

The Brooklake Community Center

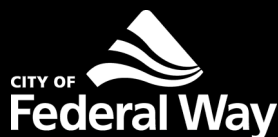


written by **Dick Caster**
for the
Historical Society of Federal Way



Historical
Society
of
Federal Way

SUPPORTED BY:



The Brooklake Community Center



Written by

Dick Caster



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Section 1 - Introduction

Purpose

This monograph is intended to provide a history of the Brooklake Community Center land, buildings, and activities from around 1850 up to the present.

Brooklake Spelling

The spelling of the name of the geographical place that is the subject of this monograph is usually “Brooklake” but occasionally sources will use “Brook Lake.” “Brooklake” is considered to be the correct spelling. I have not discovered why the spelling of Brook Lake as two words was not the spelling adopted years ago. Even most of the earliest source material used the “Brooklake” spelling. Almost all legal documents use the name “Brooklake.” During the late 1940s to 1990 the Brooklake Community Center and the Brooklake Community Club sometimes would use two words for the spelling.¹

Location

The address of the Brooklake Community Center is 726 South 356th Street, Federal Way, WA 98003. The current Brooklake Community Center sits on three acres in the east half of the northwest quarter of the northwest quarter of Section 29, Township 21 North, Range 4 East, Willamette Meridian, County of King, State of Washington, and as depicted in the Poverty Bay Quadrangle of King County, Washington.²

The land on which the Brooklake Community Center sits has many descriptions as to its area, depending on the source and the time period under consideration. When area is mentioned, I have used the area given in the source. The original area varies from 15 acres to 20 acres. In later years most of the land was donated to park jurisdictions and the remaining area was described as two-and-one-half to three acres.

Building’s Angular Rotation from True North

The north-south walls of the Brooklake Community Center’s original lodge and hall extension are rotated about 30 degrees clockwise from true north. In this monograph the rotation is simplified to say the hall and lodge runs north and south and the present entrance is to the east. This follows the policy used by the Brooklake

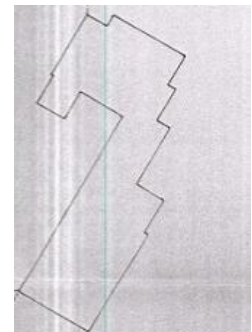


Figure 1 - Lodge and Hall sketch showing 30-degree clockwise rotation from true north. (Courtesy HSFW.)

¹ Searching the Internet to find a reason why some lakes are spelled as one word, while others use two words, led to many ideas, but nothing of any consequence. Apparently, it is simply based on whatever spelling was used first.

² Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3.

Community Center in their 1943 – 1960 meeting minutes. The added hall extension is referred to as being south of the original lodge.

Source Material

Source material is referenced following the guidelines of *Kate L. Turabian, A Manual for Writers of Research Papers, Theses, and Dissertations*, Eighth Edition.³

The historic source material available for the history under discussion can be divided into two periods.

The period from the mid 1800's until around 1939

Marie Reed in her extensive research in the 1980s stated that, “Research of this period of this particular property is spotty up until World War 1.⁴ I would agree but extend the “spotty”

comment up until the late 1930s. This material is sketchy and often contradictory. It consists mostly of secondary sources written many years after the time frame of the material discussed. The primary source material from this period is in the form of tax records and property titles and transfers, but these are not always clear as to the exact area being discussed. Some useful information is available from 1939 King County Court records. No photographs from this time period have been uncovered. Further work with land ownership records and tax records may provide additional primary source material.



Figure 2 - Aerial view of present Brooklake Community Center property. South 356th Street runs east and west across the bottom. (Courtesy Google Earth.)

³ Turabian, Kate L. *A Manual for Writers of Research Papers, Theses, and Dissertations*, Eighth Edition, Revised by Wayne C. Booth, Gregory G. Colomb, Joseph M. Williams, and University of Chicago Press Editorial Staff, (Chicago: University of Chicago Press, 2013).

⁴ Marie Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3.

The period from around 1939 until the present

This material is much more detailed and often available with primary sources as well as secondary sources. Photographs of the building and events are available only from 1950.

Much credit for the material available belongs to Marie Reed's research and preservation efforts and her writing of many history summaries. Reed was a long time researcher and preserver of the history of the Federal Way area. She was a cofounder of the Federal Way Historic Society, the predecessor of the present Historical Society of Federal Way (HSFW), and she continued with involvement in the HSFW until her death in 1994. Normally she indicated the source of her material but often one must just rely on her statement without knowing where she obtained the information.

Some of the material included here is not always consistent but has been included for completeness. Footnotes are provided to indicate the source of the material used.

Many of the newspaper clippings used in this monograph were found loose or in scrapbooks in the files of the HSFW. Usually the source and date are available but the person who cut the clipping did not always keep track of page numbers.



Figure 3 - Brooklake Community Center facing east, circa 1989. (Courtesy HSFW.)

Photos

Several photos of the clubhouse look to be identical, but closer examination shows they are slightly different. Also, I have used some photos more than once since I believe it helps explain material to have the pertinent photo near the discussion.

Spelling Consistency

The spelling of words over the years was not always consistent. For example, Mrs. Peacocke became Mrs. Peacock and “clubhouse” was often spelled “club house.” When I am quoting or using source material, I have tried to maintain the spelling used in that source, even though it might be considered incorrect today.

Brooklake

The body of water known as Brooklake is located in the southeast corner of the City of Federal Way’s West Hylebos Wetlands Park. It is located about 80 yards north of South 356th Street. Brooklake is located between the Hylebos Blueberry Farm Park and West Hylebos Wetlands Park.

The area around Brooklake was typical of the bogs and swamps that were originally found throughout the Federal Way area. Roads were difficult to build in this type of terrain. This also explains why the area was not settled as early as the rich farmland of the Auburn Valley.⁵

Brooklake is essentially a man-made lake that was increased in size beyond its naturally-small pond configuration by construction of a dike six to eight feet high along its southern end. Sometime after the original construction of the dirt dike a cement spillway and culvert were added over the dike.⁶ This is probably what was referred to in the December 1944, *Brooklake Community News* concerning a sand dam outflow still in the planning stages,⁷ with the improved dam and outflow being in place by July 1944 when an agreement was signed between the Brooklake Community Center and the Lake Center Water Cooperative.⁸ The dike (or dam) has

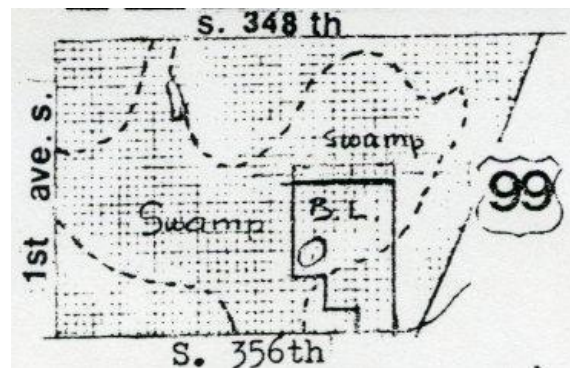


Figure 4 - Sketch of Brooklake location showing original swampland. (Courtesy HSFW.)

⁵ Marie Reed, “To the Committee, Report on Landmark Tour Brochure,” September 19, 1992, attachment, 1, in the files of the HSFW.

⁶ Tina Miller, Biologist, Shapiro and Associates, Inc., to Larry Minkler, Wildlife Heritage Foundation, Federal Way, WA, RE: Brook Lake (Hylebos 18), October 13, 1986.

⁷ *Brooklake Community News*, Volume 1, #2, December 1944.

⁸ Unsigned and untitled short history of the Brooklake Community Center Building containing seven short items of history, no date, in the files of the HSFW. This was probably one of Marie Reed’s initial attempts to summarize the history of the Brooklake Community Center, since it is in the same format and includes some of the items in her later work.

been remodeled several times, and possibly the location has even been moved. There was also a “wing dam” that controlled the flow through the lake. For example, a comment in the April 1951 Minutes of the Brooklake Center Board includes the comment: “the Community Club and the Dance Club be permitted to move the wing dam to provide a full flow of the stream through the lake.”⁹

In early 1953, Brooklake was temporarily drained while stumps were removed by explosives.¹⁰

The dam has been repaired several times. The dam sustained major damage in late 1986, when flooding occurred in the surrounding area. King County Public Works provided the repair in early 1987.¹¹

General Simplified Summary

A Simplified Summary of the material in this monograph has been included as Appendix A – “General Simplified Summary - Brooklake Community Center.” This provides key highlights based on my conclusions. It leaves out the various controversies.

Section 2 – Early Land Use

First Land Users

Marie Reed states that prior to white settlers coming to the area, “only wild animals and Puyallup Indians fished in the little lake and skirted the nearby wetlands for another twenty or thirty years before more than a few settlers would purchase such land. For it is inland and far away from a waterway.”¹² See *The Native American Presence in Federal Way* by Dick Caster, for a discussion on the lack of use by Indians in the highland areas of Federal Way to evaluate if the Indians fished here.¹³ The presence of swamps and bogs in the area resulted from having a large number of beavers. The 1883 United States Census indicates several persons who listed their occupation as trappers.¹⁴

⁹ Irene Bandy, Secretary, Minutes of the Brooklake Center Board, April 24, 1951, in the files of the HSFW.

¹⁰ Hannah J. Fread, Secretary, Minutes of the regular meeting of the Brooklake Community Center Board, February 24, 1953, in the files of the HSFW.

¹¹ Wendell Kuecker, President F. W. C. C.A., to Larry Gibbons, King County Department of Public Works, Surface Water Management Division, Seattle, Washington, Subject: Repairs to Brooklake Dam, December 27, 1986, in the files of the HSFW

¹² Marie Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3.

¹³ Dick Caster, “Native American Presence in the Federal Way Area,” HSFW, July 25, 2010, www.federalwayhistory.org.

¹⁴ Marie Reed, Possible draft information for the “Federal Way Landmark Tour Guide Brochure”, HSFW, 1992, single page, in the files of the HSFW.

Land Surveying Terminology

In the United States land surveying under the Public Land Survey System, a “section” is defined as an area nominally one square mile, containing 640 acres, with 36 sections making up one Survey Township on a rectangular grid.¹⁵

Railroad Land

The Pacific Railroad Acts were a series of acts of the United States Congress that promoted the construction of transcontinental railroads in the United States by authorizing the issuance of government bonds and grants of land to railroad companies. The Pacific Railroad Act of 1862 was the original act. This was modified

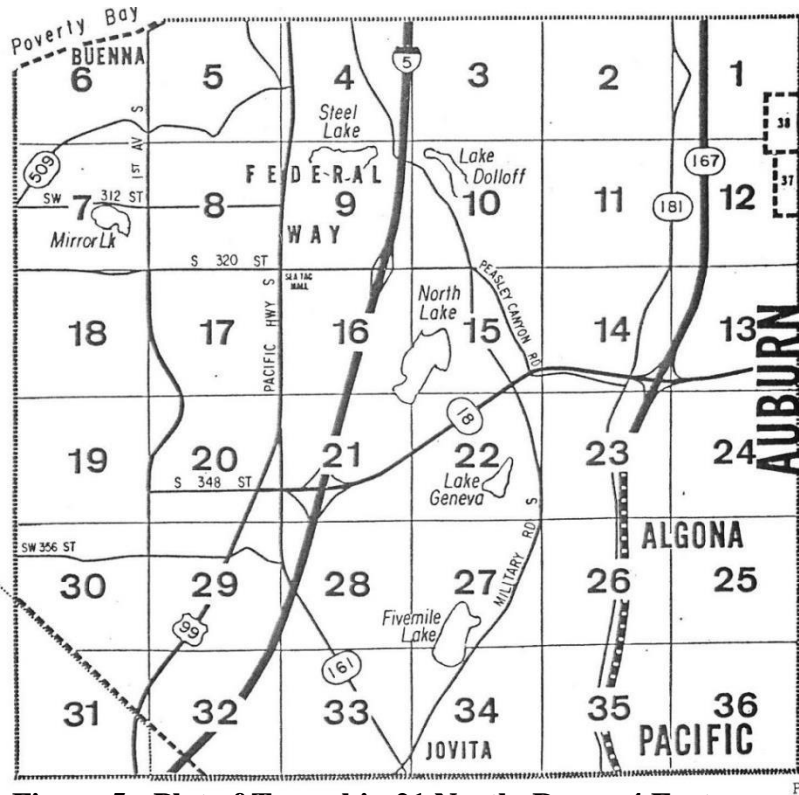


Figure 5 - Plat of Township 21 North, Range 4 East, Willamette Meridian showing section numbers with selected current landmarks. (Courtesy Bureau Land Management.)

several times in the next few years. The land granted was not necessarily along where the railroad would be built but was distributed throughout the state so the railroad could raise money by selling their land.¹⁶ The land ownership was referred to as “checker-boarding” since the 36 sections of each township were divided up so that the railroad received half of the 36 sections in the configuration of a Checkerboard. For illustrative purposes, one can visualize the railroads receiving land in the white squares of the popular Checkers board game,¹⁷ while the remaining red/black squares, excluding two sections set aside for

schools, were divided between timber and homesteaders claims.¹⁸

¹⁵ C. White, *A History of the Rectangular Survey System*, (Washington D. C.: U. S. Department of the Interior, Bureau of Land Management, 1983.)

¹⁶ http://en.wikipedia.org/wiki/Pacific_Railway_Acts, 1,, accessed August, 16, 2014

¹⁷ [http://en.wikipedia.org/wiki/Checkerboarding_\(land\)](http://en.wikipedia.org/wiki/Checkerboarding_(land)), 1, accessed August 16, 2014.

¹⁸ Marie Reed, Possible draft information for the “Federal Way Landmark Tour Guide Brochure”, HSFW, 1992, single page, in the files of the HSFW. There is a slightly different version of this document referred to later as: “Marie Reed,

The Brooklake land under discussion is in Section 29, Township 21 North, Range 4 East, Willamette Meridian.¹⁹ Section 29 was set aside as railroad land. The railroads would usually log the land and then sell it to settlers.²⁰

The Northern Pacific Railway was a transcontinental railroad that operated across the northern tier of the western United States from Minnesota to the Pacific Coast. It was approved by Congress in 1864 and given nearly 40 million acres of land grants, which it used to raise money in Europe for construction. Construction began in 1870. The main line opened all the way from the Great Lakes to the Pacific on September 8, 1883.²¹



Figure 6 - Northern Pacific Railway Corporate Logo and Route Map.
(Courtesy Wikipedia.)

Reed indicates the Northern Pacific Railway held title to Section 29 until around 1870 when they sold it to settlers and loggers.²²

Earliest Residents in Area

While not on the eventual Brooklake Community Center land, the earliest known nearby residents were Mr. and Mrs. William J. Mears in 1882. When the Mears first moved here they were 18 or 19 years old, too young to file a homestead claim. Their daughter, Sadie, was probably the first white child born in the vicinity of Brooklake.²³ After becoming of age Mears filed a 160-acre homestead claim (now near the area of the M. A. Blouvelt House, 36818 8th Avenue South.) Probably his parents lived with them.²⁴

Early Draft information for the 'Federal Way Landmark Tour Guide Brochure,' HSFW, 1992, single page, in the files of the HSFW."

¹⁹Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 2 and Marie Reed, ["Intriguing History"], typed three page research paper, July 29, 1989, 1, in the files of the HSFW.

²⁰Marie Reed, Early Draft information for the "Federal Way Landmark Tour Guide Brochure," HSFW, 1992, single page, in the files of the HSFW.

²¹Wikipedia, "Northern Pacific Railway," accessed March 17, 2015, http://en.wikipedia.org/wiki/Northern_Pacific_Railway.

²²Marie Reed, "Brooklake Property," Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2.

²³Mrs. Charles M. Fread, Secretary of the Brooklake Community Club, "Brooklake Club Old-Timers Party Recalls Pioneer Days," *Auburn Sun*, August 31, 1950, page number not known.

²⁴*Federal Way Historical Tour Guide Brochure*, (Federal Way: HSFW, 1992), item 21 and R. M. Kircher, "History of Spring Valley," no date, in the files of the HSFW, and Sean Robinson, "The Land Time Forgot," *Federal Way News*, April 28, 1993, A1, A10.

The 1887 Washington State Census indicates the general area had 162 white people.²⁵ The “general area,” is not defined, so the boundaries of the area within which these people resided are unknown.

John Libo was born in Austria in May 1863.²⁶ His 160-acre homestead claim was issued February 19, 1891. The Bureau of Land Management records show John Libo homesteaded land in the southeast ¼ of Section 20 of the same Township 21 North.²⁷ Section 20 is the section adjacent to and due north of Section 29 where Brooklake is located (see Figure 5). The “Milton Road” traversed Libo’s homestead.²⁸ (See subsection “Early Roads” for a discussion on the Milton Road.) Part of the homestead, or possibly adjacent land, came to be called “Libo Station”²⁹ (or in some sources “Libo Center”). This would appear to be land around (or just east of) the present Pacific Highway South and South 348th Street to South 352nd Street. If this is the case, Libo Road (South 356th Street) did not actually traverse or contact the Libo homestead land. [Marie Reed felt that Libo’s homestead was in Section 28 of the same Township 21 North.³⁰ This would be due east of the Brooklake Section 29. I am accepting the Bureau of Land Management record as being correct. Reed’s location however would make more sense as it would adjoin Libo Road (South 356th Street). In either event, Libo owned land adjacent to the Brooklake Section 29.]

By 1891 or 1892 the Rogers and Nettleton Lumber Mill was operating about a half mile west of Brooklake. The location was on “the Seventeen Mile Road” that ran from Tacoma through Fife Heights (Sixth Avenue Southwest) to French Lake (Mirror Lake) and Adelaide Beach on Puget Sound. The mill was probably located near Libo Road (South 356th Street) and the before-mentioned Seventeen Mile Road.

Early Brooklake Community Center Land Ownership

A 1907 map shows the mill operator, L. Rogers, owned five acres of the Brooklake property and L. Mason owned 15 acres. A Wenzel Libo may also have owned some of it.³¹

Another investor, Peter Jansky, put the various parcels together and obtained ownership of what was to be called the twenty-acre Brooklake land.³² On December

²⁵ Marie Reed, possible draft information for the “Federal Way Landmark Tour Guide Brochure,” HSFW, 1992, single page, in the files of the HSFW.

²⁶ Mrs. Charles M. Fread, Secretary, “Brooklake Club Old-Timers Party Recalls Pioneer Days,” *Auburn Sun*, August 31, 1950, p. not known.

²⁷ John Libo, Land Patent Details, Bureau of Land Management, BLM Serial Number: WASSA 071612, Document Type: Serial Patent, State: Washington, Issue Date: 2/19/1891, Land Office: Seattle, Document 3290, Total Acres: 160.00, http://www.glorerecords.blm.gov/details/patent/default_pf.aspx?accession=W..., accessed August 21, 2014.

²⁸ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3.

²⁹ Marie Reed, Early Draft information for the *Federal Way Historical Tour Guide* brochure,” HSFW, 1992, single page, in the files of the HSFW.

³⁰ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

³¹ “1907” Map, in the files of the HSFW.

27, 1919, Jansky's heirs sold the entire twenty-acre property to John Libo for \$600.³³ A Quit Claim Deed Number 1090-185 was executed between Mary Halfe (and other members of the Jansky family) and John Libo, which was subsequently recorded February 4, 1923, by the King County Records Department under file number 1377417.³⁴ See Appendix B – "Quit-Claim Deed, Jansky to Libo, December 27, 1919" for a copy of this Quit Claim Deed.

On June 26, 1928, John Libo sold five acres of the property to Mabel Vaughn.³⁵ The Warranty Deed indicates the purchase price was \$750. The land involved was the North Half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 29, Township 21 North, Range 4 East Willamette Meridian.³⁶ [See below for comment on Mabel Vaughn obtaining the remaining 15 acres.] A copy of this Warranty Deed is included as Appendix C – "Warranty Deed, Libo to Vaughn, June 26, 1928." The 1928 Tacoma City Directory lists Jehiel and Mable Vaughn as living at 1123 North Ninth Street. The directory also lists them as owning a business named "Jehiel Vaughn and Son," but does not indicate what the business entailed.

Apparently sometime between 1930 and 1933 Jehiel Vaughn died, as the 1933 Tacoma City Directory shows Mabel H. Vaughn as a widow by that year.³⁷

The property was not paid for when the stock market crash occurred in October 1929. The Vaughns were forced to forfeit the property to Fred Michel for \$1.00 and other considerations on August 4, 1930.³⁸ A Warranty Deed from Mabel M. Vaughn and Jehiel Vaughn to Fred Michel, et al, was executed on August 4, 1930, and subsequently recorded by the King County Records Department under file number 2822186. A Warranty Deed is a type of deed where the grantor (seller) guarantees that he or she holds clear title to a piece of real estate and has a right to sell it to the grantee (buyer).³⁹ Apparently Mabel Vaughn somehow regained title to the property shortly thereafter.

A Warranty Deed from John Libo to Mabel Vaughn was executed on February 1, 1931, for \$750.00 and subsequently recorded by the King County Records

³² Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

³³ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

³⁴ Quit Claim Deed, number 1090-185 for \$600 from Grantor: Mary Halfe, et al, to Grantee: John Libo, February 4, 1923, file #1377417, King County Records Department.

³⁵ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

³⁶ Warranty Deed, Grantor: John Libo to Grantee: Mabel H. Vaughn, number 32472062, George A. Grant, County Auditor, June 26, 1928.

³⁷ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

³⁸ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

³⁹ Wikipedia, "Warranty Deed," http://en.wikipedia.org/wiki/Warranty_deed, accessed August 21, 2014.

Department under file number 2472062.⁴⁰ This instrument apparently entailed the sale of the other 15 acres of the overall 20-acre Brooklake property mentioned above. In 1941 Mabel Vaughn is shown to have paid the taxes on the property.⁴¹

The Vaughn family is mentioned as part of the restraining order closing Rickey's Club in 1939 (See subsection "Rickey's Declared an Attractive Nuisance"). Mabel Vaughn was still listed as the property owner when the Brooklake Community Club purchased the land in 1943.⁴²

Early Roads

There were several well-known Indian trails through what is now known as Federal Way. Because of the many wetlands created by their dams, beaver trapping was undertaken before settlers actually moved into the area. The trappers also found and used the trails the Indians used. One of these early Indian trails, later called the Milton Road, came through Fife and Libo's Station winding its way through all the little lakes on its way to Dumas Bay and the Lakota area.⁴³ Subdivision of railroad land probably expanded around 1880 when the Old Milton Road was built. It came within a half mile of Brooklake [and generally followed the alignment of present-day Enchanted Parkway South in this area].⁴⁴

Around 1915 the dirt road that would later become Pacific Highway South, also now known as Highway 99, was built near the area. This upland alignment was a rerouting of the original Pacific Highway that ran through the Auburn Valley. This part became known as Pacific Highway and was built with federal funds. The section between Seattle and Tacoma, running through Federal Way, opened as an unpaved road. Additional funds were granted to pave the east lane in 1927 and the west lane in 1930. The highway between Tacoma and Midway was dedicated in October 1928 and became known as the Old Seattle Tacoma Road.⁴⁵ Prior to the 1928 dedication, the main road out of the area into Tacoma was the Milton Road, the alignment for which is along what is now 16th Avenue South and Kitt Corner Road/Enchanted Parkway South. Libo Road, now South 356th Street, was in place as a dirt road. The Rogers and Nettleton Lumber Mill was located where the road curves near Sixth Avenue South and South 356th Street.⁴⁶

⁴⁰ Marie Reed, "Brooklake Property," Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2..

⁴¹ King County Real Property Assessment and Tax Rolls for 1941, At University of Washington Manuscripts Collection, as recorded in Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers interview, no date, 1, in the files of the HSFW.

⁴² G. H. Fisher, Bank of California to Emory Asbury, May 5, 1943, in the files of the HSFW.

⁴³ Marie Reed, Possible draft of first paragraph in the *Federal Way Historic Tour Guide*, September 26, 1992, in the files of the HSFW.

⁴⁴ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form. Brooklake Community Center, July 27, 1989, 3, in the files of the HSFW.

⁴⁵ Dick Caster and Ed Opstad, "History of the Federal Way Area," May 6, 2003, 1, 2, in the files of the HSFW.

⁴⁶ Marie Reed, "Brooklake Property," Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2.

Section 3 – Original Clubhouse Building Construction

Story about the Construction of the First Structure on the Site

The following information is supplied from an article by Mrs. Emory Asbury, who was the editor of the *Brook Lake Community News*, a member of the Harding Improvement Club prior to moving to Brooklake, and a founding member of the Brooklake Community Club and Brooklake Women's Club in 1943. She, therefore, was someone who should have had the "facts" of the construction of an early structure on the site. At the time of her writing there would have been many who could have corrected the information if it was wrong. It is included here, although it is strange that only this one article about it has so far been found.

Mrs. Asbury wrote that sometime in the 1920s a group of Tacoma sportsmen sought a quiet wooded retreat where they could take their hunting dogs and relax for a weekend. They found an ideal spot at the source of the west branch of Hylebos Creek, just west of what would become the Seattle-Tacoma Highway and next to the area referred to as Libo Center. [Although Hylebos Creek was named in the early 1890s, this tributary was not called by that name until much later.⁴⁷] There they purchased 18 acres of woodland that contained springs, a trout stream and wooded areas. They added to the size of the small lake by building a dam at the southern edge.⁴⁸

The sportsmen built a small cabin to serve as a lodge that they named the Brooklake Lodge.⁴⁹ Possibly the "Brook" part of the name came from the small stream present. It is also possible the name "Brooklake" already existed.⁵⁰

It was reported that in late 1943 the Brooklake Community Club sold off a small cottage it had on the property to Ed Sutherland and required him to move it.⁵¹ Since the Brooklake Community Center building is the only other known structure present on the site this early in time, and if this story about the sportsmen constructing a lodge - in reality a small cabin - is true, I suspect the hunters' small cabin could be referred to here as the one being sold and moved in 1943.

⁴⁷ Hylebos Creek with its many tributaries, received its name from the channel that flowed beside St. George's Indian School, now Gethsemane Cemetery, around 1890. Dick Caster, "Father Peter Hylebos, St. George's Indian School and Cemetery," HSFW, July 9, 2008, 22.

⁴⁸ Mrs. Emory Asbury, Editor, "Brook Lake Lodge," *Brook Lake [sic] Community News*, No date or page number, in the files of the HSFW.

⁴⁹ Mrs. Emory Asbury, Editor, "Brook Lake Lodge," *Brook Lake [sic] Community News*, No date or page number, in the files of the HSFW.

⁵⁰ Dick Caster speculation.

⁵¹ W. C. Durkee, Secretary, Minutes of the Trustees and Officers of the Brooklake Community Center, January 22, 1944, in the files of the HSFW and Marie Reed, Brooklake Community Center, two page history summary of tax records, and Earl Chamber's interview, no date, 1, in the files of the HSFW.

Builders of Original Clubhouse Building

The original clubhouse building, as opposed to the small cottage mentioned above, was built by two French-Swiss immigrant carpenters.⁵² The Vaughns were apparently the ones who hired the two Tacoma carpenters, Fred Michel and Walter Gisin, to build the original Brooklake building.⁵³ Marie Reed interviewed Mrs. Walter Gisin in January 1989 concerning these gentlemen as the builders and possible short-time owners of the Brooklake Community Center.

Fred and Walter Gisin were both carpenters. [This Fred should not be confused with Fred Michel as he is apparently the brother of Fred Gisin.] They came from a family of six sons.

Their father's name was Fritz and the mother's name Louisa. So it was Fred Gisin's mother [who was] named with him [Fred Gisin as mother and son, rather than wife and husband as stated on the deed] and the Michel on the 1930 warranty deed from Mabel and Jehiel Vaughn. Fritz emigrated from a town near the Alps – probably in France....
Fritz settled 80 acres south of Tacoma....

Fred Gisin was married to a woman named Anna Buechler who came from Bern, Switzerland....⁵⁴

The property was not paid for when the stock market crash occurred in October 1929. The Vaughn's were forced to forfeit the property to Fred Michel [and Fred Gisin] on August 4, 1930, for \$1.00 and other considerations.⁵⁵ A Warranty Deed from Mabel M. Vaughn and Jehiel Vaughn to Fred Michel, et al, was executed on August 4, 1930, and subsequently recorded by the King County Records Department under file number 2822186.⁵⁶ Shortly thereafter the Vaughn's somehow regained control.

Construction Date for Brooklake Community Center Clubhouse

General

The Brooklake Community Center building consists of two major construction phases; the original main building and the hall addition. There were/are also several outer buildings. The main building sits about 300 feet north of what was originally

⁵² Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 2, in the files of the HSF.

⁵³ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, 4, in the files of the HSF.

⁵⁴ Marie Reed, "Interview with Mrs. Walter Gisin," January 10, 1989, in the files of the HSF.

