



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000  
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March 4, 2020

John Robbins  
Environmental Program Manager  
Shell Oil Products US  
20945 S. Wilmington Ave.,  
Carson CA 90810

**Re: Early Notice of Release of Hazardous Substances and Preliminary Determination of Liability for Release at the following Contaminated Site:**

- **Site Name:** Coldeen Old Gas Station
- **Site Address:** 15631 Westside Highway Southwest, Vashon, WA
- **Cleanup Site ID:** 11082
- **Facility/Site ID:** 92728218
- **County Assessor's Parcel Number:** 242302-9114

Dear John Robbins:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the Coldeen Old Gas Station facility (Site) requiring cleanup under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. This determination is based on a Leaking Underground Storage Tank Notice of Confirmed Release dated December 20, 1994. Ecology has added the Site to its list of confirmed and suspected contaminated sites.

Based on credible evidence, the Department of Ecology (Ecology) is proposing to find Shell Oil Products US liable under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, for the release of hazardous substances at the Coldeen Old Gas Station facility (Site). Any person whom Ecology finds, based on credible evidence, to be liable is known under MTCA as a "potentially liable person" or "PLP." This letter identifies the basis for Ecology's proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

**Proposed Finding of Liability**

Ecology is proposing to find Shell Oil Products US (Shell) liable under RCW 70.105D.040 for the release of hazardous substances at the Site. This proposed finding is based on the following evidence:



1. Shell operated a gasoline pump from 1929 until 1943 in conjunction with the former property owners and operators of a community general store (historically named Kress Store and Colvos Store). Historic photographs and the United States National Park Service National Register of Historic Places (Colvos Store) documents Shell's operation of the gasoline pump. A title search conducted for property address 15631 Westside Highway, Vashon, Washington on December 17, 2019 confirms the references in the National Register of Historic Places to former owners and operators of the general store
2. A release of gasoline (and associated volatile organic compounds) to the soil was first identified in 1994 during real estate due diligence activities. A 700 gallon underground storage tank associated with the gasoline pump was decommissioned and removed along with 12 cubic yards of petroleum contaminated soil.
3. Ecology conducted further investigation of the release in April 2019 to assess current conditions. Soil and ground water samples confirmed gasoline contamination is still present at levels exceeding MTCA Method A (residential) cleanup levels. A vapor assessment conducted in October 2019 confirmed indoor air is being impacted by this release. The former general store building is currently a private residence. Remaining impacts at this Site pose a threat to the current residents.

### **Opportunity to Respond to Proposed Finding of Liability**

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology; or
2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or
3. Choose not to comment on your status as a PLP.

Please submit your waiver or written comments to the following address:

Diane Escobedo  
Toxics Cleanup Program, NWRO  
3190 160<sup>th</sup> Ave SE  
Bellevue, WA 98008



After reviewing any comments submitted, or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

### **Identification of Other Potentially Liable Persons**

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

### **Responsibility and Scope of Potential Liability**

Ecology may either conduct, or require PLPs to conduct, remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

### **Next Steps in Cleanup Process**

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

1. Initiate discussions for an Agreed Order (AO) between Ecology and Shell.

For a description of the process for cleaning up a contaminated site under MTCA, please refer to the enclosed fact sheet.

Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

### **Site Listing**

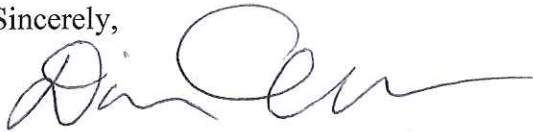
Ecology has added the Site to its list of confirmed and suspected contaminated sites. Information about the Site is enclosed. Please review this information for its accuracy and return your comments within thirty (30) days of receipt of this letter.

John Robbins  
March 4, 2020  
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**Contact Information**

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at 425-649-7097 or [diane.escobedo@ecy.wa.gov](mailto:diane.escobedo@ecy.wa.gov). Thank you for your cooperation.

Sincerely,



Diane Escobedo  
Cleanup Project Manager  
Toxics Cleanup Program, Northwest Regional Office

**Enclosures (5)**

1. Focus: Model Toxics Control Act Cleanup Regulation: Process for Cleanup of Hazardous Waste Sites (Pub. No. #94-129)
2. Notice of Waiver form
3. Site information
4. National Registration of Historic Places – Colvos Store
5. Historic photographs

By certified mail: 9171 9690 0935 0204 6840 58

cc: Robert Warren, Ecology  
Ecology Site File



# Focus

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## **Model Toxics Control Act Cleanup Regulation: Process for Cleanup of Hazardous Waste Sites**

In March of 1989, an innovative, citizen-mandated toxic waste cleanup law went into effect in Washington, changing the way hazardous waste sites in this state are cleaned up. Passed by voters as Initiative 97, this law is known as the Model Toxics Control Act, chapter 70.105D RCW. This fact sheet provides a brief overview of the process for the cleanup of contaminated sites under the rules Ecology adopted to implement that Act (chapter 173-340 WAC).

