1927 NORTH AMERICAN DATUM
1983 MAGNETIC NORTH DECLINATION 21° EAST
VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM 1927 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983,
move the projection lines as shown by dashed corner ticks
(23 meters north, 95 meters east)
There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map

PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
field check.



CONTOUR INTERVAL 20 FEET
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 FOOT
OTHER ELEVATIONS SHOWN TO THE NEAREST FOOT
To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 8 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

1	2	3
4	5	6
7	8	9

ADJOINING 7.5 QUADRANGLE NAMES

Improved Road.....
Unimproved Road.....
Trail.....
Interstate Route U.S. Route State Route

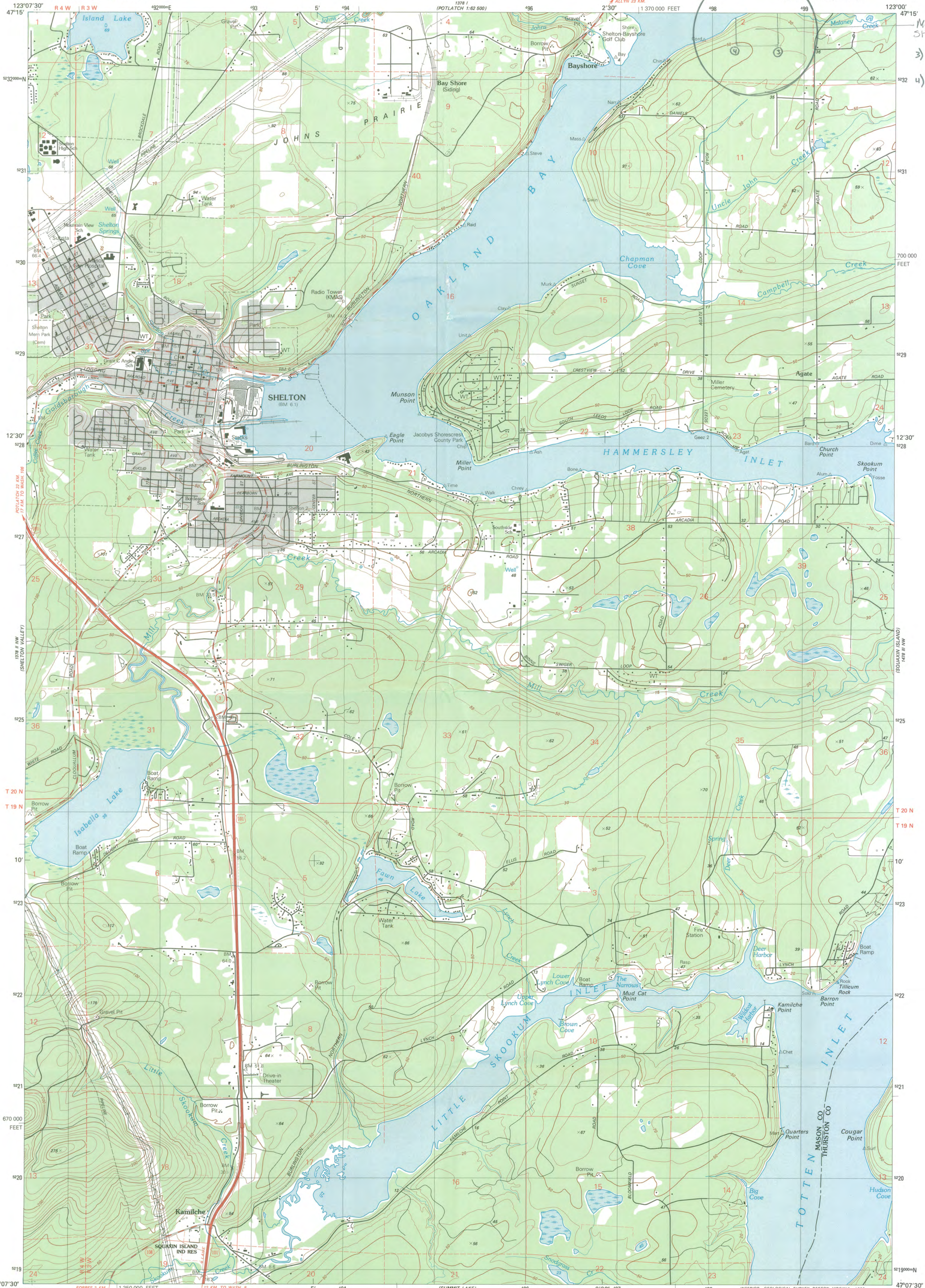
UNION, WASH.
PROVISIONAL EDITION 1985

47123-C1-TF-024

MALANEY-O'NEILL HOUSE
SHELTON, MASON CO., WA
1) 10-4-98-661 E
52-33-440 N
2) 10-4-98-886 E
52-33-110 N

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SHELTON QUADRANGLE
WASHINGTON
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE 1/4 SHELTON 15' QUADRANGLE



MALANEY O'NEILL HOUSE
SHELTON, WASH. CO. W.A.

3) 10 498-886 E
52-32-946 N
4) 10 498-886 E
52-32-956 N

Produced by the United States Geological Survey

Control by USGS and NOS/NOAA

Compiled by photogrammetric methods from aerial photographs
taken 1973. Field checked 1975. Map edited 1981

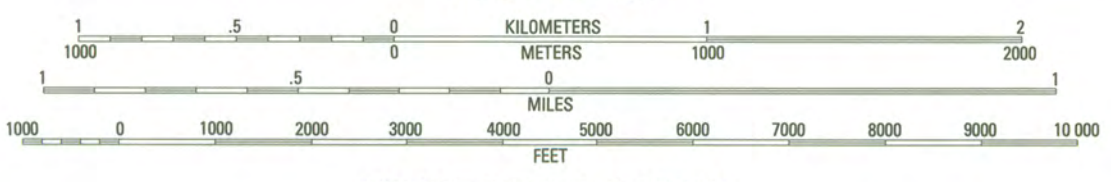
Projection and 10,000-foot grid ticks: Washington coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 10
1927 North American Datum

To place on the predicted North American Datum 1983
move the projection lines 23 meters north and
95 meters east as shown by dashed corner ticks

Grey tint indicates areas in which only landmark buildings
are shown

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

SCALE 1:24 000



CONTOUR INTERVAL 10 METERS
SUPPLEMENTARY CONTOUR INTERVAL 5 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER
TO CONVERT FEET TO METERS MULTIPLY BY 3048
TO CONVERT METERS TO FEET MULTIPLY BY 3.2808

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 3.2 METERS
THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface Light-duty road, hard or improved surface
Secondary highway, hard surface Unimproved road
Interstate Route U. S. Route State Route



CONTOURS AND ELEVATIONS
IN METERS

SHELTON, WASH.

NE 1/4 SHELTON 15' QUADRANGLE
N4707.5-W12300.7.5

1981

DMA 1378 II NE-SERIES V891





RECEIVED 2280

DEC 07 2012

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

STATE OF WASHINGTON

Department of Archaeology and Historic Preservation

1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

Nov 30, 2012

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: **Washington State NR Nomination**

Dear Paul:

Please find enclosed new National Register Nomination forms for the:

- **Bay View Brewery – King County, WA**
- **Maleney-O'Neill – Mason County, WA**
- **Bumping Lake Cabin No.16 – Yakima County, WA**

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,

Michael Houser

State Architectural Historian, DAHP
360-586-3076
E-Mail: michael.houser@dahp.wa.gov