⁵⁵ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSF.

⁵⁶ Marie Reed, "Brooklake Property," Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2..

Libo Road (now South 356th Street) and 600 feet west of the old Seattle-Tacoma Highway (now Pacific Highway South).

Date of Original Clubhouse Construction

Several dates have been proposed for the original building of the clubhouse structure. Building permits were not required in the 1920s in this part of rural King County so there are no records of this type available.⁵⁷ Property tax records are also inconclusive.

Reed speculated that the building “had a 1920s to 1930s flair.” Writing about the building as it existed in 1988 she felt the light fixtures also came from the 1920s to 1930s.⁵⁸

Proposed 1920 Construction Date

In March 1992, the HSFW received a \$3,900 grant from the King County Parks, Planning and Resources/Cultural Resources Department to publish a Federal Way Historical Tour Guide. This was to include around 25 historic houses and buildings in the Federal Way area. The project was to be completed by December 31, 1992.⁵⁹

The Federal Way Historical Tour Guide published in late 1992 states the Brooklake Community Center building was built in 1920.⁶⁰ This was the source of the 1920 date used in the *Images of America, Federal Way* book.⁶¹ Two *Seattle Times* articles also used the 1920 date, but they were apparently merely quoting from the Federal Way Historical Tour Guide.⁶²

Marie Reed was the historian and researcher for the project and was listed on the Tour Guide as such. As can be noted in the next subsection “Proposed 1929 Construction Date” and in other places in this monograph, Reed favored 1929 as the construction date. In an undated draft of the text for the Tour Guide, Bill and Ann Ward prepared the edited text for the Tour Guide that included a write up of the Brooklake Center Community Club



Figure 7 - Cover of HSFW 1992 Tour Brochure. (Courtesy HSFW.)

⁵⁷ Marie Reed, “Brooklake Property,” Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2.

⁵⁸ Marie Reed, “Brooklake Property,” Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2.

⁵⁹ King County Contract #D17675D, King County Parks, Planning and Resources/Cultural Resources Department, to the Historical Society of Federal Way, March 15, 1992, in the files of the HSFW.

⁶⁰ *Federal Way Historical Tour Guide* brochure, HSFW, 1992, item 19.

⁶¹ *Images of America, Federal Way*, Historical Society of Federal Way, (Charleston, S. C.: Arcadia Publishing, 2008), 111.

⁶² Christy True, “Tavern, Beach Home Roadside Grocery....,” *Seattle Time South Edition*, March 10, 1998, <http://community.seattletimes.nwsourc.com/archive/?date=19980311&slug...>, 2. and “History By The Roadside – Federal Way May Be Young City, But It Has A Rich And Varied Past,” *Seattle Time South Edition*. November 10, 1993, <http://community.seattletimes.nwsourc.com/archive/?date=19931111&slug...>, 2.



Figure 8 – Final version of HSFW Tour Brochure with revised Item 19. (Courtesy HSFW.)

House that used 1929 for the construction date.⁶³ Near the end of 1992, a sample version of the Tour Guide was printed on heavy brochure stock. This sample brochure shows under Item 15, the Brooklake Center Community Club House, and the date 1929 for construction.⁶⁴

On the published final Federal Way Historical Tour Guide, what had been Item 15 mentioned in the sample brochure became Item 19. The wording Brooklake Community Center Club House had become the Brooklake Community Center. So apparently at the last minute, the brochure had been reformatted slightly with some retyping done, at least for the item discussing the Brooklake Community Center. One of the changes was that the year 1929 became the year 1920.

I speculate that during the last minute reformatting and retyping the “9” in 1929 became a “0,” leading to the year 1920. It is highly likely that the use of the year “1920” in the tour brochure was a typographical error that should have read “1929.”

Proposed 1929 Construction Date

Marie Reed, in submitting the clubhouse for King County historic recognition, stated the original building was built in 1929.⁶⁵

In 1984 the Federal Way Community Center, Assoc. applied for a King County Housing and Community Development Project Grant to restore the roof and foundation of the original building. The grant application indicated the purpose was to restore “a 1929 vintage lodge ...”⁶⁶ The grant application continues with a history section on the building stating in part: “The lodge was built by private business in

⁶³ Bill and Ann Ward, *Federal Way Historical Tour Guide* brochure, Edited Text, undated, 2, in the files of the HSFW.

⁶⁴ Sample Printing on heavy folder stock of the *Federal Way Historical Tour Guide* brochure, undated probably late 1992, in the files of the HSFW.

⁶⁵ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 2, in the files of the HSFW.

⁶⁶ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, Milton Audett, President, Federal Way Community Center Assoc., no date (other than year “1984” printed on grant form), 1.

1929,...”⁶⁷ A section on design and construction elements states, “The lodge was designed and constructed in 1929.”⁶⁸

In a July 29, 1989, letter from Marie Reed to Julie Kolar, Cultural Resource Specialist in the King County Planning Department, requesting help to preserve the building and obtain a grant to restore it, Reed refers to the request for funds “to rehabilitate this 60 year old building”.⁶⁹ This would place the construction date at 1929.

Several *Federal Way News* articles use 1929 as the construction date – for example, the October 5, 1980 article, “Brooklake could complicate proposed state park plan” used this 1929 year.⁷⁰

Other Proposed Construction Dates

Other dates have been proposed.

In 1976, before starting her detailed study of the construction date, Marie Reed felt that the log-constructed original building had been built around the time of the First World War.⁷¹

Kitchen Addition

In 1934 a kitchen addition was built on the southwest corner of the building by the lessors running the Wagon Wheel Restaurant.⁷² The kitchen and restaurant idea was probably a way to keep the Wagon Wheel in operation when prohibition ended, since up until then it operated completely with illegal activities. This kitchen addition was removed in recent years. The current kitchen is on the northeast corner of the original building.

Property tax records for Tax Lot 10; Section 29 (the site of the Brooklake Community Center) indicates improvements were made in 1934.

1928 - T.L. 10 - assessed at \$100.

1930 - T.L. 10 - assessed at \$100.

1935 - T.L. 10 – assessed at \$3,100 for improvements made in 1934.

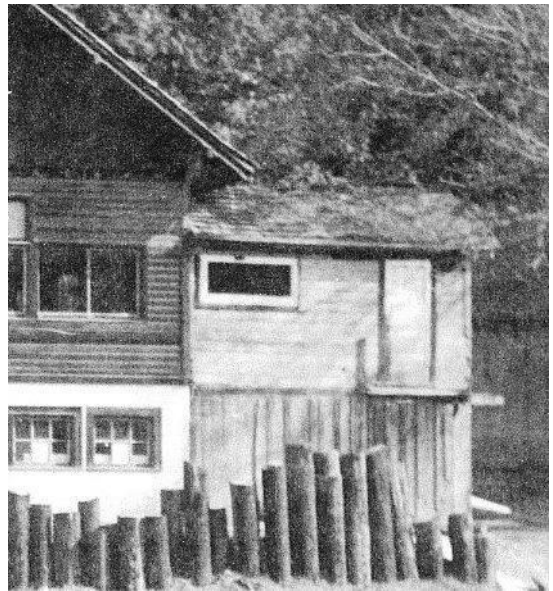


Figure 9 - 1934 kitchen addition, facing east, circa 1953. (Courtesy HSFW.)

⁶⁷ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 2.

⁶⁸ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 2.

⁶⁹ Marie Stowe Reed, Researcher, Historical Society of Federal Way to Julie Kolar, Cultural Resource Specialist, Historic Preservation Department, King County Planning Department, Seattle, WA, July 29, 1989, in the files of the HSFW.

⁷⁰ “Brooklake could complicate proposed state park plan,” *Federal Way News*, October 5, 1980, A-5

⁷¹ Marie Reed to BACH Project, Re: Friends of [Federal Way] Art and History, November 13, 1976, in the files of the HSFW. The BACH Project was an effort to raise funds through a bond issue to preserve Federal Way area history.

⁷² Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 4, in the files of the HSFW.

In a hand-written comment on the copy of the tax assessment in the files of the HSFW, a person with the initials “EMH” indicated the \$3,100 assessed value represented the kitchen addition.⁷³ I have not been able to determine who “EMH”

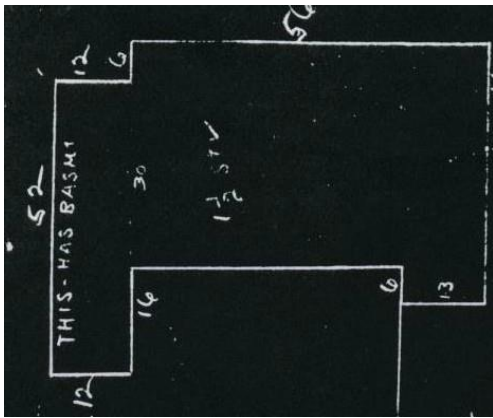


Figure 10 - Probable dimensions of the Brooklake Clubhouse Lodge after completion of the kitchen addition in 1934. Kitchen addition is the 12 x 16 foot section in lower left. (Courtesy HSFW.)

was. (See Section 4 – “Building Construction Details” and Section 5 – “Original Uses of Clubhouse” for further details on the kitchen.) Figure 10 indicates the dimensions of the original clubhouse building after the kitchen was added.

Earl Chambers, an early resident of Federal Way and owner of early logging operations, told Marie Reed that there was nothing on the site in the late 1920s. By 1935 when Earl moved to South 356th Street (then Libo Road) the Wagon Wheel Inn was in operation.⁷⁴

A letterhead memorandum from Holly Miller, Director King County Department of Planning and Community Development, Landmarks Commission, was distributed to local historic interests. The title was, “County Seeks Information on Historic Building.” The memo begins:

The King County Office of Historic Preservation is seeking information on the history of the Brooklake Community Center on South 356th Street in Federal Way. The building was constructed in 1934 by Fred Michel and Fred Gisin of Tacoma....⁷⁵

While the memo is not dated, it also has the name “Randy Revelle, King County Executive” on the letterhead. Revelle was King County Executive from November 18, 1981 to January 1, 1986.⁷⁶ My assumption is Miller used the 1934 date that actually referred to the kitchen addition and not the original main clubhouse construction.

⁷³ King County Real Property Assessment and Tax Rolls for 1928, 1930 and 1935, At University of Washington Manuscripts Collection, as recorded by Marie Reed, Brooklake Community Center, in two page history summary of tax records and Earl Chambers’ interview, no date, 1, in the files of the HSFW.

⁷⁴ Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers’ interview, no date, 1, in the files of the HSFW.

⁷⁵ “County Seeks Information on Historic Building,” Holly Miller, Director, King County Department of Planning and Community Development, Landmarks Commission, no date, in the files of the HSFW.

⁷⁶ http://en.wikipedia.org/wiki/Randy_Revelle, accessed August 20, 2014.

Reconstructed Summary of Information Relating to Clubhouse Construction

1. On June 26, 1928, John Libo sold part of the 18-acre [20-acre] property to Jehiel and Mabel Vaughn.⁷⁷
2. In 1929, the Vaughns hired two Tacoma carpenters, Fred Michel and Fred Gisin, to build the building that would eventually become the Brooklake Community Center clubhouse.
3. Construction was started in 1929 on the clubhouse but the Vaughns lost the ability to pay Michel and Gisin. Possibly this was related to the stock market crash and the beginning of the depression. Construction may have been halted during this time and the building not completed until later.
4. In August 1930, the Vaughns gave temporary title to Michel and Gisin in lieu of payments.
5. Shortly after this the Vaughns regained title to the property, building and land, and retained it until it was sold to the Brooklake Community Center in 1943.
6. The Wagon Wheel Inn began operation in the early 1930s.
7. A kitchen expansion was added in 1934.
8. Based on the above, the likely date of construction of the clubhouse would appear to be that construction started in 1929 and was mostly completed in the early 1930s, with the final original addition being a kitchen built in 1934.
9. A typographical error converted the year “1929” in the preliminary draft of the 1992 “FWHS Tour Brochure” to the year “1920” in the final published version of the tour brochure, causing much confusion for later researchers and media.
10. Marie Reed did much research to come to the conclusion of the 1929 date for the beginning of construction and submitted many reports and articles to support this date.

Conclusion on Date of Construction of Original Building

Since it is known with some certainty that the building was in operation as the Wagon Wheel Restaurant (see subsection “Wagon Wheel Restaurant”) the conclusions from the tax records can best be explained by the assumption that because the area was very rural in the late 1920s and 1930s, tax assessments were not held yearly and the 1935 tax assessment was the first for several years and it represents the then-constructed entire structure including the kitchen addition.

Earl Chambers’ comments that nothing was on the site in the late 1920s and the Wagon Wheel Inn was in operation in 1935 would seem to support the premise that construction did not begin sooner than 1929. Chambers could have used the late 1920s very loosely and 1929 might not be included in his remembrance.

⁷⁷ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 3, in the files of the HSFV.

All of Marie Reed's research to prepare the application to place the building on the King County Register of Historic Places led her in 1989 to the conclusion that the original building was built in 1929.⁷⁸

Probably the best information relating to the 1929 construction date concerns the Vaughns having to temporarily give up ownership of the property in August of 1930 to the builders for not being able to pay them. It would seem likely that this occurred immediately after the building construction was started.

Construction of the original building, therefore, can be said to have started in 1929 (or maybe slightly later), and the building continued to be improved and finalized with the addition of an expanded kitchen in 1934. It was in use as the Wagon Wheel Restaurant by the early 1930s.

Section 4 – Original Building Construction Details

Clubhouse Construction Details

The clubhouse building architecture reflects the period in Northwest history when the lodges of the time were constructed of logs, with the warmth of large fireplaces and large meeting rooms that could be used for many purposes. The beautiful building reflects (on a reduced scale) the architecture of many national parks lodges.⁷⁹

The original building was well constructed with rounded log-slab cedar siding.⁸⁰ The beams that support the structure are huge.⁸¹ The two French-Swiss immigrant carpenters built it in the style of a large mountain chateau, with French windows facing the lake. A sun roof extends the length of the building for an aesthetic view from the second floor. This part of the structure has two stories and an attic.⁸²

The original building also has a full basement, and originally had two fireplaces and six bathrooms. The finished floors are hardwood.⁸³

In May 1944, Emery Asbury, the President of the then-new Brooklake Community Center organization indicated the original building cost \$14,000 when new.⁸⁴ In April 1946, Asbury repeated the statement that the building cost \$14,000 to construct.⁸⁵

⁷⁸ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 2, in the files of the HSFW.

⁷⁹ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 2.

⁸⁰ "INTRODUCING BROOKLAKE," 1948 newspaper clipping probably from the *Auburn Sun*, p not known, in the files of the HSFW.

⁸¹ Comment by John McIntosh in document by Marie Reed, Marie Reed, "Brooklake Property," Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2.

⁸² Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 2, in the files of the HSFW.

⁸³ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 2.

⁸⁴ Emery Asbury, President, Brooklake Community Center, to the Farmers Insurance Company, Enumclaw, Washington, May 11, 1944, in the files of the HSFW.

Hall Addition Construction Details

The 42-foot x 104-foot hall addition was built from 1947 to 1953 in two major stages. (See Section 17 – “Hall Extension” for construction and use details of the hall addition.)

Section 5 - Original Uses of Clubhouse

Prohibition

On November 3, 1914 Washington voters approved Initiative Measure Number Three, prohibiting the manufacture and sale (although not the consumption) of liquor statewide. While some local options were allowed to continue, all manufacture and sale of liquor in Washington State was prohibited as of December 31, 1915. The only legal drinking now permitted was for a limited amount manufactured out of state to those who had permits. On July 1, 1917, the United States approved the so-called “Bone-Dry Amendment” that forbade shipment of intoxicating liquors of any kind across state lines.⁸⁶

The United States Congress passed the 18th Amendment to the Constitution on December 18, 1917. In order for it to become operative, the 18th Amendment required ratification of three-fourths of the states. The State of Washington was the 22nd state to do so, on January 13, 1919. The 18th Amendment was ratified by the United States Congress on January 16, 1919. On October 28, 1919, Congress adopted the National Prohibition Act (also known as the Volstead Act, after Andrew J. Volstead, a Republican Representative from Minnesota) to enforce the 18th Amendment. The Volstead Act declared all liquors with more than one-half of one percent alcohol to be intoxicating, and banned their manufacture, sale, barter, transport, import, export, and possession. The Volstead Act became

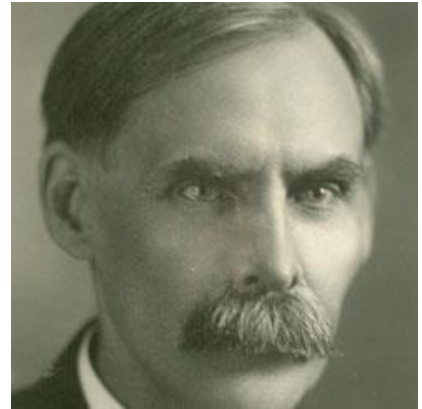


Figure 11 - Representative Andrew Volstead, served as chairman of the U. S. House Judiciary Committee from 1919 to 1923. (Courtesy Collection of the U.S. House of Representatives.)

⁸⁵ Emery Asbury, President’s Message, Annual Meeting of the Brooklake Community Center, April 26, 1946, 2, in the files of the HSFW.

⁸⁶ “Prohibition in Washington State,” History Link File #9630, http://www.historylink.org/index.cfm?displaypage=output.cfm&file_id=9630, accessed April 16, 2015, pp 5 - 7 of printer-friendly version..

effective immediately and the 18th Amendment went into effect on January 17, 1920.⁸⁷

On April 20, 1933, the United States Congress passed the 21st Amendment to the Constitution, repealing the 18th Amendment. After ratification by the states, the 21st Amendment was ratified by the United States Congress on December 5, 1933.⁸⁸

Wagon Wheel Inn



Figure 12 – Illustration of simple liquor still.
(Courtesy blueridgenow.com.)

The Wagon Wheel Inn was often referred to as the “Wagon Wheel Restaurant.” The Wagon Wheel Inn probably opened sometime between 1931 and 1934.

Prior to the ending of prohibition in December, 1933, the rural aspect of the Brooklake area allowed for liquor-producing stills to operate nearby relatively securely outside the eye of the law.⁸⁹ There were many rumors of stills operating in the general area due to the presence of fresh running water and copious tree cover.

One known example concerns the Henspeter family. Norman Henspeter was the nephew of Henry Henspeter who purchased land before 1920 just west of First Avenue South and between the present South 348th Street and South 356th Street.⁹⁰ Henry Henspeter died March 1930.⁹¹ Norman Henspeter in his reminiscing about the 1920s and 1930s discussed what he knew of stills only about a half mile away from the Wagon Wheel:

Henspeter’s family owned 40 acres of property along the west side of present First Avenue between 356th and an imaginary extension of 348th⁹² (South 348th did not yet exist this far in the early 1930s and South 356th Street was called Libo Road.) Henspeter and his wife Clarabelle both have lived in the area most of their lives.

Their property did not include Panther Lake. . . .

⁸⁷ “Prohibition in Washington State,” History Link File #9630, http://www.historylink.org/index.cfm?displaypage=output.cfm&file_id=9630, accessed April 16, 2015, p 7 of printer-friendly version.

⁸⁸ “Prohibition in Washington State,” History Link File #9630, http://www.historylink.org/index.cfm?displaypage=output.cfm&file_id=9630, accessed April 16, 2015, pp 7, 8 of printer-friendly version.

⁸⁹ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 4, in the files of the HSFW.

⁹⁰ Some Recollections of Norman Henspeter, Re: SW Corner of King County and the NE corner of Tacoma, no date, in the files of the HSFW.

⁹¹ Henry Henspeter, Washington State Board of Health, Bureau of Vital Statistics, Certificate of Death, Signed: Carl Q. Hilb, M. D., March 25, 1930, in the files of the HSFW.

⁹² The author, Dick Caster, currently lives on this property about 300 feet from the West Branch of Hylebos Creek that probably was the source of the water for the still discussed.

Economics, a supply of pure running water and availability of sites with cover were the elements which encouraged (a number) of stills in this area. Prohibition, voted in 1918 and in force in the twenties provided a vacuum in the supply of alcoholic beverages and thereby a means of livelihood for those who could find a location for clandestine manufacturing operations of a substitute product.

Quality of the substitute moonshine varied from low quality rotgut to a higher quality that went far to fill the demand for an acceptable liquor. Federal surveillance of manufacturing and sales was for the purpose of tapping in on taxes on the sales much as federal taxes are paid today.

The illegal stills were of course made possible by the “buying off” of the representatives of the law at all levels.

One or more stills may have operated along the stream (Hylebos Creek) in its meandering under the road (1st Avenue South) through heavy swampy vegetation and low spots.

Another still operated within the shell of a former small lumber mill on the Henspeter property.

Carloads of raisins, grain and sugar were (available) at the railhead in Auburn supplied the stills with their raw materials. The liquor ... retailed at about \$4.00/gallon or \$0.75/pint.⁹³

Liquor presumably could have been brought in from other areas for possible sale at the Wagon Wheel. Therefore, the Wagon Wheel could easily have operated as a “speak easy” and roadhouse.

At an early date in its operation, the Wagon Wheel was operated by the manager, R. K. Ruffo, as a “gambling den.” A former caretaker indicated that the window at the north entrance served as an admission window and for the collection of guns, knives and other weapons.⁹⁴

By the early 20th-century, gambling was almost uniformly outlawed throughout the United States. Gambling became a largely illegal activity, helping to spur the growth of the Mafia and other organized crime syndicates. Often illegal liquor sales and illegal gambling operated in the same establishments. Gambling has only started to become legal again in recent years mainly through Indian casinos.⁹⁵ Therefore, illegal gambling would also have been a source of revenue for the isolated Wagon Wheel Inn and later Rickey’s Club.

⁹³ Some Recollections of Norman Henspeter, Re: SW Corner of King County and the NE corner of Tacoma, no date, in the files of the HSFW.

⁹⁴ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 4, in the files of the HSFW.

⁹⁵ http://en.wikipedia.org/wiki/Gambling_in_the_United_States, accessed April 4, 2015.

January 30, 2017

John

McIntosh was a charter member of the Brooklake Community Club and an acquaintance of Emery Asbury. Mr. Asbury was a key person in the purchase of the property for the Brooklake Community Center and husband of the



Figure 13 - Possible admission window to the right of the entrance stairs inset, not the stairs to the second floor, facing southwest, circa 1955. (Courtesy HSFW.)

Mrs. Emery Asbury mentioned previously in the subsection “Story About the Construction of the First Structure on the Site”. In October of 1983, Mr. McIntosh indicated, “besides a tavern/dance hall, the old building ... had been a house of “ill repute”. Marie Reed went on to state that she had been given a tour by the former caretaker who showed her the little rooms upstairs that had served the purpose. These walls were later partially torn out.⁹⁶

John McIntosh provided the following information in September 1988, concerning the operation of the Wagon Wheel Restaurant (or possibly Rickey’s Club, but the legal documents against Rickey’s Club to close its doors reference a long list of reasons for its closing, but prostitution is not one of them.)

There was a “Madame” who ran a house of ill-repute during prohibition. [Prohibition in the State of Washington lasted from November 3, 1914 to December, 1933.⁹⁷] One day when I was there, the caretaker showed me a side door where drinkers used to “check in’ and leave their weapons. There was, I am told, a large dance floor in front of the fireplace, and a bar which also sold hamburgers and sandwiches on the west (lake) side of the room.⁹⁸ He took me upstairs where he and his family then lived and

⁹⁶ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 4.

⁹⁷ http://www.historylink.org/index.cfm?displaypage=output.cfm&file_id=9360, 6, accessed August 17, 2014.

⁹⁸ The kitchen by 1934 was on the southwest side of the original clubhouse building.

showed me the little (very Little) rooms where the girls received their customers. He was remodeling at the time, taking a partition out between two of them. Also on this floor is a large western sun room. He showed me the huge basement and the antiquated furnace, probably also a storehouse for the “booze”....⁹⁹

Even after Prohibition ended there was still a demand for tax-free illegal liquor, so the stills and illegal roadhouses still were in demand.

The Vaughns, other than being the owners, apparently were not involved with the operation of the Wagon Wheel.¹⁰⁰ When Rickey’s Club was closed down (see subsection “Rickey’s Declared an Attractive Nuisance”), R. K. Ruffo and Jane Doe Ruffo were declared as the major defendants.¹⁰¹

Earl Chambers indicated that by 1935 when he moved to South 356th Street (Libo Road), the Wagon Wheel Inn was then in operation. It was used as a saloon and “honky tonk,” with strip shows, etc.¹⁰²

Rickey’s Club

Rickey’s Club is often spelled “Ricky’s Club,” without the “e.” It appears that around 1935 the name of the Wagon Wheel Inn was changed to Rickey’s Club, with Rickey Ruffo remaining the manager. Some of the material mentioned under the Wagon Wheel Inn may have been meant by the sources as referring to Rickey’s Club. Actually the general tone of what was said applies to both.

In 1938 Rickey’s Club was listed as a tavern and inn on the King County tax assessor’s card.¹⁰³

In 1939 Rickey’s contained furniture, fixtures, a drinking bar, bar equipment, gambling tables, gambling paraphernalia, gambling equipment and other personal and movable property.¹⁰⁴

Rickey’s Declared an Attractive Nuisance

By 1939, Rickey’s had developed a bad reputation.

⁹⁹ Record of interview among Marie Reed, Ilene Marckx, Tom Ehlis and John McIntosh on September 2, 1988 and recorded in Marie Reed, Marie Reed, “Brooklake Property,” Historical Society of Federal Way, Research and Collections Committee Minutes, August 30, 1988, 2.

¹⁰⁰ Brooklake Community Club, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 4.

¹⁰¹ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 1.

¹⁰² Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers’ interview, no date, 1, in the files of the HSF.

¹⁰³ Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers’ interview, no date, 2, in the files of the HSF.

¹⁰⁴ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 5.

For a long time past [Rickey's] constituted and now constitutes a house and place where gambling is carried on or permitted, and is a house or place on a public road where drunkenness, gambling, fighting, or breaches of the peace are carried on or permitted with the knowledge of the ... owners and others....¹⁰⁵

On July 15, 1939, Charles C. Ralls, an attorney representing the King County Prosecuting Attorney, was sworn in and deposed in The Superior Court of Washington State for King County. Ralls swore under oath that Rickey's Club should have a temporary restraining order placed against it because of gambling, drunkenness, breaches of the peace and that the premises were a public nuisance.¹⁰⁶

On July 25, 1939, B. Gray Warner, Prosecuting Attorney for King County, obtained a Restraining Order and Order to Show Cause against the owners of Rickey's in the Superior Court of the State of Washington for King County. The defendants (owners and those holding some relation to claims on the land where Rickey's was located and the Rickey's Business, were listed as:

Fred Michel and Rosie Michel, his wife; Fred Gisin and Louise Gisin, his wife; Mabel H Vaughn, an incompetent, and Bank of California , Tacoma, Guardian of the Estate of Mabel H. Vaughn, an incompetent person; Theodore Huggins and Sadie Huggins, his wife; W. H. Larson and W. W. Stoaks, co-partners doing business as Pacific Northwest Collecting Company; Puget Sound Power and Light Company, a Massachusetts corporation; Club Rickey, Inc., a corporation; R. K. Ruffo alias R. Rickey and Jane Doe Ruffo, alias Jane Doe Rickey, his wife, Defendants.¹⁰⁷

The court order read as follows:

This matter coming on for the hearing before the undersigned judge upon the plaintiff's petition, motion and affidavit in support thereof, and in the court being fully satisfied on the existence of the nuisance complained of, and being fully advised in the premises, and it appearing that an emergency exists, now thereafter is it hereby

¹⁰⁵ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 6.

¹⁰⁶ Charles C. Ralls, King County Prosecuting Attorney, State of Washington, July 24, 1939, in the files of the HSFW..

¹⁰⁷ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939,1.

ORDERED, ADJUDGED AND DECREED that the defendants above named and all other persons be and they are hereby restrained and enjoined from permitting, causing or participating in any acts of drunkenness, gambling, fighting and breaches of the peace in, upon or about the following described premises situated in the County of King, State of Washington, to-wit: [a detailed legal description of the land where Rickey's Club was located was given.]¹⁰⁸

The defendants were instructed that if they wanted to show cause as to why they wanted to appeal the decision, they could appear in court on August 3, 1939.

The defendants were informed that the restraining order prevented them or other persons from removing from the building any of the contents until further order from the court. The whole of the building was ordered closed and it was to be kept closed for any and all purposes for the following six months until a final decree was issued.¹⁰⁹

The court order also stated:

A penalty of \$500.00 is issued against defendants found to have maintained the nuisance recited against the defendants in this complaint, and in case the owner or agent of the owner is found to have had actual or constructive knowledge of the maintenance of such nuisance, than that such penalty shall be imposed against such owner or agent of the owner and against the building upon the above described property, which penalty shall be collected as provided by law....