### **How the Law Works**

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The cleanup of hazardous waste sites is complex and expensive. In an effort to avoid the confusion and delays associated with the federal Superfund program, the Model Toxics Control Act is designed to be as streamlined as possible. It sets strict cleanup standards to ensure that the quality of cleanup and protection of human health and the environment are not compromised. At the same time, the rules that guide cleanup under the Act have built-in flexibility to allow cleanups to be addressed on a site-specific basis.

The Model Toxics Control Act funds hazardous waste cleanup through a tax on the wholesale value of hazardous substances. The tax is imposed on the first in-state possessor of hazardous substances at the rate of 0.7 percent, or \$7 per \$1,000. Since its passage in 1988, the Act has guided the cleanup of thousands of hazardous waste sites that dot the Washington landscape. The Washington State Department of Ecology's Toxic Cleanup Program ensures that these sites are investigated and cleaned up.

### **What Constitutes a Hazardous Waste Site?**

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Any owner or operator who has information that a hazardous substance has been released to the environment at the owner or operator's facility and may be a threat to human health or the environment must report this information to the Department of Ecology (Ecology). If an "initial investigation" by Ecology confirms further action (such as testing or cleanup) may be necessary, the facility is entered onto either Ecology's "Integrated Site Information System" database or "Leaking Underground Storage Tank" database. These are computerized databases used to track progress on all confirmed or suspected contaminated sites in Washington State. All confirmed sites that have not been already voluntarily cleaned up are ranked and placed on the state "Hazardous Sites List." Owners, operators, and other persons known to be potentially liable for the cleanup of the site will receive an "Early Notice Letter" from Ecology notifying them that their site is suspected of needing cleanup, and that it is Ecology's policy to work cooperatively with them to accomplish prompt and effective cleanup.

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## Who is Responsible for Cleanup?

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Any past or present relationship with a contaminated site may result in liability. Under the Model Toxics Control Act a potentially liable person can be:

- A current or past facility owner or operator.
- Anyone who arranged for disposal or treatment of hazardous substances at the site.
- Anyone who transported hazardous substances for disposal or treatment at a contaminated site, unless the facility could legally receive the hazardous materials at the time of transport.
- Anyone who sells a hazardous substance with written instructions for its use, and abiding by the instructions results in contamination.

In situations where there is more than one potentially liable person, each person is jointly and severally liable for cleanup at the site. That means each person can be held liable for the entire cost of cleanup. In cases where there is more than one potentially liable person at a site, Ecology encourages these persons to get together to negotiate how the cost of cleanup will be shared among all potentially liable persons.

Ecology must notify anyone it knows may be a “potentially liable person” and allow an opportunity for comment before making any further determination on that person’s liability. The comment period may be waived at the potentially liable person’s request or if Ecology has to conduct emergency cleanup at the site.

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## Achieving Cleanups through Cooperation

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Although Ecology has the legal authority to order a liable party to clean up, the department prefers to achieve cleanups cooperatively. Ecology believes that a non-adversarial relationship with potentially liable persons improves the prospect for prompt and efficient cleanup. The rules implementing the Model Toxics Control Act, which were developed by Ecology in consultation with the Science Advisory Board (created by the Act), and representatives from citizen, environmental and business groups, and government agencies, are designed to:

- Encourage independent cleanups initiated by potentially liable persons, thus providing for quicker cleanups with less legal complexity.
- Encourage an open process for the public, local government and liable parties to discuss cleanup options and community concerns.
- Facilitate cooperative cleanup agreements rather than Ecology-initiated orders. *Ecology can, and does, however use enforcement tools in emergencies or with recalcitrant potentially liable persons.*

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## What is the Potentially Liable Person’s Role in Cleanup?

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The Model Toxics Control Act requires potentially liable persons to assume responsibility for cleaning up contaminated sites. For this reason, Ecology does not usually conduct the actual cleanup when a potentially liable person can be identified. Rather, Ecology oversees the cleanup of sites to ensure that investigations, public involvement and actual cleanup and monitoring are done appropriately. Ecology’s costs of this oversight are required to be paid by the liable party.

When contamination is confirmed at the site, the owner or operator may decide to proceed with cleanup without Ecology assistance or approval. Such “independent cleanups” are

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allowed under the Model Toxics Control Act under most circumstances, but must be reported to Ecology, and are done at the owner's or operator's own risk. Ecology may require additional cleanup work at these sites to bring them into compliance with the state cleanup standards. Most cleanups in Washington are done independently.