That an order of abatement be entered as a part of the final decree herein, directing the removal from said building of its contents and directing the sale thereof in the manner prescribed by law.¹¹⁰

¹⁰⁸ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 1.

¹⁰⁹ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 6.

¹¹⁰ Restraining Order and Order to Show Cause, State of Washington Court Order No. 315132, State of Washington on the relation of B. Gray Warner, Prosecuting Attorney for King County, vs. [Defendants listed above], Judge Clay Howell, July 31, 1939, 7, 8.

Section 6 – Harding Women’s Club and Harding Improvement Club

The origin of the Harding Women’s Club and the Harding Improvement Club are discussed here as they were the predecessors of the Brooklake Community Center, Brooklake Women’s Club and the Brooklake Men’s Club that will be discussed later in detail.



Figure 14 - Certification of Membership by the Harding Women's Club into the Washington State Federation of Women's Clubs. (Courtesy HSFW.)

Harding Women’s Club

Mrs. William (Myrtle) Peacock¹¹¹ became concerned in the early 1930s, “for people who were on welfare and needed clothing, etc.” Myrtle Peacock made phone calls to neighbors to determine how they could help. With the help of her mother, Eleanor Mason, Myrtle extended an invitation to a potluck to organize a group to help.¹¹²

The Harding Women’s Club was formed on February 1, 1934, to provide community service. A group of women first met at the home of Myrtle Peacocke. Officers elected at

this formation meeting were president, Myrtle Peacock; vice president, Ethel Asbury; secretary, Eleanor Mason; and treasurer, Mrs. Seaker. The first four hostesses were Madeline Miller, Della Lambert, Peggy Neal and Mary Colclasure.¹¹³

The Harding School had closed in 1929 and remained unused, so was available to rent from the Federal Way School District. The school was located at the corner of Neal Road and the old Milton Road, now South 359th Street and 16th Avenue South, 35905 16th Avenue South.¹¹⁴ This location is about one mile from the future Brooklake Community Center grounds. The first formal meeting was held in the

¹¹¹ The original spelling of this name was “Peacocke.” In later years, the final “e” was dropped. In later correspondence and newspaper articles, I have used the spelling given in the source.

¹¹² William (Bill) Winchell interviewing Nancy A. Garber Winchell and Eleanor Hanson, “60 years back,” April 12, 1994, 1, in the files of the HSFW. This material is from the “Eleanor Hanson” part of the interview.

¹¹³
¹¹⁴ Dick Caster, “Federal Way Area School History”, Harding School – Opening and Construction, 17, HSFW, May 28, 2008, www.federalwayhistory.org.

Harding School on February 7, 1934. Twenty-three charter members were entered into the books on this date.¹¹⁵

Quilt making was the first project. Everybody brought scraps of material, needles, thread and thimbles. Twenty quilt blocks were made at the first meeting and forty blocks at the second meeting, plus the hemming of 12 dish towels.¹¹⁶

Everyone was very excited and eager to have this club. There had been nothing like it in the vicinity. The Peacocks, Masons and other farmers began furnishing empty feed sacks. The Peacocks had a poultry farm and other people had feed sacks from their dairy cows. We began making lunch clothes, pillowcases and aprons to give to the needy and also getting ready for a bazaar. We made piece quilts and sewed patches on those or if some had a fire we would give them the quilts. Our bazaar was a great success. We continued to have them for many years after that. We also had dinners, although the depression and war was a pile of worry and some heart break, we managed to have fun too. We had parties in the club house and each party had a special theme. We had a marathon dance when the marathon was all popular. We had one member that we really loved, Gladys Grimm, as she was such a special addition to our club. She could play any type of music on the piano and we had lots of fun. . . . A singing group named the Schubert Singers was organized. We sang at different programs in the community and also sang for Auburn Days.¹¹⁷

From the start until its disbandment the Harding Women's Club operated without formal dues. At each meeting a cup was passed with each member adding \$0.10.¹¹⁸

The Harding Women's Club became part of the Washington State Federation of Women's Clubs on June 13, 1940.¹¹⁹

Harding Improvement Club

Improvement club was the general name for clubs formed for community activities. All members of a local area were invited to join and participate in group activities for

¹¹⁵ "The Beginning of Brooklake Woman's Club," in "Year Book 1952 – 1953 Brooklake Women's Club," cover, in the files of the HSFW.

¹¹⁶ "The Beginning of Brooklake Woman's Club," in "Year Book 1952 – 1953 Brooklake Women's Club," cover, in the files of the HSFW.

¹¹⁷ William (Bill) Winchell interviewing Nancy A. Garber Winchell and Eleanor Hanson, "60 years back," April 12, 1994, 1, 2, in the files of the HSFW. [The grammar has been edited for easier reading as the original was typed directly from the sound transcription, DC.] This material is from the "Eleanor Hanson" part of the interview.

¹¹⁸ "The Beginning of Brooklake Woman's Club," in "Year Book 1952 – 1953 Brooklake Women's Club," cover, in the files of the HSFW.

¹¹⁹ Certificate of Membership in the Washington Federation of Women's Clubs to Harding Women's Club, by Mrs. Frank H. Ludwigs and Mrs. Earle E. Cowin, Extension Chairman, June 13, 1940, in the files of the HSFW.

projects and entertainment. In the late 1930s the Harding Improvement Club was the largest of the several clubs in the area. The Harding Improvement Club met at the Harding School Building. The first president was Wade Calavan. The Harding Improvement Club continued to meet at the Harding School building for several years. Succeeding presidents were Bobby Neal, Roy Golden, Pete Davis, Les Soule, Dave Morore and William Peacock .¹²⁰

Harding School Reopened

By 1940 the Harding Women's Club and the Harding Improvement Club were growing so much they were starting to get crowded at the Harding School. In 1941 the Federal Way School District decided to reopen the Harding School that had not been used as a school since 1929. The Harding School was open for at least the 1941 and 1942 school years, maybe longer, probably due to prewar and wartime issues.¹²¹ This forced both the Harding Women's Club and the Harding Improvement Club to seek new facilities.



Figure 15 - Harding Grade School - 1941 Fourth Grade Class Photo in front of newly reopened school. Mrs. Carter, the teacher, is shown in front of sign on right. (Courtesy Loraine Bodine Hine.)

In July 1944 negotiations between what remained of the Harding Improvement Club and the newly formed Brooklake Community Center were undertaken.¹²² (See later discussion in Section 8 – “Brooklake Community Center Operations” and Section 12 – Brooklake Women's Club” concerning how the Harding Improvement Club eventually blended into the Brooklake Community Center and Brooklake Community Club.)

On November 17, 1944, the Harding Improvement Club moved to the site of the former Wagon Wheel Restaurant and changed its name to the Brooklake Community

¹²⁰ Hilda Libo, “Brooklake Contributes to Area's Developments,” *Federal Way News*, August 27, 1958, 6.

¹²¹ Lorraine Bodine Hine and Marie Bodine Monaghan, to the HSFWS, Re: Additional information about Harding School and St. George Indian School, October 20, 2009, 1, in the files of the HSFWS. Marie Bodine attended the fourth grade and fifth grade at Harding School during this time. She provided a fourth grade class picture in front of Harding School, now in the files of the HSFWS.

¹²² W. C. Durkee, Secretary, Minutes of the Trustees and Officers of the Brooklake Community Center, July 26, 1944, in the files of the HSFWS.

Club. The Wagon Wheel been closed since the 1939 court order. Glen Bandy was president when the Harding Improvement Club moved and changed its name.¹²³

Section 7 - Brooklake Community Center Organized and Incorporated

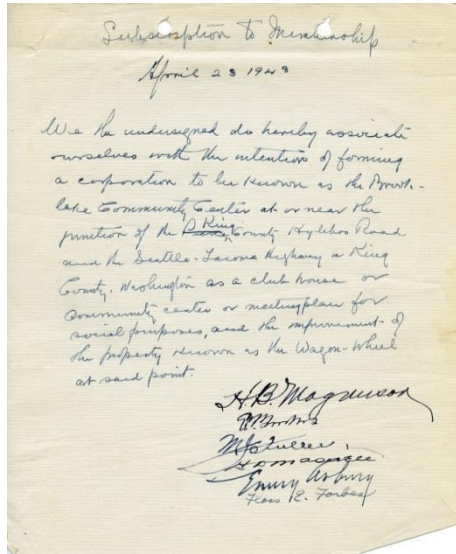


Figure 16 - Handwritten letter indicating intent to form the Brooklake Community Center as a corporation. (Courtesy HSFW.)

On April 23, 1943, six signatures were placed on a letter to potential members expressing intent to form a corporation to be known as the Brooklake Community Center.

Subscription to Membership April 23, 1943

We the undersigned do hereby associate ourselves with the intention of forming a corporation to be known as the Brooklake Community Center at or near the junction of the ~~Pieree~~ [sic] King County Hylebos Road and the Seattle-Tacoma Highway in King County, Washington as a club house or community center or meeting place for several purposes, and the improvement of the property known as the Wagon Wheel at said point.

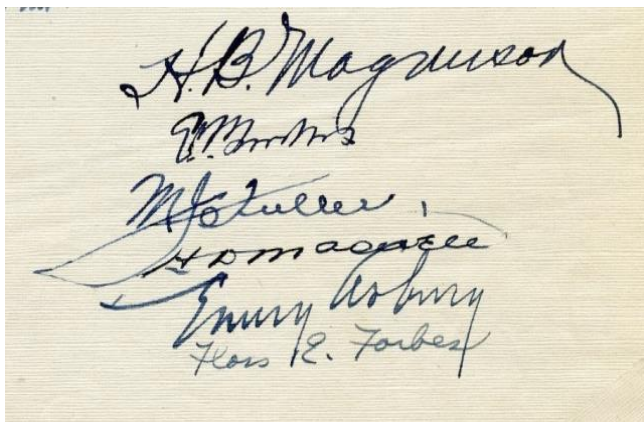


Figure 16a - Magnification of actual signatures attached to the April 23, 1943 letter.

A larger view of the letter of intent is provided in Appendix E – “1943 Brooklake Center Letter of Intent to Form a Corporation.”

The 18-acre Brooklake property and building was acquired on April 14, 1943 by the group that would become the Brooklake Community Center and Brooklake Community Club. The Brooklake Community Center was officially organized on May 3, 1943.¹²⁴ The Brooklake Community Center offered to buy the property on May 3, 1943 for \$6,500. A \$650 check was offered to the Bank

¹²³ Hilda Libo, “Brooklake Contributes to Area’s Developments,” *Federal Way News*, August 27, 1958, 6.

¹²⁴ Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers’ interview, no date, 1, in the files of the HSFW.

of California.¹²⁵ The offer was accepted by the Bank of California in a May 5, 1943 letter. The bank indicated it was acting on behalf of Mabel Vaughn, the owner who had been declared an incompetent person.¹²⁶

Originally the Brooklake Community Center agreed to pay quarterly mortgage payments of \$333.33. In October 1944 these were reduced to \$183.33 with the preparation of a supplementary agreement.¹²⁷

The Office of the Secretary of State, State of Washington, indicated:

That, whereas, Emery Asbury, Mary E. Steele, R. G. Forbes, Sally Rebholz, R. M. Kirchner, Irene Bandy and H. B. Magnuson have associated themselves with the intention of forming a corporation under the name of "BROOKLAKE COMMUNITY CENTER"¹²⁸

For the purpose of establishing and maintaining a social club or community center in and upon the premises formerly known as the Wagon Wheel in King County near the junction of the Pierce County Hylebos road and the Seattle-Tacoma Highway, the acquirement by purchase of said property and the utilization thereof as a club house or meeting place for its membership for social purposes and the improvement of the community around which it centers, the establishment of a library therein, the encouragement of song and musical services, the purchase of needed furniture and equipment and the improvement of the acreage surrounding the building.

And have complied with the provisions of the laws of this state . . .

Now, therefore . . . [the named applicants] are legally organized and established as and are hereby made an existing corporation under the name Brooklake Community Center, with the powers, rights and privileges, and subject to the limitations, duties and restrictions which by law appertain thereto.

May 7, 1943

By Ray J. Yeoman

Assistant Secretary of State¹²⁹

It is interesting that the Wagon Wheel was listed as the previous user of the building rather than the actual previous establishment, Rickey's Club. Probably due to the

¹²⁵ Emery Asbury, President, Brooklake Community Center to the Bank of California, May 3, 1943.

¹²⁶ G. H. Fisher, Bank of California to Emery Asbury, May 5, 1943.

¹²⁷ Minutes of the Meeting of the Trustees and Officers of Brooklake Community Center, October 25, 1944, in the files of the HSFW.

¹²⁸ Note the names given here are not all the same names as given on the April 23, 1943, letter to potential members.

¹²⁹ Brooklake Community Center, Authorization of Incorporation, Office of the Secretary of State, State of Washington, Ray Yeoman, Assistant Secretary of State, Article No. 86889, May 7, 1943, in the files of the HSFW.

bad publicity Rickey's Club received when it was declared an attractive nuisance, the Brooklake Community Center was trying to dissociate itself from that name.

The State of Washington certified the Articles of Incorporation of the Brooklake Community Center on May 12, 1943.¹³⁰ See Appendix F – “1943 Brooklake Center Articles of Incorporation” for an image of this document.

Some additional details of the application for incorporation come from a memo by Hannah J. Fread, Secretary of the Brooklake Community Center in September 1955. Apparently the Secretary of State was asking for the original information requesting incorporation.

Telephone Conversation with the Secretary of State, September 29, 1955
regarding Brooklake Community Center – by Hannah J. Fread, Secretary.
ARTICLES OF INCORPORATION OF THE BROOKLAKE
COMMUNITY CENTER. . . .

Date of Incorporation: May 7, 1943

Purpose:

That the purpose for which it is formed is the establishment and maintenance of a social club or community center in and upon the premises formerly known as the Wagon Wheel in King County near the junction of the Pierce County Hylebos Road of the Seattle Tacoma Highway,

The acquirement by purchase of said property as a clubhouse or meeting place for its membership for social purposes and the development of the community around it,

The encouragement of song and services,

The purchase of needed furniture and equipment and the improvement of the acreage surrounding said building.

Business shall be conducted at the site of said building, Route 1, Box 602, Puyallup.

The term for this is to exist for 50 years from and after the date of its incorporation.

Signed by: Emery Asbury

Mary E. Steel

E. G. Forbes

Sally Rebhols

R. M. Kirchner

Irene Bandy

H. B. Magnuson¹³¹

¹³⁰ Articles of Incorporation of the Brooklake Community Center, Ray Yeoman, Assistant Secretary of State, May 12, 1943, original in the files of the HSFW.

In June 1944 the Office of Internal Revenue, Department of the Treasury granted the Brooklake Community Center tax free status as they were organized and operated exclusively for charitable purposes.¹³²

In 1951, the clubhouse was valued at \$45,000 for insurance replacement value purposes.¹³³

Section 8 - Brooklake Community Center Operations

Income Sources

Income was to be available from two sources;

1. The Brooklake Community Center was purchased by member's subscriptions by charging a subscription fee to members, and by club members who would receive stock certificates at a par value of \$1.00 per share. The amount of the subscription fee requested would depend on the size of the club. A typical fee for a club such as the Brooklake Women's Club might run to \$350.00. Members were allowed to pay their subscription fee with a down payment and monthly installments. The money raised this way would be used for the capital fund.¹³⁴ Some individuals bought shares just to support the Brooklake Community Center or possibly because they thought the shares would be a good investment.

The first subscription was issued to Robert M. Kirchner in the amount of 150 shares (also referred to as units) using Certificate No. 1. In March 31, 1948, he admitted he had lost the stock certificate. He requested the reference certificate, No. 1, be declared void and cancelled and the units be reissued to him under a new certificate number.¹³⁵

2. Operating expenses would be raised by charging rental fees to clubs and members who wished to rent space for meetings and activities. Fees were initially in the \$3.50 - \$10.00 range for a half day or evening meeting depending on the size of the group and if they were a member or not.

Income never exceeded expenses by very much, and available funds just barely paid bills and capital improvements. Often letters needed to be sent to some subscribers reminding them they were delinquent in payments. For example, a letter

¹³¹ Hannah J. Fread, Secretary, Brooklake Community Center, Memo of telephone conversation with the Secretary of State, September 29, 1955, regarding Brooklake Community Center, in the files of the HSFW.

¹³² Norman D. Cann, Deputy Commissioner, Treasury Department, Washington D. C., to Brooklake Community Center, June 1, 1944, 1, in the files of the HSFW.

¹³³ Hannah Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees of the Brooklake Community Center, October 30, [1951], in the files of the HSFW.

¹³⁴ Emery Asbury, President's Message, Annual Meeting of the Brooklake Community Center, April 26, 1946, 2, in the files of the HSFW.

¹³⁵ Robert Kirchner, to Brooklake Community Center, March 31, 1948, in the files of the HSFW.

requesting members pay their pledge was issued in August 1945 to the many that were delinquent. This is the one sent to R.L. Barclay:

Dear Sir:

The Brooklake Community Center is badly in need of money to meet the mortgage payments. On March 20, 1945, you and Mrs. Barclay pledged to purchase shares in the amount of \$100 and paid \$50.00 on your pledge.

We are sure this has been forgotten in a rush of your business these days, and that you want to pay your pledge.. This investment is sound, and when the mortgage in the property is paid, the property will be easily worth three times the purchase price. Will you please help us out with another installment on your pledge.

You can mail your check to

Yours truly,
Brooklake Community Center¹³⁶

The Brooklake Community Center often paid their bills by issuing stock shares to those who would accept them in lieu of monetary payment.

The \$1.00 par value of one share of stock never changed during the entire run of the Brooklake Community Center. Very few got their money back and most, such as the clubs that were subscription members, just assumed their subscription fee to buy stocks was the cost of being able to rent and use the facility.

In 1945 the treasurer presented information that showed rentals brought in approximately \$900.00 while the expenses to support them were determined to be approximately \$1,900.00.¹³⁷ Comments like these would usually result in the rental fees being adjusted slightly upward.

Social Club versus Holding Company for Several Social Clubs

In April of 1946, President Emery Asbury restated the principle on which the Brooklake Community Center had been founded.

This community center itself is not a social club. It is a business corporation whose sole function should be to own, manage and maintain the property for the use of any and all community organizations that elect to use it.¹³⁸

¹³⁶ Brooklake Community Center to R.L. Barclay, August 10, 1945, in the files of the HSFW.

¹³⁷ Minutes of the Regular Meeting of the Board of Trustees of the Brooklake Community Center, H. S. Baarslag, Jr., Secretary, January 3, 1946, in the files of the HSFW.

¹³⁸ Emery Asbury, President's Message, Annual Meeting of the Brooklake Community Center, April 26, 1946, 2, in the files of the HSFW.

Almost immediately issues arose among members to determine if Brooklake Community Center was chartered as a corporation (holding company) or as a social club.

Vice-President Earl Forbes wrote his opinion on the social club versus holding company issue:

I believe it is one of our duties to correct the very prevalent impression that the Brook Lake [sic] Community Center is to be a social organization. As you all know, our function is that of property owners, having for rent a community property. We must rent to a sufficient number of community organizations to make the venture a financial success. We should not enter into competition with the clubs who will become our customers. The more renters we get the better services we will be able to give our customers.

It would appear that our new By-Laws may need an amendment to clarify the question in many people's minds as to ownership, present and future, of the property. How would it be if we were to propose the following:

Amendment No. I

Ownership of all property of the Brook Lake Community Center shall be divided into 10,000 equal parts. Any person or organization contributing to the purchase or improvement of the property shall be entitled to one part for each dollar contributed, until the total of 10,000 parts has been contributed. . . .

Any owner of an equity in this corporation may dispose of their equity, providing such dispersal is approved by the Board of Trustees. The Board shall have the first right to purchase at par value. . . . Purchases by the Board of Trustees shall become the property of the corporation.

The Board of Trustees shall have the right to sell equities owned by the corporation to individuals or organizations at the par value of these equities, up to a maximum of two hundred parts. Larger sales must be voted upon by the members of the corporation.¹³⁹

Forbes continued by proposing a second amendment,

¹³⁹ Earl Forbes, Vice President, to the Trustees and Officers of the Brooklake Community Center, shortly before July 1944, in the files of the HSFW.

Amendment No. II

Because of the prevalent idea that the corporation is a social club, there has been talk of an unrestricted membership. The present By-laws require an annual membership fee of one dollar, with the stipulation that the first year's membership fee is the first dollar of any contribution. This does not provide for perpetuation of the individual's membership, nor fix the amount of the contribution or investment. We should not enter into competition for membership with the Clubs to whom we will be renting. We should impress upon our members that we are not a social club. If they wish to enjoy the property socially, they should join one of the social clubs renting the property. Possibly an amendment similar to the one below is needed to clarify this point.

Application for membership in the Brook Lake [*sic*] Community Center Corporation, must be accompanied by a cash contribution of not less than ten dollars. If accepted by the Board of Trustees, the first dollar becomes the first year's membership fee. . . .

Each member, whether individual or organizational, shall have one vote, in the affairs of the corporation¹⁴⁰

Harry Johnston, Attorney at Law, had written the club's by-laws and was invited to respond to Forbes suggestions for revising the By-laws. Mr. Johnston indicated that he had written them as if the club was to be only a social club. Initially, he had not fully considered the need to establish the organization to manage its facilities in a financially sustainable manner; having the organization, formed as a business rather than a social club, not compete with the community's various social clubs for use of these facilities would help to achieve this goal. Johnston indicated it might be a good idea to amend the by-laws and he supported Amendment I. He stated,

I had the idea in mind in framing the by-laws that it was to be a social organization and not a holding company for different social organizations. The fact that there are so many communities [clubs] interested and each little community [club] has its own separate interests at stake perhaps it might be better to have these various clubs make use of the building by virtue of their ownership interest in the club designated by so many parts¹⁴¹

¹⁴⁰ Earl Forbes, Vice President, to the Trustees and Officers of the Brooklake Community Center, shortly before July 1944, in the files of the HSFW.

¹⁴¹ Harry H. Johnston, Attorney at Law, to Emery Asbury, July 2, 1943, in the files of the HSFW.

How voting would be carried out among the clubs and members would need to be worked on. Johnston indicated he did not feel qualified to comment on Amendment II as that had too many ramifications.

The statement that each member, whether individual or organizational, shall have one vote in the affairs of the club is perplexing because an organization might have a great many members and it would be unfair for it to have only one vote against the membership or some individuals buying one of its parts.¹⁴²

Johnston's efforts in writing the original by-laws was always admired as providing a good start in organizing the Brooklake Community Center that continued to work over the years. President Emery Ashbury's speech at the 1946 Annual Meeting reflects this.

As president of your board I wish to close with this admonition. Our constitution and by-laws were drawn up under the close direction of Mr. Harry Johnston, former Pierce County attorney and an old hand at community organization.¹⁴³

The Harding Improvement Club was still in existence at this time. In July 1944 negotiations between what remained of the Harding Improvement Club and the newly formed Brooklake Community Center were undertaken.¹⁴⁴ In September 1944, the Harding Improvement Club is shown as still being in existence, as it paid \$350.00 to become a club under the Brooklake Community Center club-holding organization.¹⁴⁵

Initial Business Plans of the Brooklake Community Center

Initial Election of Officers

The first officers of the Brooklake Community Center were;

- President - Emery Asbury
- Secretary - Mary E. Steele
- Treasurer – E. M. Hill.¹⁴⁶

¹⁴² Harry H. Johnston, Attorney at Law, to Emery Asbury, July 2, 1943, in the files of the HSFW.

¹⁴³ Emery Asbury, President's Message, Annual Meeting of the Brooklake Community Center, April 26, 1946, 6, in the files of the HSFW.

¹⁴⁴ W. C. Durkee, Secretary, Minutes of the Trustees and Officers of the Brooklake Community Center, July 26, 1944, in the files of the HSFW.

¹⁴⁵ W. C. Durkee, Secretary Minutes of the Trustees and Officers of the Brooklake Community Center, September 20, 1944, in the files of the HSFW.

¹⁴⁶ Emery Asbury, President, Brooklake Community Center, to Mr. Fisher, the Bank of California, Tacoma, Washington, May 3, 1943, in the files of the HSFW.

Initial Meetings of the Trustees and Officers

The first meeting of the Board of Trustees of the Brooklake Community Center was held on April 30, 1943. The following resolution was adopted and apparently was the first order of business conducted by the newly formed organization.

Funds of the organization shall be deposited by the treasurer in the Bank of California of Tacoma by the treasurer, E. M. Hill of Redondo, Washington, who shall have power to endorse checks for deposit. Checks on the account are to be signed by the president, Emery Asbury, of Rt. 1 Bx. 607, Puyallup, Wn and Mary E. Steele of Rt. 1 Bx 602, Puyallup, Wn. . . .

Mary E. Steele

Secretary, Brooklake Community Center¹⁴⁷

Between April 30, 1943, and January 22, 1944, the business was conducted in an irregular and informal manner. These were referred to as special meetings. The earliest minutes for a regular monthly Meeting of the Trustees and Officers of the Brooklake Community Center are for January 22, 1944.¹⁴⁸ Regular monthly meetings were held from this time forward. Since the Brooklake Community Center was organized with members and stock certificates, annual meetings were held throughout its existence. Many of the announcements are available in the files of the HSFW. Usually these annual meetings involved a social gathering/party after the meeting.

Renovation for Caretaker Apartment

One of the first projects the new Brooklake Community Center accomplished was to remodel the second floor and create a caretaker's apartment. The Brooklake Community Center felt an onsite caretaker was needed to fulfill their plans for the facility. In early 1944 the Brooklake Community Center installed a furnace and remodeled the second floor for a custodian's apartment.¹⁴⁹

Initial Rental Rates

Initial rental rates were as follows:

¹⁴⁷ Mary E. Steele, Secretary, Brooklake Community Center, to Mr. Fisher, the Bank of California, Tacoma, Washington, May 3, 1943, in the files of the HSFW.

¹⁴⁸ W. C. Durkee, Secretary, Minutes of a Regular Meeting of the Trustees and Officers of Brooklake Community Center, , January 22, 1944, in the files of the HSFW.

¹⁴⁹ Emery Asbury, President, Brooklake Community Center to the Farmers Insurance Company, Enumclaw, Washington, May 11, 1944, in the files of the HSFW.

- Clubs making the hall their regular meeting place and owning a substantial block of stock would pay \$5.00 for both hall and kitchen, afternoon or evening. All day and into the evening would be \$10.00.¹⁵⁰
- A rate for local organizations with individual members renting at somewhat regular intervals was to be \$10.00 per day or evening, based on a five-hour limit. Longer time periods would be adjusted on a pro-rata basis.
- All other organizations who rent the hall would pay \$15.00 for a day session or an evening session. Combined day and night sessions would be \$20.00. This would give complete access to the facility, including the kitchen. The meeting-room-only fee would be \$10.00 per day or evening.¹⁵¹
- Local junior organizations who rent the hall only would pay \$7.00 per day or evening.
- Local civic meetings of two or three hours only in the daytime would pay \$3.50, and \$5.00 for an evening meeting. Use of the kitchen would be \$10.00 extra.¹⁵²

Typical early renters included: the Harding Improvement Club, the Northlake Club, individual parties, Riding Club, Brooklake Women's Club, an eighth grade class play and the Boy Scouts.¹⁵³

Within about twenty months, it was determined that the initial rental rates were not covering expenses. During the first twenty months, operating costs were running \$1,916.84 while income had only been \$976.85, leaving a deficit of about \$940. The deficit was paid by using capital funds. Efforts would be made to reduce monthly costs and searching for more members and renters. The proposed new rates to go into effect on January 1, 1946 were;

- Local clubs and individual members - \$7.50 for either day or evening meetings plus \$2.50 extra for use of the kitchen (example, Brooklake Women's Club)
- Associate clubs - \$10.00 (example, Spring Valley Club)
- Non local clubs - \$15.00 (example Edgewood Club)
- Nonmember individuals - \$10.00 per day or evening, plus \$2.50 for kitchen use.

Many people had made subscription commitments when the Brooklake Community Center was first chartered, but had not paid them. Original subscription

¹⁵⁰ W. C. Durkee, Secretary, Minutes of the Regular Meeting of Trustees and Officers of the Brooklake Community Center, November 22, 1944, in the files of the HSF.

¹⁵¹ W. C. Durkee, Secretary, Minutes of the Regular Meeting of Trustees and Officers of the Brooklake Community Center, November 22, 1944, in the files of the HSF.

¹⁵² W. C. Durkee, Secretary, Minutes of the Regular Meeting of Trustees and Officers of the Brooklake Community Center, December 20, 1944, in the files of the HSF.

¹⁵³ John McIntosh, Treasurer, Treasurer's Report at the Regular Meeting of Trustees and Officers of the Brooklake Community Center, July 26, 1944, in the files of the HSF and John McIntosh, Treasurer, Treasurer's Report at the Regular Meeting of Trustees and Officers of the Brooklake Community Center, November 22, 1944, in the files of the HSF.

commitments totaled \$5,904.55 but only \$5,133.55 had been paid, leaving \$771.00 uncollected.¹⁵⁴

Typical Monthly Treasurer’s Report

Following is a summary of a typical Treasurer’s Report taken from the November 22, 1944 Meeting of the Trustees and Officers of the Brooklake Community Center.

Table 1- Early Typical Treasurer’s Report¹⁵⁵

Cash on hand October 25, 1944			\$110.36
Received for building rentals	Harding Club meeting and party Northlake Club Dance Mrs. Doyle’s Party Two Riding Club Meetings Brooklake Women’s Club	\$10.00 5.00 10.00 25.00 65.00	115.00
Total Cash and Receipts, Nov. 22, 1944			225.36
Disbursements	Third Quarterly installment on mortgage based on reduced rate		150.00
Cash on hand, Nov. 22			75.36
Accounts Payable	Interest on Mortgage for 3 rd Quarter @ five %. Power and Light Bill.	37.50 20.60	58.10
Cash Reserve			17.26
Accounts Receivable – Subscription pledges not received			836.00

Other Treasurer’s Reports for most of the entire history of the Brooklake Community Center and Brooklake Community Club are available in the files of the HSFW.

Initial County Property Tax

In the early 1940s, King County offered community clubs a 30 percent property tax reduction. In September 1944, King County granted the Brooklake Community Center a 30 percent reduction in taxes.¹⁵⁶

¹⁵⁴ Handwritten memo recording the thoughts of the Board of Trustees and Officers of the Brooklake Community Center, unsigned, undated (but apparently late 1945, based upon memo’s content), in the files of the HSFW.

¹⁵⁵ John McIntosh, Treasurer, Treasurer’s Report at the Regular Meeting of Trustees and Officers of the Brooklake Community Center, November 22, 1944, in the files of the HSFW.

	Land Value	Building Value	Total Tax
Assessed	\$570	\$2,370	
Less 30 percent	\$400	\$1,660	\$2,060

At an early meeting of the trustees and officers of the Brooklake Community Center, it was approved that since money was limited, taxes were to be given the number one priority and paid first.¹⁵⁷

Typical 1950s Tax Assessments

The King County tax assessment for the Brooklake Community Club for 1951 was \$6,910.00. The assessment for 1958 was \$7,060.00.¹⁵⁸

Fire Insurance

On March 9, 1944, Jay Thomas, the South District official of the King County Fire Marshall's Office inspected the Brooklake Community Center for the first time. Eight violations were recorded. The Brooklake Community Center was allowed 30 days to correct the violations. The violations were: the front door should swing out, the kitchen door should swing out, a fire extinguisher was needed on the first floor, a door was required for the furnace room, a fire extinguisher was needed in the furnace room, exit signs were needed over all exit doors, a fire extinguisher was needed on the second floor and a fire escape was required from the second floor.¹⁵⁹

At the June 21, 1944, meeting of the Trustees and Officers of the Brooklake Community Center, Mr. Kirachnes, chairman of the Building Committee, announced all the Fire Marshall's requests had been resolved.¹⁶⁰

The Fire Marshall's inspection apparently got the attention of the Board of Trustees, as they almost immediately decided to apply for fire insurance. In May 11, 1944, the Brooklake Community Center applied for its first fire insurance policy to the Farmers Mutual Insurance Company. It requested insurance to cover \$7,500 on the building that was indicated to have cost \$14,000 when new. The building was described as being solid cedar construction, with a cedar roof, concrete foundation, wired for electricity, all brick chimney, plastered, with its own electric water system heater.¹⁶¹

¹⁵⁶ C. Morrison, Exemption Clerk, King County Office of Assessor, to Emery Asbury, President, Brooklake Community Center, September 22, 1944, 2, in the files of the HSFW.

¹⁵⁷ W. C. Durkee, Secretary, Minutes of the Regular Meeting of Trustees and Officers of the Brooklake Community Center, November 22, 1944, in the files of the HSFW.

¹⁵⁸ Recorded in Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers' interview, no date, 2, in the files of the HSFW.

¹⁵⁹ Jay Thomas, King County Fire Marshall, South District to Emery Asberry [*sic*], President, Brook Lake [*sic*] Community Center, March 13, 1944, in the files of the HSFW.

¹⁶⁰ W. C. Durkee, Secretary, Minutes of the Regular Meeting of Trustees and Officers of the Brooklake Community Center, June 21, 1944, in the files of the HSFW.

¹⁶¹ Emery Asbury, President, Brooklake Community Center to the Farmers Insurance Company, Enumclaw, Washington, May 11, 1944, in the files of the HSFW.

In September 1944, in what appears to be their first fire insurance premium, the Brooklake Community Center paid \$267.90 to the Teachers Insurance Agency, Inc. to bring their fire insurance premiums up to date. Teachers Insurance Agency, Inc. provided several options for continuing the fire insurance coverage.¹⁶² Because of the many rate changes and degree of coverage over the following years, I'm declining to discuss the fire insurance matter further, other than to say the premium was always a needed, but expensive, expense. Much detail about insurance is contained in the files of the HSFW if further information is desired.

At the November 29, 1948, regular meeting of the Board of Trustees of the Brooklake Community Center, the Trustees decided the fire district be allowed to use the facility rent free for fire district activities.¹⁶³

Attempt to Sell Land

In 1944 the Brooklake Community Center considered selling some of their land. In June 1944, the Brooklake Community Center decided to sell about half their land, eight acres, for \$300.00 per acre if possible.¹⁶⁴ Bridewell offered to list it at \$200 per acre. Other real estate firms showed no interest. Action was tabled and they sold no land at this time.¹⁶⁵ (See Section 28 - "1984 Donation of Land to State Park" for the donation of land to the Washington State Department of Parks and Recreation.)

Small Cabin Sold

In 1943 a small cottage (cabin) on the property was sold to Ed Sutherland. It appears the cabin was sold in 1943 but the paperwork was not processed until 1944.¹⁶⁶ In the bill of sale, the building is simply referred to as "one cottage, located on the Brooklake Center property."¹⁶⁷ The selling price was \$75.00.¹⁶⁸ Sutherland was required to move the cabin from the property. (I assume this is the cabin referred to in Subsection 3a – "Story about the Construction of the First Structure on the Site.")

¹⁶² Harry C. Bigelow, Vice-President, Teachers Insurance Agency, Inc. to Emery Ashbury, President, Brooklake Community Center, October 2, 1944, in the files of the HSFW.

¹⁶³ Irene Bandy, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, November 29, 1948, in the files of the HSFW.

¹⁶⁴ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, June 21, 1944, in the files of the HSFW.

¹⁶⁵ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, July 26, 1944, in the files of the HSFW.

¹⁶⁶ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, January 22, 1944, in the files of the HSFW.

¹⁶⁷ Unsigned Bill of Sale for small cottage sold to Ed Sutherland by the Brooklake Community Center, no date, in the files of the HSFW.

¹⁶⁸ United States Information Return of Organization Exempt from Claiming Exemption from Income Tax, for calendar year 1943, in the files of the HSFW.

Custodian Hired

The facility hired a custodian to protect the Brooklake Community Center's interests during rental activities and meetings. The following was the first draft for the custodian's job description:

- The custodian will be supplied with an inventory of all property.
- The custodian will be required to make such checks of the property as appears necessary before and after any renter leaves the building. This check is to be made in the presence of the renter.
- The custodian will immediately notify the President of breakages or shortages directly¹⁶⁹

In other parts of monograph the sources refers to this person as the caretaker.

Federal Income Tax Exemption

On January 21, 1944, the Brooklake Community Center advised the Collector of Internal Revenue, Tacoma, that they did not need to file a Form 707 for the fiscal year 1943, since the Brooklake Community Center Corporation was newly formed, had no stock, operated for no profit, and transacted no business of any kind as of the tax payment due date of June 30, 1943. Furthermore, the corporation was currently making application for exemption from payment of income tax.¹⁷⁰

The Brooklake Community Center received a letter dated June 1, 1944, from the Washington, D. C. office which appeared to exempt them from any tax filing:

It is the opinion of this office, based upon the evidence presented, that you are exempt from Federal Income Tax under the provisions of section 101(6) of the Internal Revenue Code and corresponding provisions of prior revenue acts, as it is shown that you are organized and operated exclusively for charitable purposes.

Accordingly, you will not be required to file returns of income unless you change the character of your organization, the purpose for which you were organized, or your method of operation. . . .

Since any organization which is exempt from Federal Income Tax are also exempt from capital stock tax pursuant to the express provisions of section 1201(a)(1) of the Internal Revenue Code, you will not be required to file capital stock tax returns for future years so long as the exemption for income tax is effective. . . .

¹⁶⁹ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, November 22, 1944, in the files of the HSFW.

¹⁷⁰ Emery Asbury, President, Brooklake Community Center to The Collector Of Internal Revenue, Tacoma, Washington, in the files of the HSFW.

Contributions made to you are deductible to the donors¹⁷¹

The letter from Washington, D. C. goes on to state, “The collector of internal revenue for your district is being advised of this action.”¹⁷²

However, on June 15, 1944, the Brooklake Community Center received a letter from the Tacoma office of the Treasury Department, Internal Revenue Service. The Treasury Department indicated that a Capital Stock Return for 1944 must be received by the collector on or before June 30, 1944. The rate of the tax is \$1.25 for each full \$1,000 of the value declared. The return was to be filed in triplicate and signed by at least two officers.¹⁷³

The Brooklake Community Center received another letter dated September 15, 1944, from the Tacoma office of the Treasury Department that they were delinquent with their capital stock tax return. The Brooklake Community Center was given ten days to respond. The letter does not say what would happen if they do not respond.¹⁷⁴

On October 14, 1944, the Brooklake Community Center received a further letter from the Tacoma office of the Treasury Department, Internal Revenue Service. The Treasury Department indicted that they had received no reply to their September 15, 1944, letter for delinquent capital stock tax returns for the period ending June 30, 1944. This capital stock tax was due on or before July 31, 1944. The return had not yet been received. The responsibility for filing rested with the officers of the corporation. The Treasury Department strongly stated:

Please be advised that unless the return in question is filed with this office within fifteen days from the date of this letter, the case will be referred to the Field Division of the Bureau, which may necessitate summoning the officers . . . of the corporation to the office of the Collector, and requiring them to produce the books and records of such corporation, at which time a return shall be prepared. In order to avoid inconvenience, both to yourself and this office, it is urged that you immediately cooperate by filing the necessary return within the time specified.¹⁷⁵

¹⁷¹ Norman D. Cann, Deputy Commissioner, Treasury Department, Washington, D. C., to Brooklake Community Center, June 1, 1944, 1, 2, in the files of the HSFW.

¹⁷² Norman D. Cann, Deputy Commissioner, Treasury Department, Washington, D. C., to Brooklake Community Center, June 1, 1944, 2, in the files of the HSFW.

¹⁷³ Frank L. Hohensinner, Chief, Miscellaneous Tax Division, Treasury Department, Internal Revenue Service, Tacoma, Washington to Brooklake Community Center, June 15, 1944, in the files of the HSFW.

¹⁷⁴ Frank L. Hohensinner, Chief, Miscellaneous Tax Division, Treasury Department, Internal Revenue Service, Tacoma, Washington to Brooklake Community Center, September 15, 1944, in the files of the HSFW.

¹⁷⁵ Frank L. Hohensinner, Chief, Miscellaneous Tax Division, Treasury Department, Internal Revenue Service, Tacoma, Washington to Brooklake Community Center, October 16, 1944, in the files of the HSFW.

So apparently the Tacoma office and the Washington, D. C. office were using different information and interpretations and there was a lack of communication. It appears that the Washington, D. C. office was the final arbiter, as the Brooklake Community Center never paid Federal taxes on their capital stock. It is also unknown if the Brooklake Community Center had simply forwarded to the local Tacoma office a copy of the June 1, 1944, letter from the Washington, D.C. office providing the tax exemption in the first place, in an attempt to resolve the apparent miscommunication problem.

King County Polling Place

In 1944 the Brooklake Community Center offered King County the use of the Brooklake building for a polling place.¹⁷⁶ On July 7, 1944, the King County Superintendent of Elections agreed to lease the Brooklake Community Center as a polling place for the Harding Precinct, covering both Primary and General elections.¹⁷⁷ The building was used for this purpose many times after that.

Highway Sign

In June 1944, the Board of Trustees decided to place a highway sign at the intersection of the Seattle-Tacoma Highway (Pacific Highway South) and Libo Road (South 356th Street). It was thought this would give the center some publicity and attract interest. Volunteers agreed to buy the material, make the sign and install it.¹⁷⁸ The Washington State Patrol soon after its installation took down the sign.¹⁷⁹ The State of Washington Department of Highways informed the Brooklake Community Center that state law prohibited the Brooklake Community Center from placing a directional sign on the highway right of way. The Department of Highways advised they could place the sign on private property, with the owner's approval. The right of way was considered to be 50 feet from the road.¹⁸⁰

Vending Machines

Discussions were held at several Brooklake Community Center Board of Trustees meetings concerning the installation of candy and cigarette vending machines. Their installation was considered a new funding source. Ed Webster checked and was told that the effort would not be worth the minimal funding the machines would bring in.

¹⁷⁶ King County Auditor to Emery Asbury, President, Brooklake Community Center, July 7, 1944, as recorded in Marie Reed, Brooklake Community Center, two page history summary of tax records and Earl Chambers' interview, no date, 2, in the files of the HSFW.

¹⁷⁷ Ray Erford, Superintendent of Elections and Registration, King County, Washington to Emery Asbury, President, Brooklake Community Center, July 7, 1944, in the files of the HSFW.

¹⁷⁸ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, June 21, 1944, in the files of the HSFW.

¹⁷⁹ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, September 20, 1944, in the files of the HSFW.

¹⁸⁰ D. E. Morris, Traffic Engineer, State of Washington, Department of Highways to E. G. Forbes, December 7, 1944, in the files of the HSFW.

Ralph Hose kept evaluating the proposal, as he felt at some point they would bring in enough money to justify installation.¹⁸¹

Typical Rental Income Summary

The following is a report on the use by major renters of the Brooklake Community Center for the period from May 1952 to April 1953.¹⁸²

Name of Renter	Number of times	Total Receipts
Brooklake Women's Club	23	Pledge (\$300.00) ¹⁸³
Brooklake Community Club	29	Pledge (\$600.00)
Brooklake "30" Dance Club	16	Pledge (\$200.00)
Outside rentals	49	\$912.00

1951 Value of Brooklake Clubhouse

In October 1951, insurance appraisers valued the Brooklake main clubhouse building at \$33,240, based on a cost of \$45,300 to replace the building. The Board of Trustees decided to obtain fire insurance for the main building at \$25,000.¹⁸⁴

In July 1953, The Brooklake Community Center announced plans to establish a five-acre recreational center and baseball diamond. Bids were requested to remove timber from the selected area.¹⁸⁵

Request to Stock Brooklake with Fish

In 1950 and 1951 the Brooklake Community Center requested the State of Washington to stock Brooklake with fish. In June 1951, the State Game Commission of Washington provided a definitive answer. The State Game Commission advised that a private lake may not be stocked by the State Game Commission or by use of any public state funds. The only exception would be if there were a surplus of fingerlings from state hatcheries, in which case private lakes might be stocked by the State Game Commission. The Brooklake Community Center decided to apply for any excess fingerlings.¹⁸⁶

¹⁸¹ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of the Trustees and Officers of the Brooklake Community Center, March 31, 1953, 1, in the files of the HSFW and Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, April 21, 1953, in the files of the HSFW.

¹⁸² Hannah J. Fread, Minutes of the Annual Meeting of the Brooklake Community Center, April 24, 1953, 1, in the files of the HSFW.

¹⁸³ Pledge amount assumed from Apportionment between participating clubs shown in Hannah J. Fread, Secretary, Minutes of the Annual Meeting of the Brooklake Community Center, April 24, 1953, 4, in the files of the HSFW.

¹⁸⁴ G. Ralph Fleming, Realtor, to Gayle O. Reiten, Trustee, Brooklake Community Center, Inc., re fire insurance renewal, April 24, 1953, 1, in the files of the HSFW.

¹⁸⁵ "Recreational Center Planned to Serve Federal Way," Newspaper not identified, July 22, 1953, no page number, in the files of the HSFW.

¹⁸⁶ Hannah Fread, Secretary, Minutes of the Regular Meeting of the Board of the Trustees and Officers of the Brooklake Community Center, June 26, 1951, in the files of the HSFW.

However, the Brooklake Community Center was somehow able to stock the lake with fish from some unknown source, apparently paid for by the organization. At the February 27, 1951, meeting of the Brooklake Board of Trustees the following was reported:

Mr. Fread reported that the Dance Club has installed the fish screen in the fish ladder and the lake will be open for fishing only to stockholders and members of participating clubs, and regular fishing licenses will be required. The lake will be stocked the week of February 26, 1951.¹⁸⁷

As related in an August 1951, letter from the State Game Department, the Brooklake Community Center could not have stocked Brooklake by any means, even if Brooklake had paid for it, without first obtaining the Game Commission's permission: "In order for you to stock Brook Lake [*sic*] with commercially raised trout the action of the Game Commission would be necessary. Such a proposal should be submitted to them."¹⁸⁸ It appears that the Department of Game did not approve of any stocking of lakes by any means if the fishing was not to be open to any fishing license-holding individual.

Section 9 - *Brook Lake [sic] Community News*

The Brooklake Community Center decided sometime during the first year of operation to publish a monthly newspaper with local news. It was thought that the best way to do this was to work with the other two large community clubs in the area; the Northlake Improvement Club and the Harding Improvement Club.¹⁸⁹ While the editor would be under the direction of the President of the Brooklake Community Center, each of the three organizations would have an associate editor appointed by the President of the Brooklake Community Center. It was decided the best way to distribute the newspaper would be through the mail. All local residents would receive it, not just members of the three organizations.¹⁹⁰ The newspaper was subsequently published quarterly.¹⁹¹ The newspaper (actually more of an eight page newsletter), called the *Brook Lake Community News*, contained local news, mostly of a nature that

¹⁸⁷ Irene Bandy, Secretary, Minutes of the Regular Meeting of the Board of the Trustees and Officers of the Brooklake Community Center, February, 27, 1951, in the files of the HSFW.

¹⁸⁸ Clarence F. Pautzke, Chief, Fishery Management Division, the Department of Game, State of Washington to Charles M. Fread, Secretary, Brooklake Community Center, August 31, 1951.

¹⁸⁹ At this early date, the Harding Improvement Club was still in the process of becoming the Brooklake Community Club.

¹⁹⁰ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of the Trustees and Officers of the Brooklake Community Center, September 20, 1944, in the files of the HSFW.

¹⁹¹ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of the Trustees and Officers of the Brooklake Community Center, August 23, 1944, in the files of the HSFW.

emphasized individual and family highlights, as well as the activities of the three organizations. Volume 1, Number 1, was published November 1944. Right from the start, advertising from local merchants was obtained, mostly from downtown Auburn.¹⁹² [Note the use of the two word spelling for “Brook Lake.”]

In 1955, when Federal Shopping Way opened, the *Brooklake Community News* [“Brook Lake” now a single word] was incorporated into the *Federal Way Review*, a 20-page, 8 ½-inch x 11-inch newspaper published by Federal Shopping Way, and the *Brooklake Community News* ceased publication. . The Brooklake material used in the *Federal Way Review* appeared under the heading “Brooklake Times” and usually consisted of just one page. The “Brooklake Times” section had similar material to that used in the *Brooklake Community News*, but just related to Brooklake activities. The other communities/neighborhoods/areas now had their own sections in the *Federal Way Review*.¹⁹³

Section 10 - Major Club Members of the Brooklake Community Center

Over the years the major club supporters of the Brooklake Community Center were the Brooklake Community Club, the Brooklake Women’s Club, and the Brooklake Dance Club, all three full members.

During its years of operation, the following organizations held activities at the Brooklake Community Center (although the list is not complete).

1. North Lake Improvement Club
2. Edgewood 20 (a dance club)
3. Spring Valley
4. Brooklake Archery Club
5. Brooklake Rifle Club
6. Lake Center Water Cooperation (held meetings)
7. Buck’s Orchestra (held dances)
8. Todd Electrical Group
9. Lynn Walters (auctioneer from Clackamas, Oregon)
10. Dumas Palisades Club
11. Mr. and Mrs. Dance Club
12. Puyallup Town and Country Club
13. Steele-Dolloff Lakes Community Club
14. Lakota Community Club
15. Woodmont Country Club

¹⁹² *Brooklake Community News*, Volume 1, No. 2, Auburn, Washington, Friday, December 2, 1944.

¹⁹³ “Brooklake Times,” *Federal Way Review*, March 10, 1955, 20.

16. Campfire Girls
17. The Church of Christ (1963)
18. Dumas Bay Community Club
19. Redondo Community Club
20. Lakeland Community Club
21. Marine View Estates Improvement Club
22. Greater Federal Way Chamber of Commerce
23. Star Lake Improvement Club

Typical Non-Club Renters Over the Years

Some groups other than clubs rented the facility on occasion. In early 1946 the Brooklake Community Center began renting the facility to Buck's Orchestra for Sunday night dances. Although uncertain if this organization had a bad reputation or if another reason came into play, the rental agreement required the presence of a Deputy Sheriff paid for by Buck's Orchestra to maintain the proper order. However, the Brooklake Women's Club would provide supper at these dances.¹⁹⁴

One of the first churches in the area, the Church of Christ, began meeting at the Brooklake Community Hall in the early 1960s. The evangelist in a leadership position was George McCormick.¹⁹⁵

Section 11 - Brooklake Community Club

It is important to recognize the Brooklake Community Center was the corporation that rented facilities to clubs and other organizations to use for their activities. The Brooklake Community Center should not be confused with the Brooklake Community Club, which were separate organizations. Sections 7 through 10 above provided information about the Brooklake Community Center. Many of the same names, including officers, were prominent in both organizations.

The Brooklake Community Club adopted its name on November 17, 1944.¹⁹⁶

Emery Asbury became the business manager. This position was designated for a five year term; H. S. Baarslag, Jr. assumed the position in 1948 and Earl Lucas in 1957.¹⁹⁷

Between 1945 and 1958, the presidents of Brooklake Community Club were Glen Brady, Allan Barnhardt, Harry Micklethwait, Errol Lucas, Bob Kirchner, Jack Fread, Ralph Hose, Lou Blaiesi, Vern Frease and John McIntosh.¹⁹⁸

¹⁹⁴ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, September 26, 1945, in the files of the HSFW.

¹⁹⁵ Advertisements, the Church of Christ at Federal Way, *Federal Way News*, July 10, 1963 and December 9, 1963, pages not known.

¹⁹⁶ Hilda Libo, "Brooklake Contributes to Area's Developments," *Federal Way News*, August 27, 1958, 6.

¹⁹⁷ Hilda Libo, "Brooklake Contributes to Area's Developments," *Federal Way News*, August 27, 1958, 6.

¹⁹⁸ Hilda Libo, "Brooklake Contributes to Area's Developments," *Federal Way News*, August 27, 1958, 6.

The Brooklake Community Club sponsored an annual visit by Santa Clause shortly before Christmas. This included singing carols and a Christmas Party where everyone was invited, including those with no connection to the Brooklake Community Center.¹⁹⁹

After an initial \$350.00 subscription to the Brooklake Community Center in 1944, the Brooklake Community Club had continued to subscribe for new shares, and had 850 shares worth \$850.00 by 1948.²⁰⁰

The Brooklake Community Club had expenditures of \$2,169.00 and receipts of \$2,649.00 for 1950. In 1951 the expenditures were \$2,418.00 and the receipts \$2,775.00.²⁰¹

In 1952 The Brooklake Community Club is said to have had a membership entailing 75 families.²⁰²

The Brooklake Community Club was the sponsor of most of the special activities at the Brooklake facility. For example, they sponsored and managed the annual Brooklake Fair. [See Section 19 for details of the Brooklake Community Fair plus subsections, “1951 Brooklake Community Fair Summary”, and “1952 Brooklake Community Fair” for details of the annual fair.]

Brooklake Dance Club

The Brooklake Community Club realized the need for the organization to have a “just for fun” function, which led to the formation of the Brooklake “30” Dance Club in 1946. This dance club was headed by H. S. Baarslag, Jr. as its first president. In succeeding years, the dance club presidents were John Libo, Aubrey Tibbies, Harold Merritt, Ernie Bronniman, Morino Carmignani, Earl Chapman, Paul Grebe, Jack Fread, and Roy Nelson. In 1958 the dance club was led by Vernon Bicknell. The dance club expanded its interests beyond conducting dances to include many other entertaining recreational activities.²⁰³

Section 12 - Brooklake Women’s Club

The Brooklake Women’s Club originated in 1934 as the Harding Women’s Club, as discussed earlier in Section 6 – “Harding Women’s Club and Harding Improvement Club.” When the Harding Improvement Club and the Harding Women’s Club were forced to find to space with the reopening of the Harding School the Harding

¹⁹⁹ Mrs. Charles W. Fread, Secretary, Brooklake Community Club to the *Auburn Globe*, December 14, 1951, in the files of the HSFW.

²⁰⁰ Brooklake Community Club Membership Certificate in Brooklake Community Center, No. 205, March 31, 1948, in the files of the HSFW.

²⁰¹ “Annual Budget – Brooklake Community Club,” V. A. Ellis, 1951, in the files of the HSFW.

²⁰² Charles M. Fread, President, Brooklake Community Club, to Mr. F. B. McConnell, President, Sears, Roebuck and Company, Chicago, Illinois, July 31, 1952, in the files of the HSFW.

²⁰³ Hilda Libo, “Brooklake Contributes to Area’s Developments,” *Federal Way News*, August 27, 1958, 6.

Women's Club blended into the formation of the Brooklake Women's Club in 1943 and 1944 with many of the same members and procedures.

The Brooklake Women's Club's membership met on the first and third Thursday of each month. Executive Board meetings were held on the first Tuesday of each month.

- The club's motto was "Full Speed Ahead!"
- The club's emblem was a green traffic signal.
- The club's colors were green and white.
- The club's pledge was "Holding my membership in the Brooklake Women's Club as worthy of unfailing loyalty, I will, so far as possible, actively engage in the work of the club and guard its reputation so long as I am a member."²⁰⁴

The Brooklake Women's Club's many activities, projects and money donations were so extensive, they cannot be listed here, other than in summary form. For example, from January through March, 1953, they provided 147 hours of volunteer time to the Orthopedic Hospital,²⁰⁵ donated 47 containers of mixed fruit and jams to the Orthopedic Hospital, wrote 56 letters and announcements to newspapers and radio, undertook 11 major projects where donations and volunteer time was spent (such as manning King County Voting Precincts, providing Girl Scout support and donating to the Rainier State School in Buckley), and supported local theater activities with their attendance.²⁰⁶

One of the Brooklake Women's Club major activities involved the Madigan Army Hospital. About 160 hours were spent each year on this project. Usually five or six ladies went each month to visit the hospital. They would play games with 40 to 70 men patients, such as bingo, with prizes of cigarettes and candy. They also went to the mental ward with fancy cakes. Some military women were also served. Time was also spent shopping for and wrapping Christmas gifts.



Figure 17 - Members of the Brooklake Women's Club pause before singing turn-of -the-century songs at the formal installation of club officers in 1947. Pictured (left to right) are Gayle Reitan, Pauline Baker, Floss Forbes, Nellie Fleming, Coral Micklethwaite, Ethel Lucas and Eleanore Green. (Courtesy *Federal Way News*.)

²⁰⁴ Brooklake Woman's Club Year Book, 1944, 2, in the files of the HSFW.

²⁰⁵ Which hospital is being referenced here is unclear.

²⁰⁶ "Year Book 1952 - 1953 Brooklake Women's Club," in the files of the HSFW.

About 70 gifts were given each Christmas. Gifts included such items as pocket flashlights, writing folders, and comb and nail file sets. In one year they donated 72 cakes, 42 dozen cookies, six boxes of candy bars (with 24 to the box), 48 cartons of cigarettes, 70 Christmas gifts, six boxes of men's stationary, and 900 pounds of magazines²⁰⁷

By the 1940s the emphasis of the Brooklake Women's Club was to become "better, better, better in everything." "Better" meant hats and gloves, proper deportment, talent and activity. An average meeting might include a silent prayer, a hobby display among members and a guest speaker discussing community service or foreign lands. In 1989, Mildred Andrews, a Seattle author of the book *Washington Women as Path Breakers*, stated, "It made life a little better for them."²⁰⁸

"Actually, it was just a lot of fun," said Nellie Fleming, a long-time member of the Brooklake Women's Club. Fleming told of her experiences, including showing flowers at the Federal Way Waysides Garden Club meeting, donating blood during a blood drive at a club meeting, and playing piano for the Brooklake Community Club.²⁰⁹

The Brooklake Women's Club had its own song that they sang at meetings and functions:

"Brooklake Women's Club Song"

(Sung to the tune: "Battle Hymn of the Republic")

Oh there is a group of women who can really get things done;
When they start a project, yes they sure make business hum.