Other than local governments, potentially liable persons conducting independent cleanups do not have access to financial assistance from Ecology. Those who plan to seek contributions from other persons to help pay for cleanup costs need to be sure their cleanup is "the substantial equivalent of a department-conducted or department-supervised remedial action." Ecology has provided guidance on how to meet this requirement in WAC 173-340-545. Persons interested in pursuing a private contribution action on an independent cleanup should carefully review this guidance prior to conducting site work.

## **Working with Ecology to Achieve Cleanup**

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Ecology and potentially liable persons often work cooperatively to reach cleanup solutions. Options for working with Ecology include formal agreements such as consent decrees and agreed orders, and seeking technical assistance through the Voluntary Cleanup Program. These mechanisms allow Ecology to take an active role in cleanup, providing help to potentially liable persons and minimizing costs by ensuring the job meets state standards the first time. This also minimizes the possibility that additional cleanup will be required in the future – providing significant assurances to investors and lenders.

Here is a summary of the most common mechanisms used by Ecology:

- **Voluntary Cleanup Program:** Many property owners choose to cleanup their sites independent of Ecology oversight. This allows many smaller or less complex sites to be cleaned up quickly without having to go through a formal process. A disadvantage to property owners is that Ecology does not approve the cleanup. This can present a problem to property owners who need state approval of the cleanup to satisfy a buyer or lender.  
  
One option to the property owner wanting to conduct an independent cleanup yet still receive some feedback from Ecology is to request a technical consultation through Ecology's Voluntary Cleanup Program. Under this voluntary program, the property owner submits a cleanup report with a fee to cover Ecology's review costs. Based on the review, Ecology either issues a letter stating that the site needs "No Further Action" or identifies what additional work is needed. Since Ecology is not directly involved in the site cleanup work, the level of certainty in Ecology's response is less than in a consent decree or agreed order. However, many persons have found a "No Further Action" letter to be sufficient for their needs, making the Voluntary Cleanup Program a popular option.
- **Consent Decrees:** A consent decree is a formal legal agreement filed in court. The work requirements in the decree and the terms under which it must be done are negotiated and agreed to by the potentially liable person, Ecology and the state Attorney General's office. Before consent decrees can become final, they must undergo a public review and comment period that typically includes a public hearing. Consent decrees protect the potentially liable person from being sued for "contribution" by other persons that incur cleanup expenses at the site while facilitating any contribution claims against the other persons when they are responsible for part of the cleanup costs. Sites cleaned up under a consent decree are also exempt from having to obtain certain state and local permits that could delay the cleanup.

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- **De Minimus Consent Decree:** Landowners whose contribution to site contamination is “insignificant in amount and toxicity” may be eligible for a de minimus consent decree. In these decrees, landowner typically settle their liability by paying for some of the cleanup instead of actually conducting the cleanup work. Ecology usually accepts a de minimus settlement proposal only if the landowner is affiliated with a larger site cleanup that Ecology is currently working on.
  - **Prospective Purchaser Consent Decree:** A consent decree may also be available for a “prospective purchaser” of contaminated property. In this situation, a person who is not already liable for cleanup and wishes to purchase a cleanup site for redevelopment or reuse may apply to negotiate a prospective purchaser consent decree. The applicant must show, among other things, that they will contribute substantial new resources towards the cleanup. Cleanups that also have a substantial public benefit will receive a higher priority for prospective purchaser agreements. If the application is accepted, the requirements for cleanup are negotiated and specified in a consent decree so that the purchaser can better estimate the cost of cleanup before buying the land.
  - **Agreed Orders:** Unlike a consent decree, an agreed order is not filed in court and is not a settlement. Rather, it is a legally binding administrative order issued by Ecology and agreed to by the potentially liable person. Agreed orders are available for remedial investigations, feasibility studies, and final cleanups. An agreed order describes the site activities that must occur for Ecology to agree not to take enforcement action for that phase of work. As with consent decrees, agreed orders are subject to public review and offer the advantage of facilitating contribution claims against other persons and exempting cleanup work from obtaining certain state and local permits.

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## Ecology-Initiated Cleanup Orders

Administrative orders requiring cleanup activities without an agreement with a potentially liable person are known as **enforcement orders**. These orders are usually issued to a potentially liable person when Ecology believes a cleanup solution cannot be achieved expeditiously through negotiation or if an emergency exists. If the responsible party fails to comply with an enforcement order, Ecology can clean up the site and later recover costs from the responsible person(s) at up to three times the amount spent. The state Attorney General’s Office may also seek a fine of up to \$25,000 a day for violating an order. Enforcement orders are subject to public notification.