They work together, play together, and learn together too
It's the Brooklake Women's Club that we present to you!

Chorus: Glory, glory, hallelujah,
Glory, glory, hallelujah,
Glory, glory, hallelujah,

It's the Brooklake Women's Club.

Who is it gets there first when there's a big job to be done?
Who is it in their pitching when the program's strictly fun?
Who turns out every Thursday if it's rain or snow or sun?

It's the Brooklake Women's Club.

Chorus: Glory, glory, hallelujah,
Glory, glory, hallelujah,
Glory, glory, hallelujah,

It's the Brooklake Women's Club.²¹⁰

²⁰⁷ Madigan Hospital Project, unsigned, undated, in the files of the HSFW.

²⁰⁸ Melodie Steiger, "Women's clubs once linked far flung neighbors," *Federal Way News*, February 21, 1989, A-1, A-3.

²⁰⁹ Melodie Steiger, "Women's clubs once linked far flung neighbors," *Federal Way News*, February 21, 1989, A-3.

²¹⁰ Found in the files of the HSFW.

The Brooklake Women's Club each year sponsored a student at the Rainier School in Buckley, Washington.²¹¹



Figures 18a and 18b - Brooklake Women's Club's 29th Year Anniversary Lunch. (Courtesy Federal Way News.)



The HSFW has an almost complete list of names of the members from the date the Harding Women's Club began in 1934 until the Brooklake Women's Club ended its activities. These documents exist in the form of membership lists, receipts and minutes of club

meetings, plus many newspaper clippings.

The Brooklake Women's Club celebrated the 29th anniversary of its formation with a party on February 29, 1963 and a bountiful potluck luncheon at the Brooklake clubhouse. Mrs. Elmer Fritz presided over the brief business meeting, during which the membership voted to send a birthday card to Mrs. William Peacock, the club's first president, who was unable to attend the party due to health reasons.²¹²

The activities of the Brooklake Women's Club began to lessen in the mid-1970s. They supported the Miss Federal Way Pageant of 1972-1973 and the USO, among other activities.²¹³

The Brooklake Women's Club was still meeting in 1989. The 1989 Valentine's Birthday Party had about 75 women in attendance. Comments were made about the earlier days when the club first formed. Many women in the area would have been in attendance for the activities. In the early days, there was no television to link people together, and most women did not have careers outside the home. Women's clubs provided entertainment, education, social improvement and bonding among women of different families and different ages. The clubs also provided connections between women who lived in the then far-flung neighborhoods of Federal Way, separated by poor roads and unreliable communications systems. Women's clubs often welcomed newcomers to the area. The needy and lonely were showered with food for Christmas and birthdays. The Brooklake Women's Club became foster parents to needy boys in Italy for \$15.00 per year per boy, starting in 1945.²¹⁴

²¹¹ Amelia L. Cannon, Coordinator Volunteer Services, Rainier School, Buckley, Washington, to Mrs. Richard Matthews, Brooklake Women's Club, November 2, 1966, in the files of the HSFW.

²¹² "Brooklake Club Marks 29th Year," *Federal Way News-Advertiser*, February 27, 1963, p. no known.

²¹³ Thank You Certificate to the Brooklake Women's Club for support of the Miss Federal Way Pageant 1972 - 1973, from the Greater Federal Way Chamber of Commerce, in the files of the HSFW and letter from C. Kay Davison, Executive Director, United Services Organizations, Inc. to Mrs. J. O. Best, Brooklake Women's Club, August 8, 1973, in the files of the HSFW.

²¹⁴ Melodie Steiger, "Women's clubs once linked far flung neighbors," *Federal Way News*, February 21, 1989, A-1.

Nellie Fleming, longtime member of the Brooklake Women's Club, blamed television for the demise of most social clubs:

The Brooklake Women's Club was never the same after TV took over people's spare time in the 60s. The club was eventually disbanded in the late 70s or early 80s. We found an alternate form of entertainment, instead of getting together and gabbing . . . which was always a lot of fun."²¹⁵

The Brooklake Women's Club did not completely disappear after the early 1980s, but the regular meetings with the heavy schedule of activities ceased. Meetings became just get-togethers for a meal and to reminisce. Women's clubs did not completely disappear but they took on a new style, such as the Federal Way Women's Club network that established a more business-like attitude and had organized around modern women's work week. By the late 1980s most of the old-style women's clubs had become garden clubs, PTAs or auxiliaries. The Women's Club of Federal Way is described in 1989 by a previous president, Gwen Whyte, as a club that is designed to offer friendship and activities much the same way as women's clubs of old. Whyte indicated that "it's part of a long story, how women have always been isolated and have found it hard to meet new people. This is one way to make connections. We find that women have a real need for that."

Section 13 - Brooklake Library

The Harding Women's Club first formed the library that would become the Brooklake Library in 1936. During the first years, books were donated by members. Then as funds permitted, books were purchased until there were about 400 volumes on the shelves. Mostly the collection consisted of fiction books. Only families of club members were allowed to borrow books.²¹⁶

The Brooklake Library opened in the Brooklake Community Center Club House on May, 18 1944. The library was sponsored by the Brooklake Women's Club. The first librarian was Mrs. John Libo Jr.²¹⁷

When the move was made to the Brooklake Community Center from the Harding School it was felt that the usefulness of the library could be broadened if other residents of the area became borrowers. An application was made to join the King County Library Association. Miss McDowell, head of the association, visited the library and inspected the available books. She provided an additional 300 books.

²¹⁵ Melodie Steiger, "Women's clubs once linked far flung neighbors," *Federal Way News*, February 21, 1989, A-4.

²¹⁶ "Many Books in Library," *Brook Lake [sic] Community News*, August 18, 1944, p not known.

²¹⁷ "Two Libraries in area – both opened in 1944," *Federal Way Library*, "Resume of Federal Way Library used for Board Tour of Branches," no date, 1, in the files of the HSFW.

These new books were mostly children's books and non-fiction volumes. New books were provided by the King County Library Association on a weekly basis.²¹⁸

The King County Library Association had an agreement with the Seattle Public Library so that the latter's books could be borrowed by King County patrons also. The books available at the Brooklake Library, together with those available through the King County Library Association and the Seattle Public Library, provided an excellent library program to all local residents.²¹⁹

The library was open whenever the building was open for other activities.²²⁰

The library closed on December 31, 1955. There were 110 registered borrowers when the library closed. At that time it had 1,782 books.²²¹

Section 14 – Brooklake Community Center Grounds

The grounds were always well maintained.

The entrance road was dirt until it was graveled in June 1946.²²²

The Board of Trustees of the Brooklake Community Center determined at its January 3, 1946, regular meeting to begin a discussion of future development.²²³

In April 1946, a proposal was presented to:

1. Update the picnic grounds to cover one and one-half acres to handle at least 200 people - \$450.00
2. Improve the entrance road and enlarge the parking area to handle at least 100 cars- \$600.00
3. Clear, grade and seed an area of about 300 feet by 600 feet for soft ball, tennis, barnyard golf and similar sports - \$450.00
4. Build a concrete-lined pool for children, swings, slides and similar facilities - \$450.00
5. Construct a six-foot-wide horse trail around the exterior of the property – 600 volunteer man-days.

Future budgets would need about six percent of the cost for annual maintenance of these projects.²²⁴ Over succeeding years, these projects were often discussed but little progress resulted.

²¹⁸ "Many Book in Library," *Brook Lake [sic] Community News*, August 18, 1944, p not known.

²¹⁹ "Many Book in Library," *Brook Lake [sic] Community News*, August 18, 1944, p not known.

²²⁰ "Many Book in Library," *Brook Lake [sic] Community News*, August 18, 1944, p not known.

²²¹ "Two Libraries in area – both opened in 1944," *Federal Way Library*, "Resume of Federal Way Library used for Board Tour of Branches," no date, 1, in the files of the HSFW.

²²² H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, June 28, 1946, in the files of the HSFW.

²²³ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, January 3, 1946, in the files of the HSFW.

²²⁴ Special Report on the progress of grounds and future plans for work on the grounds, signed with unreadable signature, April 1, 1946, 2, in the files of the HSFW.

When the mortgage would soon be paid off, additional expenditures for improvement and expansion could be considered. At the March 31, 1948, Board of Trustees meeting, a motion was made to make the final payment on the mortgage to H. Micklethwaite and thereby redeeming the mortgage. Payment would depend on receiving the \$500.00 due from the Lake Center Water Cooperative.²²⁵

Section 15 - Additional Buildings



Figure 19 - Current Aerial Photo of Brooklake Community Center showing the Original Clubhouse Building, the Fair Building addition on the southeast of the original clubhouse, the Hall addition on the south of the original clubhouse, Outer Building 1 (OB1 about 80 feet in front of the Original Building), the Outer Building 2 (OB2 just to the northeast of OB1), and the mobile home west of OB2. (Courtesy Google Earth.)

Around 1947 the Brooklake Community Center began to realize that the original building (the clubhouse) did not provide enough space as they planned to accommodate growth of the annual fair and other activities (such as dances and auctions). Over the next few years two additions to the original clubhouse building, Hall Addition 1 (originally called the Fair Building) and Hall Addition 2 were

²²⁵ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, March 31, 1948, in the files of the HSFV.

constructed. There were also three (maybe more) outer buildings constructed providing more space.

1. Hall Addition 1 (HA1) - initially referred to as the Fair Building – southeast of the clubhouse. This was eventually attached to the clubhouse.
2. Hall Addition 2 (HA2) - another southean extension to the clubhouse, an expansion of HA1, and also eventually attached to the clubhouse.
3. Outer Building 1 (OB1)
4. Outer Building 2 (OB2)
5. Garage

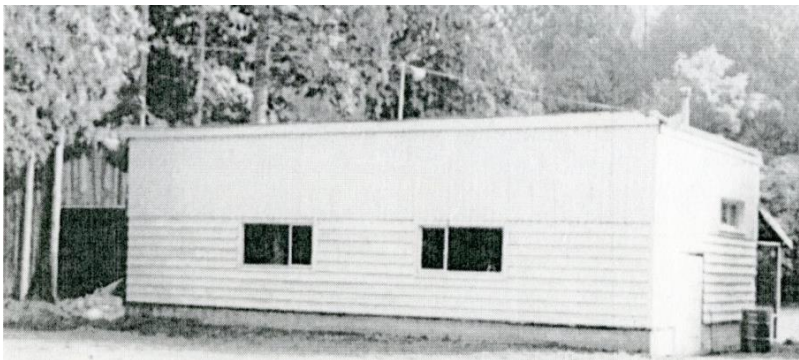


Figure 20 - Outer Building 1 (OB1), facing east. The two large windows no longer exist. There is now an approximate four-foot addition to the roof area, circa 1970s. Outer Building 2 (OB2) is in the background on left (Courtesy HSFw.)

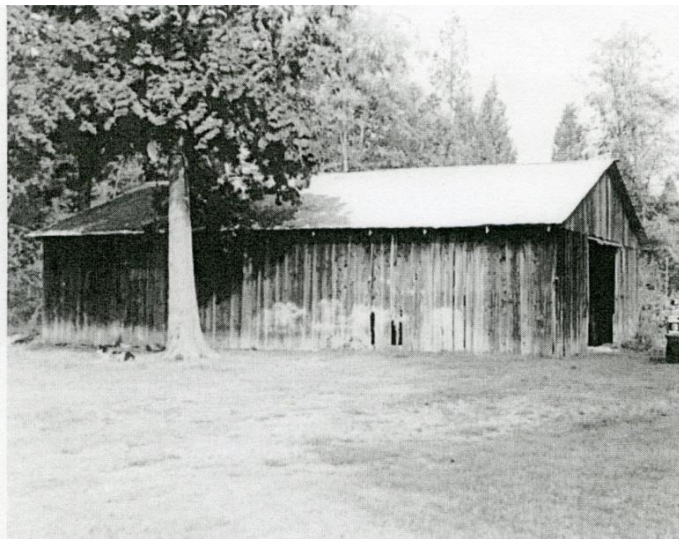


Figure 21 – Outer Building 2, facing north, circa 1960s. The large tree in the foreground is no longer present. (Courtesy HSFw.)

Because of considerable disagreement in the sources, I have decided to use the terminology Outer Building 1 (OB1) and Outer Building 2 (OB2) for the two outer buildings which still remain. They and the garage will only be briefly discussed, with the main emphasis placed on HA1 and HA2, both of which became vital parts of the facility.

Since the two additions to the clubhouse and the outer buildings were built with volunteer labor and much donated material, it is somewhat difficult to pinpoint exactly when construction started and ended. All were opened and used before final construction was completed. All saw construction details and remodeling continue for several years.

Discussions concerning future uses of the Brooklake Community Center usually suggest the demolition of HA1 and HA2 and the outer buildings and keeping only the original clubhouse.

One other structure was added much later. This is a double wide mobile home. This structure was not involved with the normal activities of the Brooklake Community Center and will be discussed toward the end of this monograph.

The Hall (comprised of both HA1 and HA2) was often referred to as the “Fair Building,” since it also held Brooklake Community Fair activities during the fair. This reference leads to some confusion when interpreting material in the sources, and one of the outer buildings was also called the “Fair Building.”

Figure 22 indicates the presence of a garage in 1985.²²⁶ I am not sure when this was built or how it was used. While the garage has since been removed, the dirt road to its prior location still exists.

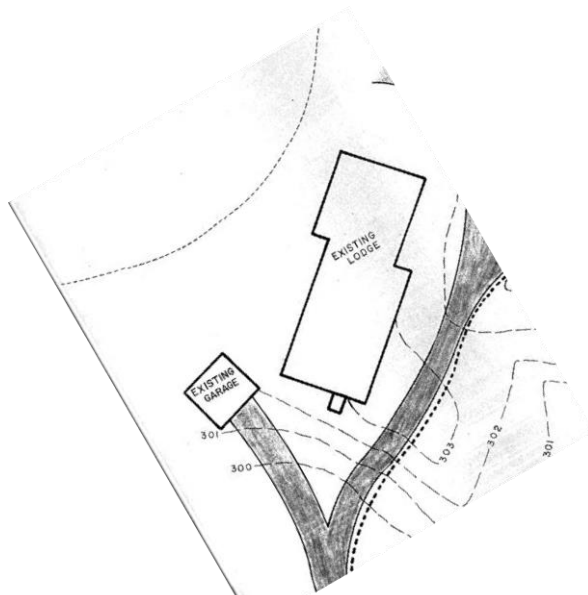


Figure 22 - Garage in relation to Original Clubhouse Building and Hall addition. (Courtesy HSFW.)

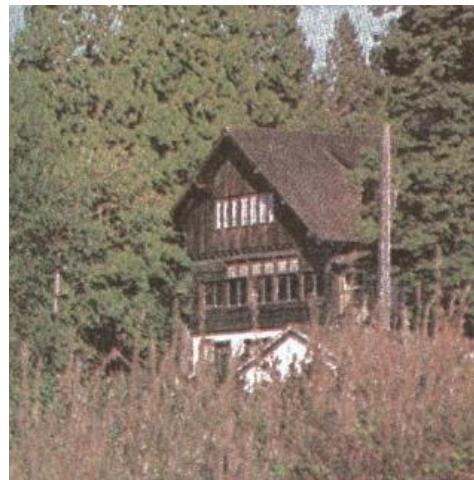


Figure 23 - Original Clubhouse Building with white garage just barely showing, facing northeast, circa 1990. (Courtesy *The News Tribune, South Sound Edition.*)

Section 16 - HA1 - Fair Building

In May 1947, the Board of Trustees proposed building a new “fair building” 100 feet east of the original building.²²⁷ (See Section 19 – “Brooklake Community Fair” for details of the annual fair.) However, the building was actually constructed only 11 feet away from the southeast corner of the clubhouse. It was approximately 18 feet wide and 112 feet long. HA1 comprises the east side of the current overall “hall

²²⁶ Debra Ayers, Federal Way Community Center Map, L. H. Bates Vocational Technical Institute, Tacoma Washington, September 18, 1985, in the files of the HSFW.

²²⁷ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, May 22, 1947, in the files of the HSFW.

extension,” with the west side, HA2 and containing the stage, subsequently built soon thereafter.

In July 1947, the Board of Trustees approved the sale of treasury stock to raise funds for a new building.²²⁸

Serious discussion then began on constructing a new “fair building.” The Brooklake Community Center agreed to underwrite the cost of construction to the extent of \$200.00, plus money received from the sale of Treasury Stock. Since it was actually the Brooklake Community Club that ran the Brooklake Community Fair, the club was designated to manage the project, but was required to give a thorough accounting to the Brooklake Community Center.²²⁹

It was determined that the property owned by the Brooklake Community Center should be rezoned for a recreational use. A request was made to the King County Planning Commission. At the same time a building permit was applied for addressing construction of the new building.²³⁰

In the minutes of the Regular Meeting of the Board of Trustees of the Brooklake Community Center for September 25, 1947, a discussion was held for obtaining \$2,500.00 of fire insurance for the new addition on the southeast side of the clubhouse.²³¹ This structure would be referred to as the “Fair Building.”

In the minutes of the Regular Meeting of the Board of Trustees of the Brooklake Community Center for October 23, 1947, a discussion was held on approving payment of \$133.50 to McNiell Insurance to purchase fire insurance for the new building. A separate amount was to be paid to continue fire insurance coverage for the original clubhouse building.²³²

In the minutes of the Regular Meeting of the Board of Trustees of the Brooklake Community Center for November 28, 1947, a discussion was held on a method to heat the Fair Building. The discussion indicated no heating system could be provided, as there was no flue to permit installation of a stove.²³³

In December 1947, E. G. Forbes wrote to the Brooklake Community Center,

In closing the books of the Brooklake Community Club for the year, 1947, I find the Club made a total expenditure for materials for the

²²⁸ H. S. Baarslag, Jr., Secretary,] Minutes of the Special (Confidential) Meeting of the Board of Trustees and Officers of the Brooklake Community Center, July 24, 1947, in the files of the HSFW.

²²⁹ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, July 25, 1947, in the files of the HSFW.

²³⁰ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, July 25, 1947, in the files of the HSFW.

²³¹ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, September 25, 1947, in the files of the HSFW.

²³² H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, October 23, 1947, in the files of the HSFW.

²³³ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, November 28, 1947, in the files of the HSFW.

construction of the addition to the club house during the year 1947, of \$1,273.00. To the best of my knowledge, no stock has been received by the Community Club for this expenditure.²³⁴

Forbes continued by stating that there was other money, excess income over expenses, set aside for the construction that had not been processed through the financial records.²³⁵



Figure 24 - Original Clubhouse Building, facing southwest, showing the Fair Building addition after it was attached to the Clubhouse, with the date (November 13, 1950) imprinted on the picture's face. (Courtesy HSFW.)

Based on the above discussion, it appears the Fair Building was planned and put into initial use in late 1947 or early 1948. Further improvements were added over the years.

The Report of the Brooklake Women's Club for 1949 states: "The long building to the left [of the main building] is the fair building, constructed a few years ago."²³⁶

The Fair Building, HA1, was connected to the original clubhouse when HA2 was added in 1950. Prior to the connection it had been a separate building about 11 feet from the clubhouse. HA1 has a flat roof, while HA2 has a sloped roof.

At the April 1951 Annual Meeting of the Brooklake Community Center, the addition of the final sheet rock to the Fair Building (HA1) was added.²³⁷

The original Fair Building, HA1, has been remodeled to include offices, storage rooms, and rest rooms in use at the present time.

²³⁴ E. G. Forbes, Civil Engineer [and previous Treasurer of the Brooklake Community Club], to Brooklake Community Center, December 18, 1947, in the files of the HSFW.

²³⁵ E. G. Forbes, Civil Engineer [and previous Treasurer of the Brooklake Community Club], to Brooklake Community Center, December 18, 1947, in the files of the HSFW.

²³⁶ Mrs. Eleanor Green, President, and Mrs. Leola Schaefer, Chairperson, Brooklake Women's Club, "Report of the Brooklake Women's Club, Year 1949," 5, in the files of the HSFW

²³⁷ Irene Bandy, Secretary, Minutes of Annual Meeting of Stockholders of the Brooklake Community Center, April 27, 1951, 1, in the files of the HSFW.

Section 17 – HA2 - Hall Addition

The material in this section refers to a separate “hall extension” than described in Section 16. Another designation, “HA2” was also referenced as the “Fair Building.” This led to confusion with the original addition, then referenced as the “Fair Building.” In reality, the Brooklake Community Fair utilized for its activities every building and all available outdoor space.

The HA2 addition consists of a one story structure with dimensions of 104 feet x 42 feet. The east wall of HA2 is the same as the west wall of the original Fair Building HA1. HA2 was built with a tarred roof and a hardwood floor designed for dancing. This hall was originally used by the Brooklake Community Club for large luncheons, flower shows, dances, dinners and particularly the Brooklake Community Fairs of the 1940s and 1950s.²³⁸ Currently HA2 is used by a bridge club and a church.

At the March 31, 1948, regular meeting of the Board of Trustees of the Brooklake Community Center, the Trustees discussed a letter received from the Brooklake Community Club. The letter requested that an extension be made to the original clubhouse building and include a stage. A written proposal was submitted by Earl Forbes presenting his views on a new stage. A motion was approved to appoint three members of the Board of Trustees to a Building Improvement Committee to meet with representatives from the Brooklake Community Club and the Brooklake Women’s Club to find ways and means to build a stage and complete other suggested needs.²³⁹

At the April 29, 1948, regular meeting of the Board of Trustees of the Brooklake Community Center, the Trustees authorized the Building Improvement Committee to engage the services of a qualified architect for the purpose of preparing a preliminary survey plan and cost estimate for the proposed stage and building extension.²⁴⁰

The committee directed to develop plans for a stage and extending the building arrived at two proposals. The first proposal added a stage by removing the south wall of the assembly room in the clubhouse, which would require heavy concrete footings, posts and an approximate 24-inch-deep steel beam to support the 2nd floor and roof. However, this would result in inconvenient seating. This proposal incorporating a 24-foot x 40-foot addition would cost around \$7,500 and take about eight to nine years to pay off.²⁴¹

²³⁸ Marie Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 2.

²³⁹ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, March 31, 1948, in the files of the HSF.

²⁴⁰ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, April 29, 1948, in the files of the HSF.

²⁴¹ Proposal to expand the Brooklake Community Center Club House, No author or date (but appears to be in response to proposals made to the March and April 1948 meetings of the Board of Trustees and Officers, Brooklake Community Center), in the files of the HSF.

An alternate proposal was made to extend the original clubhouse building south by 100 feet.

We [suggest] a new addition of 24 x 100. Were we to build a 24 x 24 stage at the south end, we would have [a] 24 x 76 auditorium, capable of seating 306 people. A dressing room can be added easily to the east side of the south end, with [an] outside entrance. The shape and size would give better visibility of the stage than our present wide room.

To do this, we should do the following:

1. Outside finish to addition - \$200
2. Insulation and ceiling with sheet rock - \$500
3. Heating – oil burning floor furnaces - \$600
4. Dressing room – 10 x 24 - \$400

Total - \$1,700

This can all be done with volunteer labor with the exception of the floor furnaces, and can be paid out of income in 50 months or by the Community Club from Fair profits in less than two years.²⁴²

The proposal also suggested that families who were most interested in having an expanded facility could donate extra money to help with the financing.²⁴³

This appears to be the first mention in writing of extending the clubhouse itself by 100 feet. At the August 1948 regular meeting of the Board of Trustees of the Brooklake Community Center, the matter of wiring for the new building was discussed, with \$250.00 indicated as being required for this work.²⁴⁴

²⁴² Proposal to expand the Brooklake Community Center Club House, No author or date (but appears to be in response to proposals made to the March and April 1948 meetings of the Board of Trustees and Officers, Brooklake Community Center), in the files of the HSF.

²⁴³ Proposal to expand the Brooklake Community Center Club House, No author or date (but appears to be in response to proposals made to the March and April 1948 meetings of the Board of Trustees and Officers, Brooklake Community Center), in the files of the HSF.

²⁴⁴ Irene Bandy, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, August 23, 1948, in the files of the HSF.

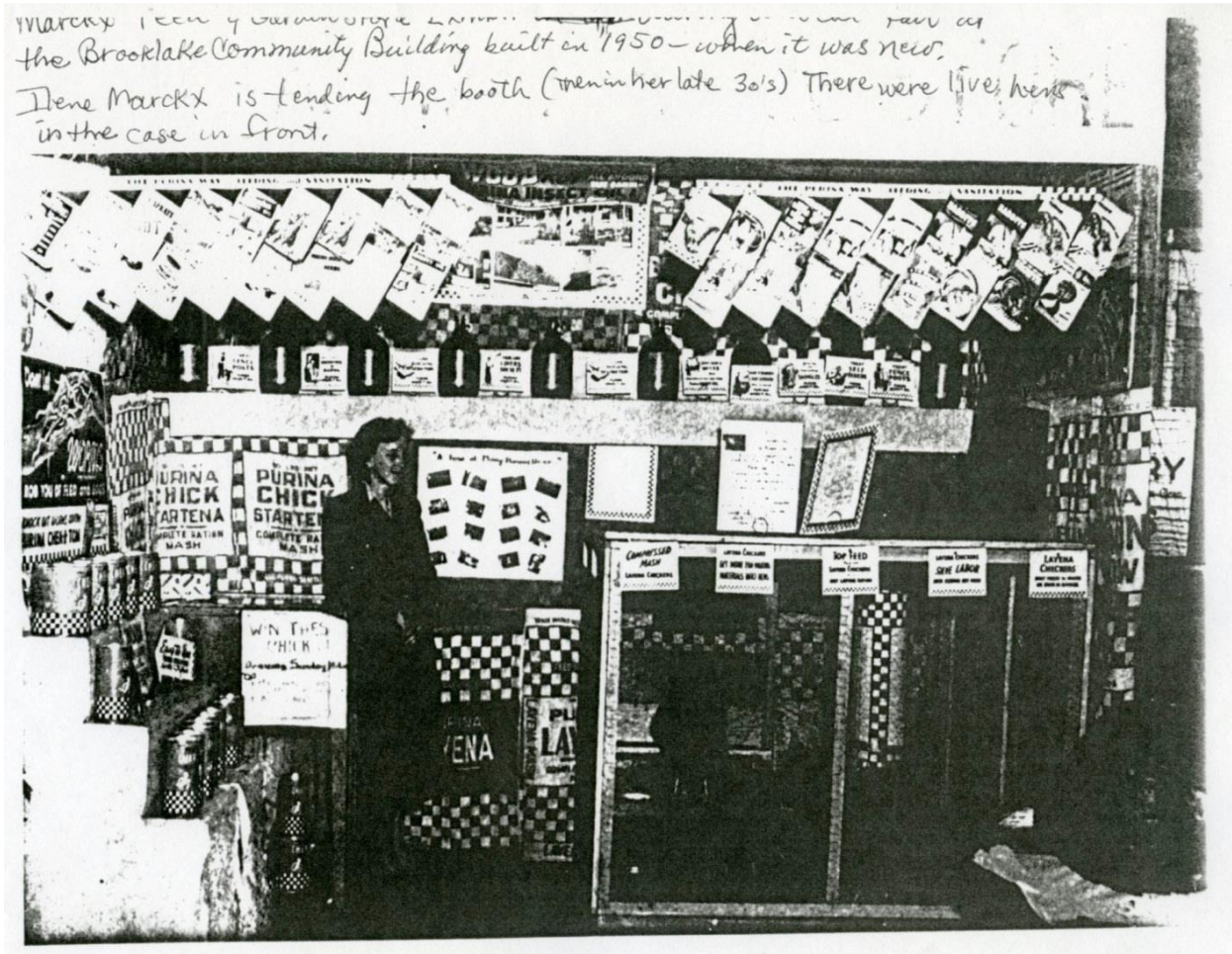


Figure 25 - The handwritten caption above the picture reads: “Marckx Feed and Garden Store Exhibit during a local fair at the Brooklake Community Building built in 1950 – when it was new. Ilene Marckx is tending the booth (then in her late 30’s). There were live hens in the case in front.” (Courtesy HSFW.)

The files of Marie Reed of the HSFW include an undated photo showing Ilene Marckx standing in front of an exhibit of the Marckx Farm Store. The caption reads: “Marckx Feed and Garden Store Exhibit during a local fair at the Brooklake Community Building built in 1950 – when it was new. Ilene Marckx is tending the booth (then in her late 30’s). There were live hens in the case in front.”²⁴⁵ I believe the caption was written by Marie Reed.

In 1951 the Brooklake Community Club applied to the State of Washington for consideration of the annual Brooklake Community Fair as a “State Class “C” Fair,” and stating the following about the Brooklake Community Center complex:

18 acres partially wooded with virgin pine and maple trees, branch of King County Library on ground floor with 6-room apartment on

²⁴⁵ Photograph of Ilene Marckx with caption, in the files of the HSFW.

the second story for custodian. 24x100 foot fair building²⁴⁶ attached. All modern and fully equipped garage.²⁴⁷ Outdoor kitchen fully equipped. Playground and equipment. Small track. Parking facilities for 500 cars. On the property are two deep wells supplying approximately 18 miles of water mains in the Brooklake area.²⁴⁸



Figure 26 - Brooklake Clubhouse from rear, with clubhouse hall extension barely visible in background, facing east, circa 1953. (Courtesy HSFW.)

Material was purchased to finish the roof for the Hall (HA2). A work party was scheduled with the request that many volunteers would be needed. A ventilation fan was added near the snack bar. The foundation required bracing to be added.²⁴⁹

In August 1951, \$75.00 was spent to purchase paint to finally finish painting the Hall (HA2).²⁵⁰

As late as September 1951, the new hall (HA2) had still not met electrical code requirements. The Brooklake Community Center informed the Department of Labor

²⁴⁶ This is an example of the Hall addition being confused with the Fair Building.

²⁴⁷ I am not sure if the garage referenced here is the same garage shown in Figures 22 and 23. If so, it was built earlier than I thought.

²⁴⁸ Charles Fread, President, Brooklake Community Club, to Sverre N. Omdahl, Director, Department of Agriculture, Olympia, Washington, with attached "Washington Fair Questions, Factors to be Considered in Evaluating Fairs," Brooklake Community Fairs, October 25, 1951, 1, 2, in the files of the HSFW.

²⁴⁹ Irene Bandy, Secretary, Minutes of Annual Meeting of Stockholders of the Brooklake Community Center, April 27, 1951, 1, in the files of the HSFW.

²⁵⁰ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, August 28, 1951, in the files of the HSFW.

and Industries that they were purchasing a Square “D” Thermal Magnetic Panel with a 100 ampere main breaker for 24 circuits to solve any issues. Also, the long portion of the hall had originally used “knob and tube” wiring which would now be replaced. The Brooklake Community Center also requested advice from the Department of Labor and Industries concerning other electrical code violations.²⁵¹



Figure 27 - Hall addition 2, facing north, circa 1960.
(Courtesy HSFW.)

The Hall (HA2), actually an addition to the original clubhouse building, has sentimental value for the community, as the Brooklake Community Club held luncheons, flower shows, dances, dinners and particularly the annual community fairs of the 1940s and 1950s.

In 1955 improvements were still being requested for the Hall.²⁵² At the October 25, 1955,

Board of Trustees meeting, a request was made to fix a problem where patrons of antique auctions had claimed that the Hall was “drafty.” Three rolls of roofing were authorized for purchase from Paul Grebe to supplement the four rolls on hand.²⁵³

The Hall started the planning phase in 1948 and was eventually open for use by 1950. Major modifications and additions continued until around 1955. A drawing of the original clubhouse building and Hall addition (HA2) is provided in Appendix G – “1957 Floor Plan of Brooklake Community Center.”

²⁵¹ H. S. Bearsflag, Jr. President, Brooklake Community Center, to Department of Labor and Industries, Electrical Inspection Division, State of Washington, Seattle, Washington, September 26, 1951, in the files of the HSFW.

²⁵² Note the Hall addition is here referred to as the “Fair Building.”

²⁵³ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, October 25, 2014, in the files of the HSFW.

Fair Building and Hall – One Building

The Hall (HA2) was often referred to as the “Fair Building,” since it shared an interior wall with the Fair Building (HA1), and soon came to be considered as one building due to the shared wall.



Figure 28 - Aerial view showing HA1 with a flat roof and HA2 with a sloped roof. (Courtesy Bing Maps.)

HA1 has a flat roof and HA2 has a sloped roof. While it is somewhat hard to discern, Figure 28 shows the roof area of HA1 as flat, and the roof area of HA2 as sloped.

From this point on in the monograph, the present overall structure comprised of two “halves” constructed at different times (the first named the “Fair Building” and the second named the “Hall”) will generally be referred to as the “Hall.” No effort will be made to differentiate between the two different construction

periods or uses, and they will be considered one overall structure.

Final Combination of Clubhouse, HA1 and HA2

Originally HA1 was several feet south and east of the original clubhouse building. When HA2 was constructed, the three were all attached to result in one building. Figure 29 indicates how this was accomplished in 1950. Figure 30 shows how it appears today, where additional modifications were completed to make the front door more accessible.



Figure 29 - Brooklake Center Clubhouse facing northeast corner with Fair Building and Hall in place, circa 1955. (Courtesy HSFW.)



Figure 30 – The present entrance to the Brooklake Community Center, facing west, consisting of the conjoined Original Clubhouse Building, Fair Building and Hall. (Courtesy Karen Meador.)

Fair Building Rental 1955

In 1955 rental for Sunday church use was set at \$7.50 per day.

The commercial rental rate for dancing in the Hall, including a snack bar, was set at \$40.00 for a five-hour period. The cost was relatively high since square dancing tended to require special sealing of the soft-wood floor after each use. A sander and a waxing machine would need to be rented to restore the surface of the floors for the next activity.

The other major user of the Hall was auctioneer Lynn Walters. Walters's rate was set at \$20.00 per night.²⁵⁴

Section 18 - Lake Center Water Cooperative

In the early 1940s, the Lake Center Water Cooperative was formed as a cooperative to supply water for the general area of what is now southern Federal Way and western Auburn. It was financed by shareholders.²⁵⁵

In 1944 planning continued for improving the dam and outflow of Brooklake.²⁵⁶ A special meeting of the Board of Trustees of the Brooklake Community Center was held on December 5, 1944, to discuss a proposal to sell water from the Brooklake springs to the Lake Center Water Cooperative. These springs were separate from the lake and no one had previously filed for water rights on the spring flow. As part of their use of the water, the Lake Center Water Cooperative would be required to clean out the lake reservoir and the dam.²⁵⁷ [I assume the Lake Center Water Cooperative was formed to provide water to the Federal Way area from the many lakes in the area.]

Furthermore, the proposal would require the Lake Center Water Cooperative to purchase \$1,250.00 of Brooklake Community Center stock. The water cooperative would also be required to pay a minimum of \$50.00 per month for 1,000,000 gallons per month and \$0.00005 per gallon above the 1,000,000 gallons. The Brooklake Community Center would agree to direct its own sewage to an outlet below the reservoir. The lake reservoir would be fenced to exclude animals and to limit admittance to members. No bathing or dumping of refuse into the reservoir would be allowed. The Brooklake Community Center would accept no responsibility for any problems resulting from polluted water. Any structure built by the water company

²⁵⁴ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, August 31, 1955, in the files of the HSFW.

²⁵⁵ E. D. Lucas, President, Lake Center Water Cooperative, "Lake Center Water Cooperative," November 20, 1945, in the files of the HSFW.

²⁵⁶ *Brooklake Community News*, Volume 1, number 2, December 1944, as recorded by Marie Reed, Brooklake Community Center, in two page history summary of tax records and Earl Chambers' interview, no date, 2, in the files of the HSFW.

²⁵⁷ W. C. Durkee, Secretary, Minutes of Special Meeting of the Trustees and Officers of the Brooklake Community Center, subject: "Proposition to the Lake Center Water Company to sell Water from Brooklake Springs," December 6, 1944, 1, in the files of the HSFW.

would be required to match the architecture of the Brooklake Clubhouse Building. The lease was to be for a minimum of 25 years, with an option for renewal for another 25 years.²⁵⁸

In February 1945, the Lake Center Water Cooperative was allowed to start construction of a water system on the Brooklake Community Center property. The lease that was approved by the two parties contained many of the provisions set forth in the December 5, 1944, proposal as described in the preceding paragraph.²⁵⁹ The Brooklake Community Center was required to purchase one share of stock in the Lake Center Water Cooperative at the then-current value of \$200.00.²⁶⁰ The Brooklake Community Center was able to negotiate the payment of the \$200.00 to purchase a share of Lake Center stock by issuing Lake Center Cooperative 200 shares of Brooklake Community Center shares (valued at \$1.00 per share).²⁶¹

The water distribution system did not become fully operational until 1946. When started there were several complaints from customers of the water cooperative:

There have been a sufficient number of complaints of the color and taste of the water supplied to you [by the Lake Center Water Cooperative] to warrant a brief report to you on the matter.

Naturally, the coating on the inside of the pipe lines of a new system will give the water a taste, particularly on the dead-end lines. Periodic flushing of the lines is being practiced. The heavy chlorine treatment when the lines were first opened was necessary as a safety measure and resulted in some slight odor in the water. The amount of chlorination practiced at present is just sufficient to meet the state and county health requirements. Weekly tests by the health authorities have shown 100% freedom from harmful bacteria.

. . . [We] have just now been able to obtain galvanized pipe sufficient to extend the intake thirty feet farther out into the reservoir [Brooklake] over a gravel bottom and away from the peaty soil that comprises the sides of the reservoir. The banks have been recently bulldozed: this was followed by a heavy rain, and as a result there has been some discoloration of the water. This condition should rapidly abate. . . .

²⁵⁸ W. C. Durkee, Secretary, Minutes of Special Meeting of the Trustees and Officers of the Brooklake Community Center, subject: "Proposition to the Lake Center Water Company to sell Water from Brooklake Springs, December 6, 1944. 1, in the files of the HSFW.

²⁵⁹ Emery Asbury, President, Brooklake Community Center, to Board of Trustees, Lake Center Cooperative, Auburn, Washington, February 26, 1945, in the files of the HSFW.

²⁶⁰ Earl Lucas, President, Lake Center Water Cooperative, to William Durkee, Secretary, Brook Lake [*sic*] Community Center, February 16, 1945, in the files of the HSFW.

²⁶¹ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, October 23, 1945, in the files of the HSFW.

Your [Lake Center Water Cooperative] board is doing everything possible to remedy the adverse conditions, and they are confident that the water is wholesome and will become clear and odorless as fast as time and funds will allow.

E. D. Lucas, President
Signed Emery Ashbury, Secretary²⁶²

The above Lake Center Water Cooperative letter signed by Secretary Emery Ashbury, the longtime president of the Brooklake Community Center, was my first knowledge that he was also on the board of the Lake Center Water Cooperative.

In May 1946, the State of Washington, Department of Health inspected the Lake Center Water Cooperative. In the process they found problems at the Brooklake Community Center building.

A recent inspection of the Lake Center Water Company Facilities at Brook Lake [*sic*] has revealed several unsanitary conditions at the Brook Lake Club House.

The septic tank serving the Club House discharges its effluent upon the open ground below the dam and just a short ways from your well. Laundry wash water from the basement of the Club House discharges into the open above Brook Lake and next to the Club House. Both of these conditions are in violation of the Rules and Regulations of the State Board of Health and the King County Septic Tank Code. They also present a health hazard to the well and Brook Lake Water supplies.

It is requested that all waste water from the Club House be discharged into the septic tank and that the septic tank be provided with a subsurface tile irrigation field that will conform to requirements of the King County Health Department.

Very truly your
Sanity Engineering Section
Robert O. Sylvester
District Engineer²⁶³

Wayne B. Hill, Utilities Chairman of the Brooklake Community Center, replied to the King County Health Department advising them that the Brooklake Community

²⁶² Emery Asbury, Secretary, Lake Center Water Cooperative, to All Water Users, October 1, 1946, in the files of the HSFW.

²⁶³ Robert O. Sylvester, District Engineer, Sanitary Engineering Section, State of Washington, Department of Health, to [Brooklake Community Center], May 13, 1946, in the files of the HSFW.

Center was already working on most of the stated violations, but that they would prefer some specifications for the requested subsurface tile irrigation field.²⁶⁴

The contract with the Lake Center Water Cooperative was renegotiated on October 6, 1946. This new contract apparently intended to include new state rules relating to State of Washington regulations regarding water distribution. It also made additional requirements for the Lake Center Water Cooperative to keep the grounds and building they installed around Brooklake in a good appearance. Rates for water purchases were also slightly adjusted. Easements were also acquired for electrical lines and any new necessary pipe lines.²⁶⁵

In April 1947, an agreement was reached between the Brooklake Community Club and the Lake Center Water Cooperative for a 25-year lease to, and water rights on, the property for \$50.00 per month.²⁶⁶ By July the improved dam and outflow were completed. The agreement, prepared by Gordon and Gordon, Tacoma, WA, was signed on July 25, 1947, and required the water cooperative to maintain the dam and outflow structures.²⁶⁷

The interaction between the Lake Center Water Cooperative and the Brooklake Community Center was one of constant negotiation over the years. The Brooklake Community Center always questioned the amount of money owed to them and often the Lake Center Water Cooperative was behind in paying their bills for water taken. Almost every meeting of the Board of Trustees of the Brooklake Community Center had an agenda item regarding the water cooperative.

At first the Brooklake Community Center trusted the Lake Center Water Cooperative to tell them the amount of water supplied. At the June 28, 1946, meeting of the Brooklake Community Center Board of Trustees, it was determined that the Brooklake Community Center custodian would read the water meter on the first day of each month and report the reading to the Secretary of the Board. The Secretary would then prepare a statement covering the charges for water consumed during the previous month in accordance with the rates stipulated in the contract with the Lake Center Water Cooperative.²⁶⁸

The Brooklake Community Club's application to the State of Washington for consideration of the annual Brooklake Community Fair as a "State Class "C" Fair" states the following about the Brooklake Center complex; "on this property are two

²⁶⁴ Wayne B. Hill, Utilities Chairman, Brooklake Community Center, to King County Health Department, Division of Public Health Engineering, Seattle, Washington, June 6, 1946, in the files of the HSFW.

²⁶⁵ Contract for Water Purchase, Lease of Grounds for Installations, Volume 2535, Number 633, October 7, 1946, 1, 2, in the files of the HSFW.

²⁶⁶ Emery Asbury to Harry H. Johnston, April 17, 1947, as recorded by Marie Reed, Brooklake Community Center, in two page history summary of tax records and Earl Chambers' interview, no date, 2, in the files of the HSFW.

²⁶⁷ Agreement prepared by Gordon and Gordon, Tacoma, July 25, 1947, as recorded by Marie Reed, Brooklake Community Center, in two page history summary of tax records and Earl Chambers' interview, no date, 2, in the files of the HSFW.

²⁶⁸ H. S. Baarslag, Jr., Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, June 26, 1946, in the files of the HSFW.

deep wells supplying approximately 18 miles of water mains in the Brooklake area.²⁶⁹

Through a series of water and sewer district formations, consolidations, and mergers over the years, the water system formerly operated by the Lake Center Water Cooperative subsequently became part of Lakehaven Utility District, a municipal corporation of the State of Washington that now provides water and sanitary sewer service to the entire greater Federal Way territory. King County Water District No. 64 was formed in 1940 and assumed ownership and operation of a private water system that gradually expanded until it incorporated most of the northern part of the present Utility District. King County Water District No. 100 was formed in 1958 and assumed ownership and operation of the Lake Center Water Cooperative's water system. This system gradually expanded until it incorporated most of the southern part of the present Utility District. The King County Board of Commissioners officially incorporated Lakehaven Sewer District on February 27, 1956, by adoption of Resolution No. 16210. District No. 64 and District No. 100 were officially combined on November 30, 1971 to form King County Water District No. 124. On September 17, 1985, voters authorized the consolidation of King County Water District No. 124 into Lakehaven Sewer District. In conjunction with this merger, Lakehaven Sewer District changed its name to "Federal Way Water and Sewer District." A merger with King County Water District No. 56, which had provided water service to the Redondo and Buenna neighborhoods, was completed in November, 1987. On August 7, 1994, the District changed its name to "Lakehaven Utility District," as it is now known.²⁷⁰

Section 19 - Brooklake Community Fair

The Brooklake Community Club became well known for the annual Community Fair they sponsored and promoted. They were responsible for its finances and operations.²⁷¹ Another conundrum that I have not been able to determine is the date of the first of these annual fairs. The advertising for the Brooklake Community Fair always referred to the fair as starting in 1940. Since the Brooklake Community Center was not formed until 1943, who started it and where it was held before 1943 remain unknown. Actual details of the fair are only known from 1944 forward.

²⁶⁹ "Washington Fair Questions, Factors to be considered in Evaluating Fairs," Brooklake Community Fairs, October 25, 1951, 1, 2, in the files of the HSFW.

²⁷⁰ Lakehaven Utility District History, <http://www.lakehaven.org/history.htm>, accessed March 24, 2015 and summarizing by Bert Ross former Lakehaven employee, using Lakehaven Utility District *February, 2016 Water System Plan Update*, Section 1.1.3 "History," <http://www.lakehaven.org/169/Comprehensive-Water-Wastewater-Plans>, accessed October 9, 2016.

²⁷¹ "Washington Fair Questions, Factors to be Considered in Evaluating Fairs," Brooklake Community Fair, October 25, 1951, 1, 2, in the files of the HSFW.

Perhaps the annual Brooklake Community Fair actually started in 1940 under the guidance of the Harding Improvement Club.

Because of its growth and influence, the State of Washington granted the Brooklake Community Fair a Class “C” rating.²⁷² A Class “A” Fair was one that had participation from the entire state. A Class “B” Fair had participation from an entire county and was therefore usually referred to as a County Fair. A Class “C” Fair was one that covered a localized area such as part of a county or an area with a local commonality. The area covered for the Brooklake Community Fair for its Class “C” rating was loosely defined as the area covered by the Associated Improvement Clubs of South King County.²⁷³ In the 1951 report to the Washington State Department of Agriculture, it was reported that there were 59 members in the South King County Associated Community Clubs.²⁷⁴

The advantage of being recognized as a Class “C” Fair meant that the State of Washington would pay through State funding up to fifty percent of the cost, including prizes, for supporting agriculture.²⁷⁵ The purpose for the State awarding financial support was to encourage open competition among 4-H clubs and Smith-Hughes work among youth.²⁷⁶ In 1953 the Brooklake Community Fair was given first place over 26 other Class “C” fairs in the State of Washington.²⁷⁷

The Brooklake Community Fair was usually held on a Saturday and Sunday. It consisted of exhibits, flower shows, hobbies, and antiques.²⁷⁸ Admission to the fair was free. The 1951 attendance was estimated at 2,000.²⁷⁹

²⁷² “Washington Fair Questions, Factors to be Considered in Evaluating Fairs,” Brooklake Community Fairs, October 25, 1951, 1, 2, in the files of the HSFW, Hilda Libo, “Brooklake Contributes to Area’s Developments,” *Federal Way News*, August 27, 1958, 6, and “Bounty at Brooklake,” *Seattle Post Intelligencer*, September 9, 1951, p. not known.

²⁷³ “Bounty at Brooklake,” *Seattle Post Intelligencer*, September 9, 1951, p. not known.

²⁷⁴ “Washington Fair Questions, Factors to be Considered in Evaluating Fairs,” Brooklake Community Fair, October 25, 1951, 3, in the files of the HSFW.

²⁷⁵ “Washington Fair Questions, Factors to be Considered in Evaluating Fairs,” Brooklake Community Fair, October 25, 1951, 2, in the files of the HSFW.

²⁷⁶ Sverre N. Omdahl, Director, Department of Agriculture, Olympia, Washington, to Charles M. Fread, President, Brooklake Community Fair, Attachment, 1, May 24, 1951, in the files of the HSFW..

²⁷⁷ “Brooklake Community Fair Acclaimed by Fairs Assn.,” newspaper not identified, no date or page number, in the files of the HSFW..

²⁷⁸ Brooklake Community Fair Flyer, no date, in the files of the HSFW.

²⁷⁹ “Washington Fair Questions, Factors to be Considered in Evaluating Fairs,” Brooklake Community Fair, October 25, 1951, 4, in the files of the HSFW.



Figure 31 - Brooklake Community Club members in a parade float advertising the Brooklake Community Fair, circa 1952. (Courtesy HSFV.)

I have picked a few fair activities at random to give a feel for the fair. Much more material is available in the files of the HSFV.

Sponsorship of 4-H activities under the presidency and fair chairmanship of Jack Fread netted for The Brooklake Community Club an honorable mention for Class “C” fairs in 1952. The following year under the presidency of Ralph Hose and the fair chairmanship of Verlyn Ellis, the event won first place over 27 other State of Washington Class “C” fairs.²⁸⁰

The 1958 Brooklake Community Fair was held September 6 and 7, 1958, under the chairmanship of H. C. Reiton.²⁸¹

²⁸⁰ Hilda Libo, “Brooklake Contributes to Area’s Developments,” *Federal Way News*, August 27, 1958, 6 and newspaper clipping with photo, newspaper not identified, no date, in the files of the HSFV.

²⁸¹ Hilda Libo, “Brooklake Contributes to Area’s Developments,” *Federal Way News*, August 27, 1958, 6.



Figure 32 - 1954 officers of the Brooklake Community Fair. Left to right, back row: H. C. Reiten, trustee and fair chairman; Ralph W. Hose, trustee; Miss Shirley Irish, queen; Charles M. Fread, trustee. Front row: Mrs. Harold Meritt, corresponding secretary; Louis C. Blasi, president; Mrs. William Liewellyn, recording secretary; and Mrs. V. J. Titors, treasurer. (Courtesy HSFW.)



Figure 33 – Brooklake Community Fair princesses, with the queen in the middle, year unknown. (Courtesy HSFW.)

The Brooklake Community Club sponsored 4-H camp ships attendance at Whidbey Island for one deserving boy or girl each summer. It also supplied funds for qualifying 4-H members to the state camp at Pullman. Also included among the club's interests were support of American Legion Boy and Girl Staters, girl's day camp, scouting and Campfire Girls activities and affiliation with the Greater Federal Way Chamber of Commerce, Saltwater State Park Association, Associated Improvement Clubs of South King County, Federal Way Library and Washington State Fairs Association.²⁸²

1951 Brooklake Community Fair Summary

Information for the 1951 Brooklake Community Center is included here as a typical example of what went on at the fair. The 1951 Brooklake Fair had 135 adult exhibitors and 21 junior exhibitors. In a response to the Washington State Department of Agriculture, the Brooklake Community Club indicated they had 22 "departments" for the 1951 Community Fair. These were:

²⁸² Hilda Libo, "Brooklake Contributes to Area's Developments," *Federal Way News*, August 27, 1958, 6.

- Ways and Means – prizes and concessions
- Publicity – radio and newspaper
- Properties – arrangements and parking
- Youth – teen-age popularity contest, musical, scouting and recreational activities
- Kitchen and snack bar
- Program
- Tree planting ceremony
- Antiques
- Hobbies – ceramics, handicraft, Madigan General Hospital and Mt. View Sanitarium handicraft
- Home sewing and fancy work
- Baked foods
- Home canning
- Dried produce
- Fresh fruits and vegetables
- Floral arrangements and flower exhibits
- Organizational displays – outside civic and community groups
- Poultry exhibits
- Commercial booths and business courtesy cards displaying home beautification material, electrical household items, farm equipment, livestock and poultry foods, automotive supplies, gardening supplies, and grocery items
- King County Library
- King County Blood Bank
- Membership
- Historian²⁸³

The Brooklake Community Fair did not have carnival or amusement rides.²⁸⁴

²⁸³ “Washington Fair Questions, Factors to be Considered in Evaluating Fairs,” Brooklake Community Fair, October 25, 1951, 2, in the files of the HSF.

²⁸⁴ “Washington Fair Questions, Factors to be Considered in Evaluating Fairs,” Brooklake Community Fair, October 25, 1951, 2, in the files of the HSF.

The financial statement for the 1951 Brooklake Community Fair is shown below.

1951 Brooklake Community Fair Financial Statement²⁸⁵				
		Receipts	Disbursements	Net Profit
Prizes		\$911.85 ²⁸⁶	\$830.25	\$81.60
Kitchen and Snack Bar	\$483.05	291.32	191.73	
Concession	471.59	304.20	167.39	
Commercial Booths and Courtesy Cards	240.00		240.00	
General Fair Expense		123.85		
Total	\$2,106.49	\$1,549.62	\$556.87	

Note: As mentioned in footnotes 286 and 287 there appear to be problems with the addition so handwritten corrections were made that are not included here. Just consider the figures as typical representations.

After Washington State reviewed the submitted financial statement they reimbursed fifty percent of the total \$700.86 prize money that was awarded for activities by the 4H, FFA and others. So \$350.43 was reimbursed for their half of the prize money, resulting in a total \$906.30 profit for the Brooklake Community Fair in 1951.²⁸⁷

Detailed records of all aspects of the 1951 Brooklake Community Fair are in the files of the HSFW. This included people involved, recipients of prizes, advertising used and details of every item purchased for use and details of the items remaining in inventory. For those interested in getting a real flavor how one of these fairs was put on and what occurred, the files are worth examining.

Cecil Solly, well known radio broadcaster for KIRO in the 1940s and 1950s, often plugged the Brooklake Community Fair's agricultural displays on his radio program. This helped bring people to the fair, even as far north as the Seattle area.²⁸⁸

²⁸⁵ "Washington Fair Questions, Factors to be considered in Evaluating Fairs," Brooklake Community Fair, October 25, 1951, 4, in the files of the HSFW. The figures have been adjusted by handwritten entries that are confusing, so I have used the typed figures that were sent to the State of Washington.

²⁸⁶ \$831.85 of this amount represented the sale of raffle tickets, as shown in a financial statement breakdown, 1951 Brooklake Community Fair, in the files of the HSFW.

²⁸⁷ Card identified as from the Washington State Department of Agriculture, in the files of the HSFW.

²⁸⁸ Anne Williams, Secretary to Cecil Solly, KIRO radio broadcaster, to Charles M. Fread, President Brooklake Community Fair, August 29, 1951, in the files of the HSFW and Charles. M. Fread, President, Brooklake Community Fair, to Cecil Solly, KIRO radio broadcaster, September 13, 1951.



Figure 34 - Brooklake Fair Queen and princesses advertising the 1957 Brooklake Community Fair. (Courtesy HSFW.)

1952 Brooklake Community Fair Summary

The following is a partial summary of the questionnaire the Brooklake Community Club was required to send to the State of Washington for the 1952 Fair:²⁸⁹

1. Description of the area served – Southwest portion of King County and adjoining portions of Pierce County.
2. Size of fair grounds – 18 acres.
3. List of permanent physical facilities on the fairgrounds – 18 acres partially wooded with virgin pine and maple trees, including private spring-fed lake. Main auditorium with kitchen, dining room, branch of King County Library on ground floor with six-room apartment on the second story for custodian. 24' x 100' fair building attached. All modern and fully equipped. Garage. Outdoor kitchen fully equipped. Playground and equipment. Small track. Parking facilities for 500 cars. 20' x 40', 4-H exhibit building built for future expansion of 40' x 116' including stage and auditorium. On this property are two deep wells supplying approximately 18 miles of water mains in the Brooklake area.
4. Who is represented on the Fair Board? – Brooklake Community Club officers only.
5. When was the fair organized and how long has it run continuously? – 1940-1952.
6. What was the total number of exhibitors? – Adult 165, junior 51.
7. Describe Departments – Total 26.

²⁸⁹ "Permanent File Copy of 1952 Report to the State of Washington for the 1952 fair," not dated, in the files of the HSFW.

- a. Ways and Means – Prizes
 - b. Outdoor concessions
 - c. Publicity – radio, newspaper, form letters, posters
 - d. Properties
 - e. Arrangements
 - f. Parking
 - g. Youth – 4-H exhibits
 - h. Music
 - i. Recreational activities
 - j. Kitchen
 - k. Snack bar
 - l. Program
 - m. Hobbies – ceramics, home sewing and fancy work
 - n. Baked foods
 - o. Home canning
 - p. Fresh Fruits and vegetables
 - q. Floral arrangements and floral exhibits
 - r. Organizational displays – outside civic and community groups including youth groups
 - s. Electrical exhibits
 - t. Poultry exhibits
 - u. Rabbit exhibits, beef and dairy cattle exhibits
 - v. Commercial booths and business courtesy cards displaying home beautification materials, electrical household items, farm equipment and gardening supplies
 - w. King County Library
 - x. King County Blood Bank
 - y. Membership
 - z. Historian
8. Is there a carnival in operation on fair grounds? – No.
 9. What programs are for the whole family? – Valley Rhythmaires, The Roving Westerns, Concerts by members of Tacoma Youth, Moose Accordion Band, Dinner music, Hawaiian music and dancers, Scotch Sabre Dancers and Pipers in native Scotch costumes.
 10. Is there a specific “Kids’ Day”? – Special portions both Saturday and Sunday - including 4-H judging, fitting and showing contest by 4-H members of livestock clubs, 4-H demonstrations, 4-H auction and presentation of queens and princesses of Associated Improvement Clubs.
 11. Is there a livestock parade? – Yes; fitting and showing contest by 4-H livestock members who lead animals around track, putting them through various performances in accordance with previous training.