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## Financial Assistance

Each year, Ecology provides millions of dollars in grants to local governments to help pay for the cost of site cleanup. In general, such grants are available only for sites where the cleanup work is being done under an order or decree. Ecology can also provide grants to local governments to help defray the cost of replacing a public water supply well contaminated by a hazardous waste site. Grants are also available for local citizen groups and neighborhoods affected by contaminated sites to facilitate public review of the cleanup. See Chapter 173-322 WAC for additional information on grants to local governments and Chapter 173-321 WAC for additional information on public participation grants.

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## Public Involvement

Public notices are required on all agreed orders, consent decrees, and enforcement orders. Public notification is also required for all Ecology-conducted remedial actions.



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Ecology's Site Register is a widely used means of providing information about cleanup efforts to the public and is one way of assisting community involvement. The Site Register is published every two weeks to inform citizens of public meetings and comment periods, discussions or negotiations of legal agreements, and other cleanup activities. The Site Register can be accessed on the Internet at: [www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html).

## How Sites are Cleaned Up

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The rules describing the cleanup process at a hazardous waste site are in chapter 173-340 WAC. The following is a general description of the steps taken during the cleanup of an average hazardous waste site. Consult the rules for the specific requirements for each step in the cleanup process.

**1. Site Discovery:** Sites where contamination is found must be reported to Ecology's Toxics Cleanup Program within 90 days of discovery, unless it involves a release of hazardous materials from an underground storage tank system. In that case, the site discovery must be reported to Ecology within 24 hours. At this point, potentially liable persons may choose to conduct independent cleanup without assistance from the department, but cleanup results must be reported to Ecology.

**2. Initial Investigation:** Ecology is required to conduct an initial investigation of the site within 90 days of receiving a site discovery report. Based on information obtained about the site, a decision must be made within 30 days to determine if the site requires additional investigation, emergency cleanup, or no further action. If further action is required under the Model Toxics Control Act, Ecology sends early notice letters to owners, operators and other potentially liable persons inviting them to work cooperatively with the department.

**4. Hazard Ranking:** The Model Toxics Control Act requires that sites be ranked according to the relative health and environmental risk each site poses. Working with the Science Advisory Board, Ecology created the Washington Ranking Method to categorize sites using data from site hazard assessments. Sites are ranked on a scale of 1 to 5. A score of 1 represents the highest level of risk and 5 the lowest. Ranked sites are placed on the state Hazardous Sites List.

**3. Site Hazard Assessment:** A site hazard assessment is conducted to confirm the presence of hazardous substances and to determine the relative risk the site poses to human health and the environment.

**5. Remedial Investigation/Feasibility Study:** A remedial investigation and feasibility study is conducted to define the extent and magnitude of contamination at the site. Potential impacts on human health and the environment and alternative cleanup technologies are also evaluated in this study. Sites being cleaned up by Ecology or by potentially liable persons under a consent decree, agreed order or enforcement order are required to provide for a 30 day public review before finalizing the report.

**6. Selection of Cleanup Action:** Using information gathered during the study, a cleanup action plan is developed. The plan identifies preferred cleanup methods and specifies cleanup standards and other requirements at the site. A draft of the plan is subject to public review and comment before it is finalized.

**7. Site Cleanup:** Actual cleanup begins when the cleanup action plan is implemented. This includes design, construction, operation and monitoring of cleanup actions. A site may be taken off the Hazardous Sites List after cleanup is completed and Ecology determines cleanup standards have been met.

If you would like more information about the state Model Toxics Control Act, please call us toll-free at **1-800-826-7716**, or contact your regional Washington State Department of Ecology office listed below. Information about site cleanup, including a listing of ranked hazardous waste sites, is also accessible through our Internet address:

- **Northwest Regional Office** **425/649-7000**  
(Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom Counties)
- **Southwest Regional Office** **360/407-6300**  
(Southwestern Washington, Olympic Peninsula, Pierce, Thurston and Mason Counties)
- **Central Regional Office** **509/575-2490**  
(Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima Counties)
- **Eastern Regional Office** **509/329-3400**  
(Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman Counties)

*If you need this publication in an alternative format, please contact the Toxics Cleanup Program at (360) 407-7170. Persons with a hearing loss can call 711 for the Washington Relay Service. Persons with a speech disability can call 877-833-6341.*

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# PLP Waiver Form

John Robbins  
Environmental Program Manager  
Shell Oil Products US  
20945 S. Wilmington Ave.,  
Carson CA 90810

Pursuant to WAC 173-340-500 and WAC 173-340-520(1)(b)(i), I John Robbins, a duly authorized representative of Shell Oil Products US, do hereby waive the right to the thirty (30) day notice and comment period described in WAC 173-340-500(3) and accept status of Shell Oil Products US as a Potentially Liable Person at the following contaminated site:

- **Site Name:** Coldeen Old Gas Station
- **Site Address:** 15631 Westside Highway Southwest, Vashon, WA
- **Cleanup Site ID:** 11082
- **Facility/Site ID:** 92728218
- **County Assessor's Parcel Number:** 242302-9114

By waiving this right, Shell Oil Products US makes no admission of liability.

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Signature

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Date

Relation to the Site: operator

# Cleanup Site Details

Cleanup Site ID: 11082

Cleanup Site ID: 11082      Facility/Site ID: 92728218      UST ID: 102471      [Site Page](#)      [Site Documents](#)      [View Map](#)

Cleanup Site Name: Coldeen Old Gas Station      [Glossary](#)

Alternate Names: CHRIS COLDEEN, Coldeen Old Gas Station, COLDEEN PROPERTY OLD GAS STATION

## LOCATION

Address: 15631 WESTSIDE HWY SW      City: VASHON      Zip Code: 98070      County: King  
Latitude: 47.46449      Longitude: -122.49254      WRIA: 15      Legislative District: 34      Congressional District: 7      TRS: 23N 2E 24

## DETAIL

Status: Cleanup Started      NFA Received? No      Is PSI site? Yes  
Statute: MTCA      NFA Date: N/A      Current VCP? No      Past VCP? No  
Site Rank: 5 - Lowest Assessed Risk      NFA Reason: N/A      Brownfield? No  
Site Manager: Escobedo, Diane      Responsible Unit: Northwest      Active Institutional Control? No

## CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
Coldeen Old Gas Station	Upland	Cleanup Started	NW	Escobedo, Diane	Independent Action

## ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
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There are no current Institutional Controls in effect for this site.

## AFFECTED MEDIA & CONTAMINANTS

MEDIA						
Contaminant	Soil	Groundwater	Surface Water	Sediment	Air	Bedrock
Benzene	C					
Petroleum-Gasoline	C					
Petroleum-Other	C					

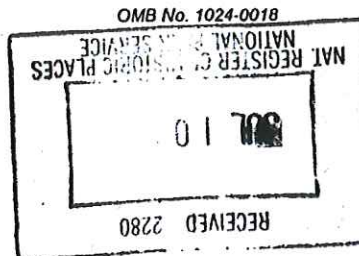
**Key:**  
B - Below Cleanup Level      C - Confirmed Above Cleanup Level      RA - Remediated-Above  
S - Suspected      R - Remediated      RB - Remediated-Below

## SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
LUST - Report Received	Completed		12/16/1994
LUST - Report Received	Completed		12/16/1994
LUST - Notification	Completed		12/20/1994
Site Discovery/Release Report Received	Completed		12/20/1994
Site Hazard Assessment/Federal Site Inspection	Completed	2/15/2013	6/28/2013
Hazardous Sites Listing/NPL	Completed		8/8/2013

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 Colvos Store

other names/site number Kress Store, Belcher Home

### 2. Location

street & number 123rd Avenue SW & Cove Road N/A not for publication

city or town Vashon N/A vicinity

State Washington code WA county King code 033 zip code 98070

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide X locally. (    See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

7/5/00  
Date

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:

X 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] 8/16/00



Colvos Store  
Name of Property

King County  
County and State

### 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	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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

N/A

### 6. Functions or Use

#### Historic Functions

(Enter categories from instructions)

COMMERCE: Department Store

#### Current Functions

(Enter categories from instructions)

PROFESSIONAL: Art Studio

DOMESTIC: Apartment

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN:

Commercial Vernacular

#### Materials

(Enter categories from instructions)

foundation WOOD: Post & Beam

walls WOOD: Weatherboard

roof ASPHALT

other

#### Narrative Description

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

SEE CONTINUATION SHEET

Colvos Store  
Name of Property

King County  
County and State

## 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)

COMMERCE

COMMUNITY DEVELOPMENT

### Period of Significance

1923-1943

### Significant Dates

1923

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

John Trones & Gustav Parker

## 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 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 Landmarks & Heritage Program  
506 Second Avenue, Room 200  
Seattle, WA 98104

Colvos Store  
Name of Property

King County  
County and State

## 10. Geographical Data

Acreage of Property Less than 1 acre

### UTM References

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u> <u>38</u> <u>335</u> Easting	<u>52</u> <u>56</u> <u>790</u> Northing	3	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing
2	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing	4	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing

### 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 Julie M. Koler, Historic Preservation Officer  
organization King County Landmarks & Heritage Program date April 14, 2000  
street & number 506 Second Avenue, Room 200 telephone (206) 296-8689  
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 Chris Coldeen  
street & number 16103 Westside Highway SW telephone (206) 567-4035  
city or town Vashon state WA zip code 98070



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### DESCRIPTION

The Colvos Store is located on the northwestern side of Vashon Island and adjacent to western side of the main road between the communities of Cove and Colvos. It is sited a short distance from the roadway, directly oriented toward the roadway and otherwise surrounded by open fields. Scattered on hillsides along the roadway route are several older residences. The setting remains very rural and the area has not experienced significant modern housing or commercial development.