12. How are 4-H and FFA events promoted? - Special booth displays and announcements over public address system and 4-H auction sponsored by the Brooklake Community Club.
13. Are there any other organizations of a community booster type or service clubs that assist you voluntarily in putting on the fair? – Associated Improvement Clubs of South King County composed of 59 community clubs which give publicity to the fair through their joint and several organizations. Both the King County and Pierce County 4-H offices and several of their 4-H clubs through assistance, participation and suggestions contributed greatly to the success of the fair.
14. What prizes were given? –
 - a. Merchandise prizes consisting of living room suites, dyed Russian Squirrel coat full length, Remington 30-06 rifle, chrome dinette set, outdoor barbeque set, Universal 8-cup automatic coffee maker, lawn hammock assembly, child's outdoor gym set, electric steam iron and garden cart - \$883.10.
 - b. Youth awards - \$88.35.
 - c. Awards for adult agricultural and home economic exhibits, organizational and floral exhibits - \$92.55.
 - d. Awards of interest in music and recreation - \$70.26.
 - e. Total - \$1,134.26
15. What was total paid attendance? – There is no admission charge to the fair, approximately 3,000 attended. Fifty people were served free lunches in the interest of music judging and recreation at a cost of \$70.26.
16. What was the total number of exhibits? – 216.
 - a. Livestock – 34 – including chickens, geese, rabbits, goats, and beef and dairy cattle.
 - b. Home economics – 51 – including 4-H cooking and sewing entries.
 - c. Other agriculture – 124 – consisting of 85 adult fruit, vegetable and canning entries and 39, 4 - H garden entries.
 - d. Miscellaneous – 186 – Flowers; electrical; organizational; commercial, including honey, paint, wall paper, radio, TV, washing machine, oil heater, corsages; ceramic hobbies; King County Library; American Legion; Orthopedic; specialty furniture; wall plaques; copper pots; vacuum cleaner demonstrations.

17. Financial Statement –

Item	Receipts	Disbursements	Net Profit
Merchandise Prizes	\$698.55	\$883.10	-\$184.55
Youth awards		\$88.35	-\$88.35
Awards for adult agriculture and home economic exhibits, organizational and floral exhibits		\$92.55	-\$92.55
Awards in interest of music and recreation		\$70.26	-\$70.26
Concessions	\$562.23	\$344.70	\$220.53
Commercial booths and courtesy cards	\$180.00	\$21.10	\$158.90
Kitchen and snack bar	\$573.27	\$310.81	\$262.46
Advertising	\$15.50	\$109.36	-\$93.86
Totals of above	\$2,032.55	\$1,920.23	\$112.32
Fifty percent of merchandise, cash, meal and concession awards (\$1,134.26) to be provided by state	\$567.13		\$567.13
Actual total profit			\$679.45

In November 1955 the Brooklake Community Club Board of Trustees approved guidelines for managing the Brooklake Community Fair:

1. Promote progress and welfare of the community, the annual fair being the major project of the Brooklake Community Club.
2. That the groundwork for the fair be laid at the start of each club year, and progress be reported each month as part of the regular business routine.
3. That the elected officers and board of trustees serve in the capacity of the fair board; the president being the fair chairman; vice chairman, co- chairman; treasurer, administrator of fair funds; recording and corresponding secretaries acting in their regular capacities to maintain a permanent file of all fair activities; and the board of trustees serving the fair in the same capacity as set down in the By-Laws, Article 5, Section 1.
4. The chairman, co-chairman and standing committees be selected by the executive board to insure placing of all club members on committees and avoid undue duplication. That, the executive board

prepare a set schedule of year-round and fair-time responsibilities for each committee similar to the section in the By-Laws applying to officers and their duties. And that this schedule bearing the names of chairman, co-chairman and members of each committee, and their budget expenditure be conveniently posted for the edification of the entire membership.

As a guide for your consideration, listed below are the standing committees and recommended duties:

WAYS & MEANS – Provide funds to maintain club activities. In relation to the fair, manage bingo and direct concessions reserved for the club itself or allocated to community and civic organizations of the district.

PROGRAM – Provide and direct programs for both club meetings and the fair.

PUBLICITY – Publicize activities of all standing committees and monthly meetings; prepare advertising campaign for fair. Supervise kitchen and snack bar.

ROADS UTILITIES – Expedite resolutions for consideration by the Association. Supervise parking at the fair.

PARKS & PLAYFIELDS – Expedite ground improvements and further recreational activities on Brooklake properties; assist on Salt Water State Park activities; secure and supervise commercial rides and related concessions in conjunction with fair board policies.

MEMBERSHIP & HOSPITALITY – Plan activities for increasing membership. Secure signatures of guests on guest book and introduce at meetings and social functions where practicable. Sell booths and courtesy cards, determine spacing and supervise booth set-up.

ASSOCIATED IMPROVEMENT CLUBS OF SOUTH KING COUNTY – Handle everything related to Associated activities.

1. Remind Queen to attend meetings. . . .
2. In Queen's absence at functions prepare adequate excuse.
3. . . .
4. Supervise Queen's coronation. . . .
5. Supervise club's participation in Queen's tour to Olympia.
6. Supervise participation in Seattle Seafair and Auburn Days activities.
7. Secure and present gifts to queen and princess at February meeting at approximate amounts of \$7.50 for the queen and \$5.00 for the princesses.

With respect to the fair, supervise non-commercial booths

designated as organizational and community club booths.

The queen mother will preside as chairman of this activity.

WELFARE – Supervise blood bank, UGN, civil defense and other welfare activities arising within the community. . . . Fair duties comprise supervision of garden club booths and individual floral exhibits.

HISTORICAL & TELEPHONE COMMITTEE – Continue present historical scrapbook as far as practicable. . . . Notify members of special events by telephone . . . Supervise individual adult home economics and agricultural exhibits at the fair.

YOUTH Committee – Throughout the year propagate and continue the 4-H program and sponsor periodic youth parties and recreation. . . . In connection with the fair supervise 4-H home economic, agricultural and livestock exhibits; Boy and Girl Scout booths; and Campfire Girls booths.

NOMINATING COMMITTEE - Appointed by the president in September to prepare panel of candidates for annual election in November. This committee has no responsibilities as regards to the fair.²⁹⁰

A summary of the schedule for the 1955 Brooklake Community Fair is provided in Appendix H – “1955 Schedule for Annual Brooklake Community Fair.”

The Brooklake Community Club was forced to cancel the 1962 Brooklake Community Fair that had been set for September 8 and 9. The reason given by Joe Mathias, president, was that there was a conflict of dates and other interests.²⁹¹

I suspect the growing lack of interest in local community club events led to a lack of volunteers, and lack of sufficient funds may also have been a factor. I have not determined when the last of these fairs occurred.

²⁹⁰ “To Members of the Brooklake Community Club Regarding Responsibilities for Fair,” November 8, 1955, 1, 2, in the files of the HSFW.

²⁹¹ “Community Club Cancels Fair,” *Federal Way News*, August 22, 1962, p not known.

Section 20 – 4-H Building and Activities



Figure 35 - The leaders of the 1953 Brooklake Community Club are shown in January 1953, planning the expansion of 4-H clubs in south King County. Officers were, left to right, top row: Mrs. William Liewellen, corresponding secretary; Harry Cherry, trustee; Christ Gartner, treasurer; I. C. Blaesi, trustee; Mrs. Ralph Hose, recording secretary. Bottom row: Ralph Hose, president; Miss Janice Blaesi, queen; and Vern Ellis, vice president. Princess Kay Frease and Trustee Charles M. Fread were not present. (Courtesy The Tacoma Sunday News Tribune and Ledger.)

4-H Club Activities

The Brooklake Community Club had always worked with youth programs. In an effort to expand this effort, they asked various agencies and groups where they might contribute the most. In 1951, Edgar F. McMinn, Co-Operative Extension Work in Agriculture and Home Economics, State of Washington indicated to Charles M. Fread, President of the Brooklake Community Club that:

I would suggest that the club sponsor 4-H Club work and that you get several 4-H clubs going and that they hold 4-H Club meetings for the youngsters the same night that the community club meets.

We think that the 4-H Club has one of the best youth programs obtainable. It is one where there is literature available to them and to the adult leads. Also there is a continuous program going throughout the year which should hold and stimulate the interest of the youngsters, not only in better home and farm practices, but it will also develop them into better and useful citizens when they become adults.....²⁹²

The Brooklake Community Club had already been active with 4-H groups but decided to expand their work in this area and requested assistance from the County Extension Agent.²⁹³ In January 1952, the Brooklake Community Club decided to place special emphasis on 4-H activities.²⁹⁴

In line with the Brooklake Community Club's objective to promote 4-H clubs, the Brooklake Community Club sponsored a float that featured 4-H Boys and Girls in the July 26, 1952, Auburn Days Parade.²⁹⁵

On September 18, 1952, the Brooklake Community Club hosted a meeting of all 4-H clubs in South King County to talk about enlarging existing 4-H clubs and organizing new 4-H clubs.²⁹⁶ Edgar F. McMinn, King County Extension Agent led the meeting.²⁹⁷

The projects then undertaken by 4-H clubs included: cooking and meal planning; sewing; poultry; rabbits; beef and dairy cattle; pigs; sheep; gardening; electricity and ceramics. The goal was to find other projects as well that fit into a farming environment for youth.²⁹⁸

4-H Building

In 1952 in support of expanding the 4-H program, the Brooklake Community Center decided to add another building strictly for that purpose. The major clubs were asked to provide financial support. In September 1952, the Brooklake Community

²⁹² Edgar F. McMinn, County Extension Agent, Co-Operative Extension Work in Agriculture and Home Economics, State of Washington, to Charles M. Fread, President, Brooklake Community Club, December 3, 1951, in the files of the HSFW.

²⁹³ Charles M. Fread, President, Brooklake Community Club, to Edgar F. McMinn, County Extension Agent, Seattle, Washington, December 21, 1951, in the files of the HSFW.

²⁹⁴ Mrs. Charles M. Fread, Secretary, Brooklake Community Club, to the *Seattle Times*, Seattle Washington, January 9, 1952, in the files of the HSFW.

²⁹⁵ Charles M. Fread, President, Brooklake Community Club, to Mr. H. T. Hughes, Chairman, Auburn Day Parade Committee, Auburn, Washington, June 25, 1952, in the files of the HSFW.

²⁹⁶ Charles M. Fread, President, Brooklake Community Club, Announcement flyer for September 18, 1952, 4-H organization meeting, not dated, in the files of the HSFW.

²⁹⁷ Mrs. Charles M. Fread, Secretary, Brooklake Community Club, to The *Auburn Globe*, Auburn, Washington, September 19, 1952, in the files of the HSFW.

²⁹⁸ Charles M. Fread, President, Brooklake Community Club, Announcement flyer for September 18, 1952, 4-H organization meeting, not dated, in the files of the HSFW.

Club provided \$350.00 for which they received 350 shares of Brooklake Community Center stock.²⁹⁹



Figure 36 - 1952 Brooklake Community Club Board of Directors meeting to discuss 4-H club activities. Officers were, left to right, bottom row: Charles M. Fread, president; Janice Blaesi, princess; Geralyn Gartner, queen; and L. C. Blaesi, trustee; Top row: Mrs. V. A. Ellis, corresponding secretary; Errol Lucas, trustee; V. A. Ellis, vice president; Christopher Gartner, treasurer; Ralph Hose, trustee; and Mrs. Charles M. Fread, recording secretary. (Courtesy *Tacoma News Tribune*, January 15, 1952.)

Funds for the 4-H Building construction project were requested from area businesses as far away as Seattle. A request was made to Sears, Roebuck and Co. for financial support. Sears, Roebuck and Co. politely declined.³⁰⁰

The Brooklake Community Club applied for funding assistance for the building to United States Senator for Washington State Harry P. Cain. Senator Cain politely responded that no funding was available from the United States Department of Agriculture for a project like this. The Agriculture Department could provide advice and services provided by local Agricultural Agents, but there was no provision under

²⁹⁹ Charles M. Fread, President, Brooklake Community Club to Mr. H. S. Baarslag, Jr., President, Brooklake Community Center, September 22, 1952, in the files of the HSFW

³⁰⁰ E. R. Cameron, Northwest Director of Public Relations, Sears, Roebuck and Co., to Charles M. Fread, President Brooklake Community Club, August 20, 1952, in the files of the HSFW.

the law for financial assistance.³⁰¹ The Club also requested funding from Washington's other United State Senator, Warren G. Magnuson.³⁰² No response has been found from Senator Magnuson.

The plan developed required \$1,000 for materials, with the work to be done by volunteers. On April 22, 1952, the State of Washington Department of Agriculture awarded the Brooklake Community Fair \$500.00 from funds available for special assistance to help with the building project.³⁰³

In March 1952, the United States Army was selling some portable buildings that were then at Ft. Lewis and formerly used in trailer camps. Charles Fread thought a free building may be available, or perhaps a source of some free lumber.³⁰⁴ No response from the Army has been found.

On June 26, 1952, the Brooklake Community Center put out a request for bids for the material for the 4-H Building.

The Brooklake Community Club, a non-profit corporation, is sponsoring the construction of a display building for the 4-H groups in the community in connection with their annual fair. This structure will be located on our property. . . .

Due to limited funds available we are constructing this building a section at a time, with plans to build a section a year for five years. All labor for this project is being donated by the people of the community, many of whom are parents of 4-H children.

We have prepared the enclosed list with our material requirements. Where more than one grade of lumber is indicated we would appreciate your quoting on both grades so that we can decide on the grade to purchase. Quantities are approximate but should not vary more than 10 percent. We desire quotations on Douglas Fir, but we will consider bids for other materials and the bid should indicate if it is an alternate material, such as grade or type.

Delivery of the material marked (*) is desired on or before July 11, 1952, and the balance on or before July 25, 1952. Please have your quotation in our hands not later than July 3, and state discount for cash in 10 days³⁰⁵

³⁰¹ Harry P. Cain, United States Senate, to Charles M. Fread, President, Brooklake Community Club, May 2, 1952, in the files of the HSFW.

³⁰² H. S. Baarslag, Jr., President, Brooklake Community Center, to The Honorable Warren Magnuson, United States Senate, Washington D. C., March 25, 1952, in the files of the HSFW.

³⁰³ Sverre N. Omdahl, Director Department of Agriculture, State of Washington to Brooklake Community Fair, April 22, 1952, in the files of the HSFW.

³⁰⁴ Charles Fread, President, Brooklake Community Club, to Col. John P. Buehler, District Engineer, Corps of Engineers, U. S. Army, Seattle, Washington, March 13, 1952, in the files of the HSFW.

³⁰⁵ H. S. Baarslag, Jr., President, Brooklake Community Center, Request for Bids, to unnamed lumber suppliers, June 26, 1952, 1, in the files of the HSFW.

Attached to this request for bids was a one page list for shiplap sheathing, dimension lumber, four 6-inch x 12-inch x 20-foot-long S4SW beams, car decking, rough boards, gutter material and nails.³⁰⁶

On July 23, 1952, Mrs. H. Fread, Secretary of the Brooklake Community Club indicated the material was on hand to build the 4-H exhibit building and asked for volunteers to assemble it. The Brooklake Community Club was currently sponsoring ten 4-H clubs and hoped to have the building ready for the September 6 and 7, 1952, Brooklake Community Fair.

On July 14, 1952, Timber Structures, Inc. notified the Brooklake Community Center that they would ship the ordered 7-inch x 26-inch x 40-foot, glulam beam/member on August 1, 1952. The bill was \$318.00. The glue to be used was the then-approved casein for interior use.³⁰⁷

On July 29, 1952, it was reported to the Brooklake Community Center Board of Trustees by William Peacocke, grounds superintendent, that the area around the new 4-H Building required clearing of trees and stumps and removal of brush to a central pile. Peacocke advised that he would perform this service at no cost to the facility in exchange for the trees removed. He had bulldozing equipment available. At the same meeting the Brooklake Community Club requested \$500.00 in stock for the \$500.00 donated for construction of the 4-H Building. This request was approved. Since the then-current cost estimate to build the 4-H Building was \$1,200.00, and when considering the Brooklake Community Club's \$500.00 contribution, the Brooklake Community Center obligated itself to pay half of the remaining cost.³⁰⁸

Since the 4-H Building was expected to be completed for the 12th Annual Brooklake Fair to be held on September 6 and 7, 1952, advertising and letters were used to inform people of this upcoming improvement. Ten 4-H clubs sponsored by the Brooklake Community Club would use it. This added building with its expanded attractions was expected to increase fair attendance.³⁰⁹

At the August 26, 1952, Brooklake Community Center Board of Trustees meeting, 4-H Building Chairman H. C. Reiten reported that the 4-H Building roof should be finished by the end of August, so that the 40-foot x 20-foot building would be ready for the fair in September. Since this work was being done by volunteers it was important that the volunteers show up. There would not be time or money available to

³⁰⁶ H. S. Baarslag, Jr., President, Brooklake Community Center, Request for Bids, to unnamed lumber suppliers, June 26, 1952, 2, in the files of the HSFW.

³⁰⁷ Sales Order, Timber Structures, Portland, Oregon, to Brooklake Community Center, July 14, 1952, in the files of the HSFW.

³⁰⁸ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, July 27, 1952, 1, 2, in the files of the HSFW.

³⁰⁹ Verlyn A. Ellis, Chairman, Brooklake Community Fair, to Brooklake Fair Supporters, August 4, 1952, in the files of the HSFW.

have the concrete floor poured in the building by the start of the fair.³¹⁰ Despite the lack of a concrete floor, the 4-H Building was used by the various 4-H Clubs at the annual fair that year.

At the September 30, 1952, Brooklake Community Club 4-H Building chairman suggested that the doors to the building be put in place before winter. Due to a theft of some roofing materials, the cost estimate had to be increased by \$192.00.³¹¹

At the October 28, 1952, regular meeting of the Brooklake Community Center

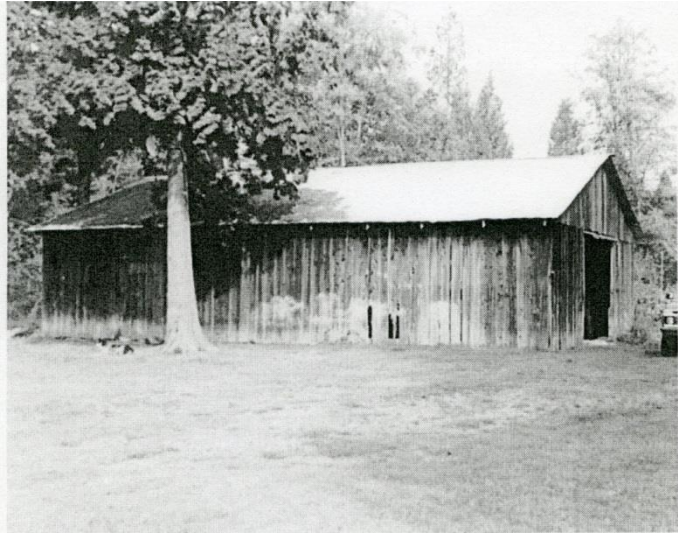


Figure 37 – OB2, pictured facing north, circa 1960s, may have been what was referred to as the “4-H Building.” The large tree in the foreground is no longer present. (Courtesy HSFw.)

Board of Trustees, John McIntosh, Board Chairman, indicated the total cost of materials for the 4-H Building had reached \$1,309.24. Doors and windows were available to be installed as soon as volunteers could be recruited.³¹²

By November 1952, the first section of the 4-H Building was completed; it was decided that a \$1,000.00 insurance policy, with an approximate \$25.00 annual premium, be added to the Community Center’s present policy.³¹³

In January 1953, a leak was reported in the roof area of the 4-H Building. It was decided that cleaning the gutter would solve this problem.³¹⁴

In early 1953 some roofing was stolen from the roof of the 4-H Building. The insurance company determined that some of the stolen roofing was found on a home in Tacoma and was not the type that the Brooklake Community Center had originally purchased. The claim was subsequently denied because there was no basis to the claim.³¹⁵

³¹⁰ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, August 26, 1952, in the files of the HSFw.

³¹¹ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, September 30, 1952, in the files of the HSFw.

³¹² Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, October 28, 1952, in the files of the HSFw.

³¹³ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, November 25, 1952, in the files of the HSFw.

³¹⁴ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, January 27, 1953, 1, in the files of the HSFw.

³¹⁵ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, February 24, 1953, 2, in the files of the HSFw.

Also in early 1953 the Brooklake Community Center installed some children's playground equipment. This included a small merry-go-round.³¹⁶

In the April 1953, minutes of the Annual Meeting of the Brooklake Community Center reported that expenditures for the 4-H Building were \$1,330.51. It was also reported by Wayne Hill, chairman of the Building Committee that:

[t]he prospects of obtaining additional money for continuing the 4-H building are quite improbable and complimented Hjalmer Reiten highly for his personal industry in construction of the building to date. He felt that the structure in its present state was an eyesore to the Brooklake Community Center property and recommended that ways other than through state fair assistance be devised to complete or place the 4-H building in a creditable state. Money received from the Jubilee would hardly be sufficient for this purpose and might be better applied to general property maintenance. Mr. Hill suggested that the Center would not be adverse to receiving gifts or grants from local benefactors for the express purpose of completing the 4-H building in the interest of youth assistance and community development.³¹⁷

As part of the 1953 – 1954 Brooklake Community Center budget, the sum of \$1,833.73 was included for installation of windows and framing in doors in the 4-H Building.³¹⁸

As mentioned in Section 15 – “Additional Buildings,” I am not sure if OB1 or OB2 is the 4-H Building referred to here.

Expansion of 4-H Building

During the annual meeting of the stockholders of Brooklake Community Center, which was held April 29th, 1955, the following excerpt was read from the Minutes of the last regular Center Board meeting:

Errol Lucas moved the President appoint a Committee to investigate the possibilities of what revenue can be expected upon the completion of the 4-H Building by renting it year around, that if the report is favorable toward the feasibility of calling a special meeting of the stockholders, that this action be taken by the Center

³¹⁶ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, April 21, 1953, in the files of the HSFW.

³¹⁷ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, April 24, 1953, 1, in the files of the HSFW.

³¹⁸ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, April 24, 1953, 4, in the files of the HSFW.

Board members. That said report should be made within 60 days of appointment.”

The date for this special meeting was set as May 26th...³¹⁹

At the May 11, 1955, Annual Meeting of the Brooklake Community Center the membership voted to allocate funds for construction of an addition to the then-present Fair Building to alleviate space shortage for Peter Fyfe Auctions and the annual Brooklake Community Fair. Ralph Hose and Hjaimer Reiten were appointed to chair a committee composed of representatives from the three participating clubs to determine the feasibility of enlarging the then-present 4-H Building to accommodate rental needs of the community.³²⁰



Figure 38 - Coral Micklethwait, 1947, organizer of Brooklake Hillbillies. (Courtesy *Federal Way News*.)

At the August 1955 meeting of the Board of Trustees of the Brooklake Community Center, Mr. Baarslag reported that he had a new source for purchase of laminated beams when new sections are added to the 4-H Building. Also reported was the expenditure of \$338.77 for roofing and \$8.33 for electrical components for the Fair Building.³²¹

Section 21 - Brooklake Hillbillies

I am not sure exactly when the Brooklake Hillbillies first formed. There is no record of organizational meetings or the first performance that I have found.

Apparently, performances began in the late 1940s. Coral

Micklethwait was the apparent organizer and leader during the group’s several years’ run. Coral Micklethwait is described as being known from coast to coast, and particularly well known in Tacoma where she presented numerous performances dating back to the 1920s.³²²

The Brooklake Hillbillies originally formed as a “fun-group” part of the Brooklake Community Club. They soon became the feature attraction of the Brooklake Community Club Fair. Consisting of about 20 performers, they wore zany costumes, usually with a hillbilly flavor, and performed a musical and comedy vaudeville show.

³¹⁹ H. S. Barrslag, Jr., President, Brooklake Community Center, to Vern Frease, President, Brooklake Community Club, May 3, 1955, in the files of the HSFW.

³²⁰ Hilda Libo, “Brooklake Community Club News,” [newspaper clipping possibly from the *Federal Way News*], May 11, 1955, page not known, in the files of the HSFW.

³²¹ Hannah J. Fread, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, August 31, 1955, 1, in the files of the HSFW.

³²² “Coral Micklethwait Directs Hillbillies,” Flyer for Annual Brooklake Community Club Fair, undated, in the files of the HSFW.

They soon became well known throughout the area and performed for many other community, church and school functions as far away as Highline to the north, Enumclaw to the east and Olympia to the south.

Advertising indicated the group had singing, dancing, and instrumental solos, and occasionally a little magic act was thrown in for good measure. One letter indicated they charged the facilities they visited 25 percent of the gross ticket sales or a minimum charge of \$25.00 for their services. The performers were all volunteers and received no pay. All proceeds went to Brooklake Community Center projects.³²³ They also participated in parades throughout the area. An undated [although probably 1949



Figure 39 - Brooklake Hillbillies, circa 1952. (Courtesy HSFW.)

or 1950] newspaper article indicates they would participate in the Auburn Days Parade.³²⁴ A letter to the Auburn Days Parade Committee indicates the Brooklake Community Club would participate in the July 31 parade through downtown Auburn with a float. They were given by the parade committee the option of entering the non-commercial or best comic award categories.³²⁵ The announcement from the Auburn Days Parade Committee indicated that 20,000 people had attended the 1950 Auburn Days Parade.³²⁶

³²³ C. R. Fleming, to Mrs. Albert Nelson, Spanaway Washington, May 28, 1951, in the files of the HSFW.

³²⁴ "Brooklake Hillbillies to Parade Auburn Day," clipping from unidentified newspaper, undated [probably 1949 or 1950], no page number, in the files of the HSFW.

³²⁵ Charles M. Fread, President, Brooklake Community Fair, to H. T. Hughes, Chairman, Auburn Days Parade Committee, Auburn, Washington, May 29, 1951, in the files of the HSFW.

³²⁶ "56th Auburn Days Celebration" flyer, Auburn Days Parade Committee, July 21, 1951, in the files of the HSFW.

One typical show was described in the October 21, 1949, *White Center News*:

On Friday, November 18, at 8 p. m., the White Center Heights P.- T. A. will present the Brooklake Hillbillies Show at the White Center Fieldhouse, S. W. 102nd and 14th S.W.

The Hillbillies troupe is made up of ex-professionals of show business, together with some topnotch amateurs. They have put together a two-hour show consisting of songs, music and patter. It is a show for both young and old.

The entire net proceeds of this show will be turned over to the Polio Fund Drive. Tickets will be on sale by all officers and room mothers of White Center Heights P.- T. A. A special ticket sales committee will contact the businessmen of White Center.

This is YOUR chance to help swell the Polio Fund and at the same time spend one of the most enjoyable two hours of the year. Don't say "No" to our ticket salesmen. Even if you cannot attend the show yourself, buy your tickets as your donation to the Polio Fund.³²⁷



Figure 40 - Brooklake Hillbillies on stage in the Hall of the Brooklake Community Center, circa early 1950s. (Courtesy HSFV.)

A follow-up article in the *White Center News* indicated the Brooklake Hillbillies show netted \$72.00 for the Polio Fund.³²⁸

Another example of the publicity the troupe garnered involved a South King County event that occurred on April 1, 1949:

The Grand Coronation held in the Kent-Meridian High School on

³²⁷ "Hill Billies Show To Be at W. C. Fieldhouse," *Highline Times*, October 21, 1949, no page number, in the files of the HSFV.

³²⁸ "White Center Heights P.-T. A. Presents Check to Polio Fund," *Highline Times*, February 16, 1950, 2,

Saturday evening, April 23, 1949, will go down in the annals of the Associated Improvement Clubs of the South End as a really Grand affair. . . .

Then to soft musical strains twenty-nine Community Club Queens and their twenty-nine Princesses entered the auditorium from the rear to march down the aisle to the stage. . . .

As the music ceased, Sheriff Callahan was introduced, and he very graciously plunged into the most enjoyable task of crowning the Queens of 29 Community Clubs of South King County. . . .

Then came the Brooklake Hillbillies.

Now the Hillbillies wore crowns too – but WHAT CROWNS!!!