This combination store and residence building is a straightforward example of rural corner store design. The building is rectangular in plan, measuring approximately 30' x 45', with a front gable roof form and a peaked false-front façade oriented toward the roadway. It has a post and beam foundation comprised of massive hand-hewn logs under the store and smaller wood posts and blocks under the apartment portion of the building, at the west end of the building. The simple one-part, false-front façade is symmetrical with two large display windows that flank the central door and transom. Each window has a fixed wooden sash with two large lower panes and an upper row of smaller frosted glass panes. Running along the entire front of the building is a narrow wooden boardwalk that was reconstructed in 1987 due to deterioration. The exterior walls are clad with shiplap. The cap of the false front includes a wide fascia board. The corner boards and window and door surrounds are plain trim members. Historically, a narrow store sign band and lamp were situated directly above the entrance door. The lamp remains in place and a small simple sign identifying "Colvos - 1923" has been installed. The roof is clad with dark asphalt shingles.

When constructed in 1923, the building was divided into the store space, measuring about 30' x 30', and a two-room apartment in the rear, measuring 30' x 25'. However, sometime in the 1930s a hipped roof addition was made to the rear of the building, enlarging the apartment and enclosing a small porch on the north side. There is an indication that a rear door and porch existed at one time. It is possible that these alterations were made in conjunction with the construction of a 26' x 37' flat-roofed automobile garage adjacent (and slightly forward) to the south side of the store building [*now demolished*]. The façade of the garage contained a large garage door and five-sash window. A wooden "Shell" sign sat atop the building and projected out toward the street. Although the garage and its sign are gone, an old-style cylindrical gas pump still stands in front of the store. The building was reportedly painted with Shell Oil Company colors in the 1930s - pale yellow or cream color with orange trim.

The building was somewhat deteriorated by 1985, when the current owner undertook the rehabilitation project. Today, the façade of the Colvos Store appears as it did when constructed in 1923. The principal changes to this simple building and its site have included the addition of the automobile garage and expansion of the apartment in the 1930s and the demolition of the garage sometime prior to 1985. The current owner carefully rehabilitated the building in the late 1980s for artists' studios and a rental apartment uses. The project primarily consisted of the addition of a door to the north side and a small bay on the rear south side to increase interior living space. Structural repairs were made to the foundation and some deteriorated siding and trim was replaced in-kind.



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### STATEMENT OF SIGNIFICANCE

#### Summary Statement

Located near the northwestern shore of Vashon Island, the Colvos Store is an important extant building that provided a focus and identity for the once isolated community of Colvos. The community of Colvos was never large enough to be called a town, however it developed a distinct identity and character due, in part, to the cohesiveness of its primarily Scandinavian residents. Other significant buildings within the community have been demolished, including the Columbia School, and while four older churches buildings remain, they have been seriously altered and converted into residences and other uses. Constructed in 1923, this combination store and residence with its extant gas pump reflects an important period of community development and commercial history on Vashon Island, as isolated communities evolved due to expanded transportation opportunities and changing 20<sup>th</sup> century lifestyles.

#### Vashon Island Historic Context

Most of Vashon Island is known to have been the aboriginal territory of predecessor bands of the Puyallup Tribe, who established winter villages along the shores of Quartermaster Harbor, toward the southern end of the Island. Ancestors of the Suquamish and Muckleshoot Tribes may have also inhabited northern and eastern portions of the Islands.

Euro-American settlement of Vashon Island began during the 1850s, primarily along the shores of Quartermaster Harbor, with logging and farming being the earliest vocations. Island pioneers purchasing land through the Donation Land Act established individual timber and homestead claims. Logging and milling companies including the Puget Mill Company purchased large tracts of timberland.

During the latter part of the 19<sup>th</sup> century, numerous communities were established along the Island's shoreline, serving a growing population with limited commercial establishments, and providing important maritime transportation connections to commercial markets in the growing cities of Tacoma and Seattle. Settlement of the inland areas of the Island occurred more slowly, due to the limited and rugged roads that connected the uplands with well-established steamboat landings dotting the shorelines.

Early industrial activities included shipbuilding and brick-making operations which were typically located on waterfront sites, with easy access to maritime transportation, and took advantage of abundant natural resources; fir and cedar trees, clay, sand and gravel. Brick making became the second most prosperous industry on Vashon after logging, acquiring materials from the blue-clay bank beaches of the Island. Quartermaster Harbor served as the location of several brickyards, the largest one being the Bleeker yard on the Burton peninsula. By 1893, at least eight brickyards were in operation around Quartermaster Harbor, with additional yards located along the eastern shore of the Island. Major shipbuilding operations were developed at Dockton, at the outlet of Quartermaster Harbor on Maury Island, with secondary activities at smaller waterfront communities on Vashon and



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Maury Islands. However, logging continued to dominate the local economy, as thousands of acres of timber were harvested, and milled at both local and off-island mills.

Settlement patterns and the early industrial history of Vashon are clearly reflected in the development of the Island's built environment. The construction of late 19<sup>th</sup> century vernacular buildings reflects the rough living conditions with log cabins with shake roofs being prevalent. As lumber mills became more widespread, wood-frame construction with board and batten cladding became most common. By the late 1880s, when planed lumber became generally available, builders were able to construct more elaborate residences and commercial buildings.

### Commercial / General Store Historic Context

Although Vashon Island was surveyed into sections in 1857, few settlers filed homestead claims until the 1880s when the population of the Island increased dramatically. Because the Island relied primarily on water transportation, most claims were located with easy access to the shoreline. As early as 1885, steamers were plying Puget Sound bringing supplies to Vashon settlers and, in turn, transporting their produce and eggs to Seattle and Tacoma markets. Before establishing regular routes, many of the boats were simply flagged down from the shore by Islanders wanting passage. One enterprising captain outfitted his boat with merchandise and brought his "floating department store" directly to Vashon customers.

As the steamer routes became better established, small retail stores were set up at or near various boat landings, including Cove, Lisabuela, Luana Beach, Colvos, Chautauqua, Vashon Landing and Portage. Because there were few roads on the Island, there was limited travel between communities and, in fact, this isolation bolstered self-sufficiency in these small settlements. Residents in each community came to depend on their corner grocery for daily supplies and the steamers for transportation to the mainland for other goods. The advent of ferry service in 1916 brought automobile transportation, which provided the stimulus for constructing better roads, which in turn increased contact between the communities. Some of the early stores suffered while others grew larger or introduced new services such as automotive repair and gas pumps. By the 1920s, Vashon Island had several paved roads the main business center was within the inland community of Vashon.

Of the myriad of early stores on Vashon Island, only a few continue to be used for their original purposes with minimal alterations. These include the Vashon Hardware Store and Harbor Mercantile (now Burton Trading Co.) in Burton. The Colvos Store is among a few other historic general or specialty store buildings that have survived, but have been converted to new uses. In most cases, these surviving store buildings have been seriously altered.

### Colvos Store Historic Context

The history of commercial activity on Vashon Island, as well as the settlement of the communities of both Cove and Colvos, is inextricably tied to that of exploration and steamer travel on Puget Sound.



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Colvos Passage was named in 1841 for Passed Midshipman Colvocoressis who worked under Lt. Commander Ringgold as part of the Wilkes Expedition that charted Puget Sound. As early as 1863, there were land claims in the areas later known as Cove and Colvos. However, most claims were made in the 1880's when the entire Island experienced a wave of settlement. By 1885, steamers were plying Colvos Passage transporting goods to and from the Island, Seattle and Tacoma markets. The Steamer *Virginia III* would leave from Tacoma through the Pass making stops at Spring Beach, Luseata Beach, Maplewood, Cross' Landing, Lisabuela, Cove, Colvos, Cedarhurst, Vashon Park, Biloxi, and onward to Seattle.

Cove and Colvos, together known as the West Side, were primarily settled by Norwegians, Danes, and Swedes, and were almost 100% Scandinavian at one time. Perhaps the narrow and winding channel of Colvos Passage, and the steep forested hillsides of the Island, reminded settlers of their native Norway and prompted their settlement in Cove and Colvos to pursue logging, fishing, and farming. Over the years, the two communities housed a boat-building operation, post office, motel, several churches, the Columbia School, and the West Side Water Company as well as two steamer docks and two stores. A general store that was built in Cove in 1907 ceased operation in c.1920 as steamer traffic declined. The Colvos Store was built in 1923 and served as a general merchandise store until c.1943.

The Colvos Store functioned as the rural equivalent of the corner store, a cultural mainstay established in towns and cities during the later 19<sup>th</sup> and early 20<sup>th</sup> century. Corner stores were frequently plain and simple structures that often served as neighborhood and community landmarks and gathering places. The proprietor's family usually lived above or within the store building - an arrangement indicative of an economic and social system that depended on small-scale family operated enterprises. Before the advent of the automobile and the customers' ability to refrigerate or store quantities of food, the neighborhood or corner store was an essential part of rural and as well as urban communities. The architecture of corner stores tended to be simple and practical with particular design emphasis placed on having prominent entry and display window areas. Due to their location, many corner stores became the social and physical anchor within distinct neighborhoods or communities.

The Colvos Store was built through a partnership of John Trones and Gustav Parker. Trones was a Norwegian who had emigrated from Norway with his family and lived in several other parts of the country before migrating to Vashon Island in the early 1900's. He purchased land in Colvos in 1918 and five years later, persuaded Gustav Parker to put up capital to build a combination store and residence. The two men subsequently had a falling out after which Trones bought out Parker's interest and continued to operate the store himself for four years.

In 1927, Trones sold the store to the Tellviks. Mr. Tellvik was a carpenter who worked on Vashon Island and in Tacoma, while Mrs. Tellvik ran the store. He built a small garage on the south side of the store c.1929, which operated in conjunction with a Shell Oil Company gas pump run by Arthur Fosmark. Mr. Fosmark also did repair work Model 'T' Fords, but left the business after only a year. The Tellviks sold the property c.1931 to the Townes, who later sold to the Sexsons. Each of the four owners, Trones, Tellviks, Townes, and Sexsons ran the store selling various groceries, candies, some hardware, and gasoline while living in the rear apartment unit. In the early days, most West Siders



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did their major shopping in Seattle via steamer. However, by the 1920s, when the Island road system improved, local residents were primarily shopping in the larger community of Vashon. It seems likely that the owners Colvos Store put in the gas pump in an effort to capture the increased business that better roads and automobile transportation would provide. The pump was reportedly the only gas pump on the West Side.

In 1938, Mr. and Mrs. Guy Kress purchased the store and painted a sign above the front door, which read "Kress Store." They sold similar merchandise as their predecessors, as well as soda pop, ice cream, donuts, occasionally some used furniture. They were also known for selling "Hot Cha," bags of penny candies that were very popular with children in the area. For a period, there was a school bus stop located in front of the store, so it became a regular stopping place for children passing to and from school. It never functioned as either a supermarket or a specialty store, but served as a general store that could provide local residents with necessary daily supplies.

The closure of the store in c.1943 coincided with the general decline of business activity on Vashon during and after World War II. The loss of boat-building activity, combined with improved transportation on the Island, led to the gradual disintegration of the strong ethnic and community boundaries that had kept both Cove and Colvos relatively self-sufficient for several decades. With the heightened American involvement in World War II in 1942, the country began nation-wide rationing of gasoline, rubber, meat, sugar, and other items. The Kress's experienced difficulty in running their business on the reduced inventory the government was issuing them. As an example, they were accustomed to carrying 600-700 pounds of sugar at a time, in various sized bags for their rural customers who used a great deal of sugar in canning and baking. Due to rationing, their stock was reduced to 150 pounds. Over the months, business declined until 1943 when the Kresses simply closed down the store. Mrs. Kress died in 1956.

Guy Kress worked on a survey crew for Morrison-Knudson Construction Company and then for the State Game Office until he retired. He sold the store c.1959 to a personal friend Mr. Belcher, who was a bachelor seaman. Mr. Belcher lived there from c.1962 until his death in 1985. He willed the property to his housekeeper who, in turn, sold it to the present owner, Chris Coldeen. The building was vacant for a brief period before being rehabilitated for use as an artist studio and apartment. The Colvos Store was designated a King County Landmark by the King County Landmarks and Heritage Commission in December 1987 based on its historic commercial use and community significance.

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### GEOGRAPHICAL DATA

#### Verbal Boundary Description:

Lot 24-23-02      Block 9114      Plat:  
S 190 f of N 380.6 ft of E 758 ft of SE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  LESS CO RD

#### Boundary Justification:

The boundary of the nominated property is the current legal land parcel directly associated with the subject building.

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### Photograph List

#### **Colvos Store Vashon, Washington**

- #1 View North along Westside Highway SW (Context)
- #2 South and east elevations, looking northwest
- #3 East elevation, looking west
- #4 North and west elevations, looking southeast
- #5 West and south elevations, looking northeast (Context)

Date: May 2000  
Photographer: Chapin & Kate Krafft Seattle, WA  
Negative location: King County Office of Cultural Resources  
Seattle, WA

#5H [Historic view] Kress Store, c.1940 - *photocopy*





SW4 24-23.2 T-1-114

WASHOON

COLVES STORE  
WASHOON, WA

#6 HISTORIC NEW

HISTORIC PHOTOGRAPHS



Source: <https://historylink.org/File/2344>



Source: <https://myvashonislandblog.com/2015/08/25/vashons-historic-community-stores-series-hinge-show-images-opening-september-4th/>



HISTORIC PHOTOGRAPHS



Source: <https://myvashonislandblog.com/2015/08/25/vashons-historic-community-stores-series-hinge-show-images-opening-september-4th/>



Source: Department of Ecology, photograph taken February 28, 2019.