Listen folks – the orchestra assembled – Nellie Flemming struck up the piano – Pa Micklethwait tooted the trumpet – Inar Nyholm fondled the violin, Roy Horton strummed the banjo – Ralph Fleming rattled the bones and then Ma (Micklethwait) on with her troupe. Their costumes? Indescribable – just let your imagination run, but anyway, Ma said that she and Pa and all the kids had just returned from lolling on the beach at Waikiki, and how well we could believe that when later on Gayle Reitan, Floss Forbes, Pauline Baker and Olga Franklin staged a hula Dance for us. Pauline Baker is just sure that they can never make a lady out of her. Olga Franklin is just as b-a-a-d as she can be and Ma sure fell down on the job when she was



Figure 41 - Brooklake Hillbillies on stage at the Hall of the Brooklake Community Center, circa 1950. This part of the stage still exists much like it is shown here. (Courtesy

upbringing Leola Schaeffer, because she never told her that love was anything like this. It was definitely a family affair when Ethel Lucas got spanked down, and everyone came to full attention when Ma began to yodel. The Hillbillies, with their ability to go from the ridiculous to the sublime and back again, kept the audience in suspense or convulsed with laughter.³²⁹

³²⁹ “The Grand Coronation,” clipping from unidentified newspaper, April, 1949, in the files of the HSFW.

The hectic schedule the Brooklake Hillbillies kept can be seen from the rest of their spring schedule following the above Grand Coronation event. On Saturday April 9 they were at Boulevard Park, April 21 at Milton, April 29 at Riverside and May 29, at Riverside Park in Kennydale.³³⁰

In 1951 the suggested ticket prices were: adults, \$0.50 and children, \$0.25.³³¹

They normally performed all year long, except for June through August. The group did not perform in the spring and summer because many members of the cast were busy with gardening and vacations.³³²

The last event I have found for the Brooklake Hillbillies occurred in 1964, at their annual New Year's Eve performance and reunion. This occurred in the home of Mr. and Mrs. H. C. Reitan.³³³

Beginning around 1950 the Brooklake Community Club also regularly scheduled entertainers from outside the area to perform at the Brooklake Community Center.³³⁴

Section 22 - Emery Asbury

At the July 26, 1949, meeting of the Brooklake Community Center Board of Trustees, Emery Asbury submitted his resignation from the organization.³³⁵ Asbury was not at this meeting. He was at the June 28, 1949, Board meeting and as far as I can tell, he was at all previous Regular Meetings of the Brooklake Community Center Board of Trustees from 1943 forward. He was also the first president of the Brooklake Community Center Board of Trustees.

A picture of Emery Asbury was donated by Mrs. Ethel Asbury in 1952 to be hung in the Brooklake Clubhouse.³³⁶

Unfortunately I have not been able to find a photo of Emery Asbury and I am not sure when he died.

³³⁰ "Hillbillies Entertain," clipping from unidentified newspaper, no date (but content refers to year 1949), no page number, in the files of the HSF.

³³¹ "[1951] Highline High Auditorium" flyer, in the files of the HSF.

³³² C. R. Fleming, to Mrs. Albert Nelson, Spanaway, Washington, May 28, 1951, in the files of the HSF.

³³³ "Federal Way Social News," *Federal Way News*, January 8, 1964, no p. number.

³³⁴ Numerous letters from 1950 and 1951 in the files of the HSF.

³³⁵ Irene Bandy, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, July 26, 1949, in the files of the HSF.

³³⁶ Hannah J. Fread, Secretary, Brooklake Community Center, to Mrs. Ethel Asbury, Bothell, Washington, June 23, 1952, in the files of the HSF.

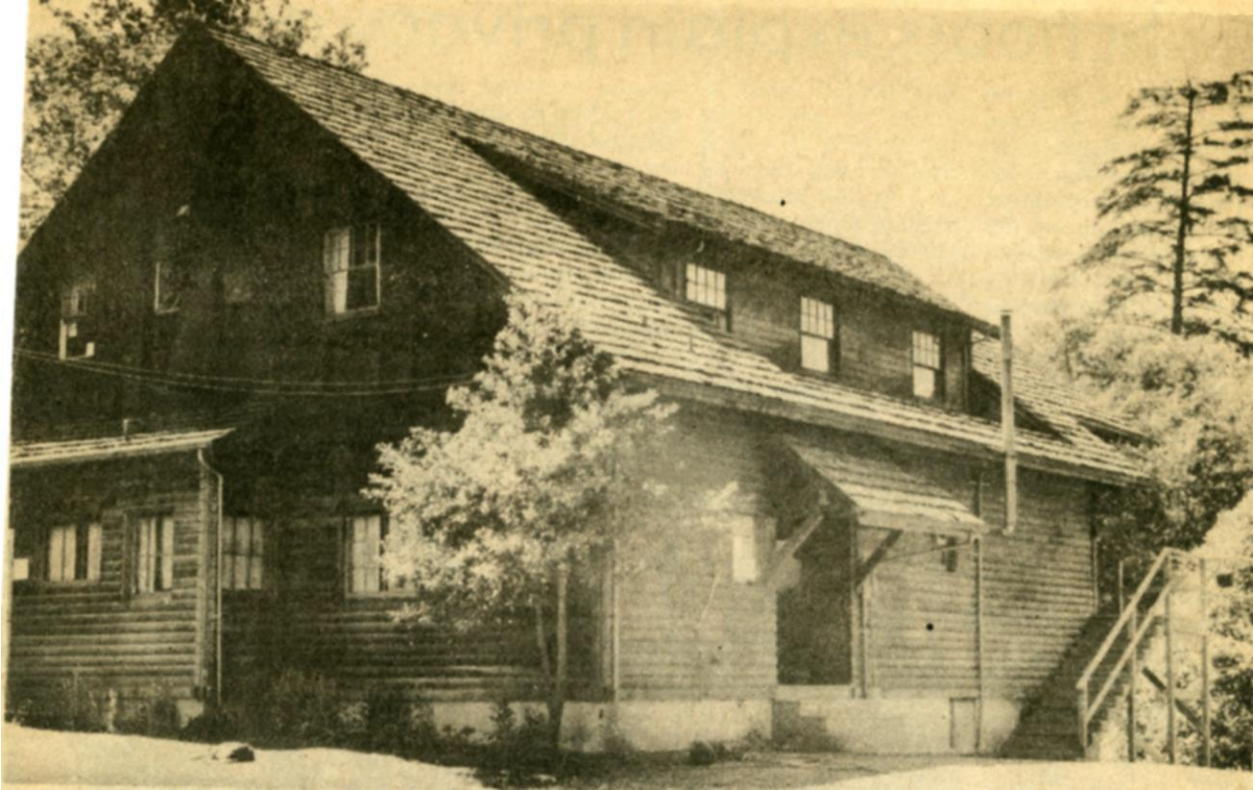


Figure 42 – Northeast corner of the Original Clubhouse Building, facing southwest, circa 1955. (Courtesy HSFW.)

Section 23 - Federal Way Community Advisory Council

The Brooklake Community Center joined the Federal Way Community Advisory Council in 1950. This was a consortium of local clubs, organizations and even individuals who met to discuss local concerns. For example, the Federal Way School District, because they were considering adding schools, were asking for public input. Another example concerned local roads that needed improvement.³³⁷ The Brooklake Community Center actively participated in community events sponsored by the advisory council. These events involved many of the formative activities that resulted in the Federal Way of the present. Much information is available in the files of the HSFW about the advisory council, but is not included here. Many of these activities took place off of the grounds and normally did not affect the Brooklake Community Center directly.

³³⁷ Minutes of various meetings of the Board of Trustees and Officers of the Brooklake Community Center , 1950 and 1951, in the files of the HSFW.



Figure 43 - Brooklake Community Center, with the Original Clubhouse Building and Fair Building addition, facing west, circa 1953. The date is based on the first known use of this particular photo, with the obvious visible crease in the middle, original on the cover of the Brooklake Woman's Club, Report on Community Service Contest, dated April 15, 1953. (Courtesy HSFw.)

Section 24 - Youth Meetings

On the first Friday in May 1955, the Brooklake Community Club tried to expand interest by starting a youth activity for students in grades 4 through 9. The party subsequently organized lasted from 7:30 to 10:30 p.m. and attracted around 90 local youth. Fourth, fifth and sixth grade levels had the most students in attendance, with not much interest from those older. The major activity was square dancing. A second party was planned for June 3, 1955. Further mention of this activity was not found.³³⁸

³³⁸ Mrs. Jones, Youth Committee Chair to Vern Frease, President, Brooklake Community Club, May 20, 1955

Section 25 - Beginning of the End

On January 19, 1984, Nellie Fleming, Chairperson of the Brooklake Committee of the Brooklake Women's Club sent a letter to all Holders of Brooklake Community Center Shares. In summary the letter stated:

We all remember the good times we had in the early days of the Brooklake Community Center, whether it was with the Community Club, the Women's Club, or the Dance Club - - or all three. Just to reminisce, there were the club meetings and potlucks, the annual Brooklake Fair, the Brooklake Hillbilly entertainers and the different club queens (52 clubs in the South King County Association), the visiting back and forth with different clubs, and on and on. What wonderful times we had!

Along in the late fifties, members of almost all the community clubs, including ours, seemed to lose interest. Was it the newness of home television? Or just that our community was getting larger and didn't have the former closeness and interest? Anyway, it was hard to get people out to attend any sort of friendly gathering.

The buildings and the property started to deteriorate; they were not used enough to receive sufficient income to keep up the repairs and there was no one to handle the problems except the Board of Trustees. I think the members of the Board got pretty tired after a period of several years. They worked hard and "for free" and we really appreciated them although they received little praise. . . .

I would like to mention that some time ago the Board of Trustees granted a long term lease to the Federal Way Community Center Association for the use of various community groups and service clubs, and they are now keeping the clubhouse and ground, making the buildings available for different community functions. Also, they are paying the taxes, which was always a bug-a-boo for our club.

The State of Washington, in order to complete its wetlands park, needs a portion of the Brooklake property over behind the clubhouse, a piece of the highlands large enough for a small interpretive center and an area for parking. The State would blacktop and maintain a road into the property and onto their property in the rear. . . .

The Board of Trustees feels that the time has come to transfer this portion of the property to the State, as they will upgrade the property and bring back the original intent of being a center for use of the entire community. Now we have the opportunity to donate this property to the

State and the Board feels an outright donation would be better for all concerned. Leasing it had been considered but there could possibly be some future problems that make planning difficult.

I feel that we all want to dispose of the property for the best community use, and with the help of a community organization named Wetlands of West Hylebos which are urging the development of nature trails, guided tours and studies, we would be fulfilling our original dream of a lovely spot for the use of the entire community.

Bud Rebholz and Bill Martin have called a meeting of the shareholders on February 25, 1984, 2:00 p.m. at the Brooklake Center; come and share your thoughts on this. . . .

Nellie Fleming,
Chairman, Brooklake Committee³³⁹

The Brooklake Community Club was forced to cancel the 1962 Brooklake Community Fair that had been set for September 8 and 9. The reason given was that there was a conflict of dates and other interests according to Joe Mathias, President of the community club.³⁴⁰ I suspect the growing lack of interest in local community club events, which led to a lack of volunteers and available money, was also a factor.

Activities continued to be carried on through the 1960s, mostly by the Brooklake Women's Club. These activities included fashion shows, selecting princesses for the Associated Women's Clubs of South King County, charity work, homecoming reunions, etc.³⁴¹ Those that formerly rented the facility for dances and parties chose other locations.

A statement was made in a June 15, 1979, *Federal Way News* article that the Brooklake Community Club was an organization that had been largely dormant for several years. It needed to make a decision that would ease its demise.³⁴²

Section 26 – Attempts to Improve Interest and Cut Expenses

1975 Proposal to King County Parks and Recreation

As early as April 1950, the Brooklake Community Center began to realize that they may have had more acreage than they could maintain effectively. An effort was made at this time to see if King County would be interested in taking over five acres for

³³⁹ Nellie Fleming, Chairperson, Brooklake Committee, Brooklake Women's Club, to Holders of Brooklake Community Center Shares, January 19, 1984, 1, 2, in the files of the HSFW.

³⁴⁰ "Community Club Cancels Fair," *Federal Way News*, August 22, 1962, p not known.

³⁴¹ Miscellaneous newspaper articles from the *Federal Way News*, in the files of the HSFW.

³⁴² Nathalie Weber, "Brooklake Club could tilt natural state park plans," *Federal Way News*, June 15, 1979, B1.

park use.³⁴³ Nothing came of this initiative, although occasionally over the years the idea resurfaced with no subsequent action.

In 1975 there were initial negotiations between the Brooklake Community Center and King County to see if King County would entertain a proposal to take over the Brooklake Community Center property and make it into a King County Park. As with the others, nothing came of this initiative.³⁴⁴

1976 Proposed Legislative Action to Raise Money

In 1976 the proponents of the BACH (Bond for Arts, Culture and Historic Preservation) Project assisted in an effort to introduce to the Washington State Legislature a cultural facilities and historic preservation bond issue during the 1977 legislative session. The Federal Way Historical Society (predecessor of the HSFW) was active in attempting to obtain funds designated for the Federal Way area.³⁴⁵

A November 13, 1976, letter sent by Marie Reed, Preservation Chairperson for the Federal Way Historical Society, proposed a list of facilities in the Federal Way area for which they would like to obtain funds for historic preservation. The Number 1 priority for Federal Way was to acquire funds for the acquisition and upkeep (six year minimum) of the Brooklake Community Center. One of the justifications was the high property taxes (ranging from \$1,300 to \$1,800 over recent years). The Brooklake Community Center was forced to carry a budget of \$4,000 to \$5,000 per year to cover expenses related to taxes, insurance, caretaker, heat, lights, etc. The requested funds for acquisition and management were \$35,000 to \$50,000.³⁴⁶

The Federal Way Historical Society was also hoping that the acquisition and management of the Brooklake Community Center would allow it to use the facility as its headquarters.

Marie Reed indicated she was writing the November 13, 1976, letter on behalf of the Federal Way Historical Society and had not discussed it with representatives of the Brooklake Community Center.³⁴⁷

Apparently the Board of Trustees of the Brooklake Community Center was upset about being excluded from discussions for the use of their property without being involved. In December 1976, The Executive Board of the Federal Way Historical Society, that included Marie Reed, Preservation Chairman, wrote John McIntosh, Chairman of the Brooklake Community Center Board of Trustees to apologize for not

³⁴³ Irene Bandy, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers of the Brooklake Community Center, April 25, 1950, in the files of the HSFW.

³⁴⁴ Marie Reed, Preservation Chairperson, Federal Way Historical Society, to BACH Project, Re: Friends of [Federal Way] Art and History, November 13, 1976, 1, in the files of the HSFW.

³⁴⁵ Ellen Krum, BACH Project Director, to BACH, 312 First Avenue North, Seattle, Washington, 98109, September 27, 1976, in the files of the HSFW.

³⁴⁶ Marie Reed, Preservation Chairperson, Federal Way Historical Society, to BACH Project, Re: Friends of [Federal Way] Art and History, November 13, 1976, 1, attachment Project Needs List, in the files of the HSFW.

³⁴⁷ Marie Reed, Preservation Chairperson, Federal Way Historical Society, to BACH Project, Re: Friends of [Federal Way] Art and History, November 13, 1976, 1, in the files of the HSFW.

discussing the issue with them before proceeding with the BACH project mentioned above. They stated:

. . . it was our understanding that your proposal to King County had been denied. We thought no one was going to stand up and support you in your efforts to preserve the Center. So, when we attended the BACH (Bond for Art, Culture and Historic Preservation) meeting, we voiced a request for funding a Museum of Natural History there. This was entirely spontaneous. Forgive us for not consulting with you first. . . .

At our December 6th meeting, the Executive Board of the Federal Way Historical Society had an opportunity to discuss and assess this idea thoroughly.³⁴⁸

In summary, the Federal Way Historical Society concluded that they needed a headquarters building, and sensed there was interest in the community to form an Audubon Society and regional natural history museum:³⁴⁹

The Brooklake Community Center probably should remain in the ownership or custody of the Brooklake Center Board and its stockholders. . . . Therefore, your group is the one who should decide whether or not to apply for BACH funds for a museum facility. If this is decided, you will probably get the support of all the groups mentioned [the Historical Society of Federal Way, the Seattle Regional Gem and Mineral Museum Society, the Federal Way Community Council and Thomas Jefferson High School]. You and they can then decide which taxing district to submit your proposal.

We [the Federal Way Historical Society] would be willing to submit – or cooperate in the necessary research – the Brooklake Center as a nominee for the State Register of Historical Buildings. We have the necessary forms. . . .

Once a property is declared on the State Register of Historic Sites/Buildings, taxes are removed. This was our intent in helping you to preserve it as a Community Center. . . .

³⁴⁸ Federal Way Historical Society Executive Board: Joanne Scallon, President; Ilene Marckx, Vice President; Dorothy Von Volkenburg, Treasurer; Edith Phillips, Secretary; Carolyn Williamson, Corresponding Secretary; and Marie Reed, Preservation Chairman, to John McIntosh, Chairman, Board of Trustees, Brooklake Community Center, December 10, 1976, in the files of the HSFW.

³⁴⁹ Federal Way Historical Society Executive Board: Joanne Scallon, President; Ilene Marckx, Vice President; Dorothy Von Volkenburg, Treasurer; Edith Phillips, Secretary; Carolyn Williamson, Corresponding Secretary; and Marie Reed, Preservation Chairman, to John McIntosh, Chairman, Board of Trustees, Brooklake Community Center, December 10, 1976, in the files of the HSFW.

But, please let us know if we can help in any way to preserve this important historical community landmark. And let us know whether you wish us to submit it for the State Register. . . .

Sincerely,
Federal Way Historical Society Board of Directors
Joanne Scallon, President
Ilene Marckx, Vice President
Dorothy Von Volkenburg, Treasurer
Edith Phillips, Secretary
Carolyn Williamson, Corresponding Secretary
Marie Reed, Preservation Chairman³⁵⁰

This December 10, 1976, letter appears to be the first mention of preserving the Brooklake Community Center as a historic landmark. Nothing came about in the Washington State Legislature to move this proposed project and bond issue forward.

1976 Request for King County to Take Property for Park

In April 1976, members of the Brooklake Community Center asked King County Councilman Paul Barden if the county would be interested in accepting the entire approximately 18.5 acres of their property as a gift. Barden responded that the Brooklake Community Center, having determined the maintenance of the facilities and taxes on the property to be “onerous,” would support the proposed donation of the land, as the county was seeking a site in Federal Way for a community center, a district court and a police precinct site.³⁵¹

Barden forwarded the Brooklake letter to the King County Department of Planning and Community Development to take over the Brooklake Community Center property and buildings for development of a county park and recreation facility. Although a copy of the Brooklake Community Club letter was not found in the HSFW records, its contents can be reconstructed when viewing a September 21, 1976, letter written by James Webster, Director King County Parks, to King County Council Member Paul Barden:

The Brooklake Community Center has proposed that they donate to King County for public park and recreation purposes the Brooklake Club property which is located on South 356th Street in Federal Way and consists of approximately 18-1/2 acres. Located on the property

³⁵⁰Federal Way Historical Society Executive Board: Joanne Scallon, President; Ilene Marckx, Vice President; Dorothy Von Volkenburg, Treasurer; Edith Phillips, Secretary; Carolyn Williamson, Corresponding Secretary; and Marie Reed, Preservation Chairman, to John McIntosh, Chairman, Board of Trustees, Brooklake Community Center, December 10, 1976, in the files of the HSFW.

³⁵¹Darlene Himmelspach, “Barden see court, precinct location,” *Federal Way News*, April 25, 1976, p. not known.

is a large community center building which is estimated to be 20 to 30 years of age and has been added onto since the original construction. Also, there is a pump house and well and other assorted out buildings. Included on the property is a small lake with the majority of the property being wooded.

The community club has made the following conditions a part of their proposal to donate the property to King County:

Condition 1. Develop the lake.

(a) Maintain it as a juvenile fishing facility. . . .

(b) Clean north end of the lake to expand the facility. . . .

(c) Control drainage to maintain lake level.

Condition 2. Development of sports facilities.

(a) Ball field development. . . .

(b) Tennis courts. . . .

Condition 3. Brooklake Community Club to retain exclusive use of the main community building for a certain period. . . .

Condition 4. Ownership of the property to transfer to city upon incorporation. . . .

Condition 5. Brooklake Community Club to approve development of facilities. . . .

Condition 6. Property to remain in perpetuity a county park open to community for park and recreation purpose. . . .

Condition 7. Name of the park to be John McIntosh Memorial Park.³⁵²

The September 15, 1976, reply from the King County Department of Planning and Community Development was not favorable:

We have collected the basic site data for the above mentioned project. Beside site topo maps and other information, we have walked the site thoroughly. Although it is a very interesting site, it is our opinion that it does not lend itself to several of the major program items that were suggested in the letter from the existing owners. Much of the area to the north and northeast of the pond is wet with many trees. The soils appear to be highly organic which would not lend themselves to the grading and compaction needed for playfields.

If King County were to obtain this site, we would probably be in the situation of retaining the existing type of use. There is a parking potential, walking trail potential, and low-key nature appreciation

³⁵² James E Webster, Director, King County Parks, to King County Councilman Paul Barden, Re: Brooklake Community Club Property, September 21, 1976, 1 – 3, in the files of the HSFV.

potential. However, there is virtually no potential to develop active playfields or even tennis courts as was suggested in the owner's letter. Costs would simply be too high for the type of facility that would be obtained. In addition, the pond expansion that was mentioned in the letter could be accomplished but would be very expensive for the amount of pond that could be reclaimed. Again, we don't think that the cost would be justified³⁵³

On September 21, 1976, James Webster, King County Parks Director summarized the King County Parks position to King County Councilman, Paul Barden:

The Brooklake Community Club property is a nice piece of property which has potential as a basically passive neighborhood or community park. . . . I would recommend that we make a counter offer to the community club based on [county concerns and desires.]³⁵⁴



Figure 44 - Main Gate into Brooklake Community Center from South 356th Street, circa 1978. (Courtesy Marie Reed.)

King County Councilman Paul Barden sent a hand-written note to Bill Martin indicating he did not feel that King County had rejected outright the Brooklake Community Center offer, and would like to meet with Martin for further discussion.³⁵⁵ There is no evidence that anything further came of this 1976 Brooklake Community Center proposal.

1977 American Legion Proposal

In June 1977 the American Legion requested the Brooklake Community Center be donated to them to serve as an American Legion Post Home. Robert M. Mears, Commander of the Robert Paul Youngchild American

³⁵³ Bud Parker, Department of Planning and Community Development, King County Architecture Division, to Jim Webster, Parks Division, Subject: Brook Lake [*sic*] – Site Reconnaissance, September 15, 1976, in the files of the HSFW.

³⁵⁴ James E Webster, Director, King County Parks, to King County Councilman Paul Barden, Re: Brooklake Community Club Property, September 21, 1976, 3, in the files of the HSFW.

³⁵⁵ King County Councilman Paul Barden on King County Council stationery to Bill Martin, Brooklake Community Center, not dated, in the files of the HSFW.

Legion Post #232, indicated they needed an adequate facility where they could meet and carry on the work of the community. A facility was also needed to attract new members. The American Legion was requesting that the Brooklake Community Center Board strongly consider the donation of their property and buildings to them in order for the American Legion Post to continue as a viable organization.

The American Legion would continue to make the facility available for other

community uses also.³⁵⁶ There is no evidence that anything further came of this 1977 Brooklake Community Center proposal.



Figure 45 – The men spearheading the renovation of the Brooklake Community Center were Milt Audett (left), Vern Frease, and Wendell Kuecker. (Courtesy Federal Way News.)

1979 Proposed Hylebos Wetlands State Park

In late 1979 there was considerable talk and planning about making a 150-acre state park out of the general area, with the Brooklake Community Center facility part of an interpretive center. State and county officials and two community committees held a series of meetings. The agreement reached among the parties concluded that more planning would be required before a formal proposal could be made.³⁵⁷ Part of this renewed activity to create a park seems to have arisen from the American

Legion request to acquire the facility for an American Legion Post.³⁵⁸

The proposal to preserve the headwaters of the west branch of Hylebos Creek as a natural wetlands area was the brainchild of Francis and Ilene Marckx, who offered to donate 34 acres of their property for this proposal. Included in the plan was the Brooklake Community Center building and its surrounding acreage. Approximately 10 other property owners would be involved in the swampland park. The site was to be bounded by South 348th Street, South 356th Street, Pacific Highway South and First Avenue South. John Clark, capital budget coordinator of resource and development for the State Parks and Recreation Commission, suggested the project could be presented to the legislature in the 1981 – 1983 biennial budget.³⁵⁹

Senator Peter von Reichbauer, from the 30th Legislative District and chairman of the Senate Parks and Recreation Commission, said he would schedule a hearing in Federal Way to look at this urban park and other proposed urban park projects.³⁶⁰

³⁵⁶ Robert M. Mears, Commander, Robert Paul Youndchild American Legion Post #232, Federal Way, Washington, to Brooklake Community Center Board of Trustees, June 3, 1977, in the files of the HSFV.

³⁵⁷ Jim Shahan, “More talk’ needed on Brooklake nature park,” *Federal Way News*, September 21, 1979, 2.

³⁵⁸ Nathalie Weber, “Brooklake Club could tilt natural state park plans,” *Federal Way News*, June 15, 1979, B1.

³⁵⁹ Jim Shahan, “More talk’ needed on Brooklake nature park,” *Federal Way News*, September 21, 1979, 2.

³⁶⁰ Jim Shahan, “More talk’ needed on Brooklake nature park,” *Federal Way News*, September 21, 1979, 2.

Not all those involved in the discussions were in favor of the state park plan. Ralph Hose, a stockholder in the Brooklake Center, argued that the plan would be a special interest project that excluded other uses of the facility. Senior citizens would no longer have a place for their activities. Clark responded that the state park facilities would be open to all people, but the primary purpose of the center would be to, “interpret the resources that are there – mainly the wetlands.” Clark also indicated his office had the power of eminent domain but regarded the possibility of state condemnation as remote.³⁶¹

Francis Marckx indicated that “the land is not suitable for development or farming – It’s only good to look at.” The land is rich in wildlife and has numerous variations of vegetation. Marckx added that, “Brooklake is needed for an entrance to the acreage and as a site for the interpretive center which would house the exhibits, maps, slide shows, restrooms and limited eating space.”³⁶²

In 1980 work was underway to turn the West Hylebos Headwaters area into a Washington State Park. The West Hylebos Wetlands Committee, a community group backing the formation of a state park, wanted to use the Brooklake Community Center building for an interpretive center since it adjoined the proposed park area. Before this proposal, the building had little use for many years.³⁶³

Another group of community service club members recommended the Brooklake Community Center remain in the hands of the community. Doug Albert and Wendell Kuecker had been representing the service clubs and wanted to see Brooklake used for community functions. They attended various club meetings to urge members to form a corporation of all the service clubs to lease and maintain the Brooklake Community Center.³⁶⁴

Albert said, “We don’t object to the park. It’s just that Brooklake was built for the community and should remain as such.” Kuecker added, “If we give it to the state that’s the last we will see of it. If all the area clubs form a board we could maintain the area and use it for art shows, dances, meetings, salmon bakes and so on.”³⁶⁵

Nellie Fleming, a local resident and one of the original Brooklake stockholders, had attended some of the West Hylebos Wetlands Committee meetings. She felt it would be nice for the community service clubs to control the facilities, but thought the plan was “idealistic.” She added:

You can’t get everyone to work and some will drop out. I’ve been in groups that buy land and each year there is a change of officers. The clubs never elect officers at the same time and it’s a mess. I wouldn’t

³⁶¹ Jim Shahan, “‘More talk’ needed on Brooklake nature park,” *Federal Way News*, September 21, 1979, 2.

³⁶² Jim Shahan, “‘More talk’ needed on Brooklake nature park,” *Federal Way News*, September 21, 1979, 2.

³⁶³ “Brooklake could complicate proposed state park plan,” *Federal Way News*, October 5, 1980, A-5.

³⁶⁴ “Brooklake could complicate proposed state park plan,” *Federal Way News*, October 5, 1980, A-5.

³⁶⁵ “Brooklake could complicate proposed state park plan,” *Federal Way News*, October 5, 1980, A-5

wish that on anybody.

However, my primary reason for being against it is because of the Hylebos. I've been to several meetings with the parks people and they are interested in preserving this natural phenomenon. Everyone agrees that a state park would be wonderful, but there is no place to park without acquiring Brooklake. Besides, the buildings are needed for displays and as an interpretive center.

The state would have much more money to maintain it [Brooklake Community Center]. There is no reason why the state would not allow some civic events there.³⁶⁶

Members of the two groups, the West Hylebos Wetlands Committee and Brooklake Community Center, said they would continue to hold meetings between themselves to discuss the possibility of sharing the facility. During this time Francis and Ilene Marckx were in the process of donating land for the state park proper.³⁶⁷

Section 26 - 1981 Federal Way Community Center, Association

1981 Federal Way Community Center Association Incorporated

By 1981, the 17.5 acres of property and buildings were in dire need of repair. The lake was covered with weeds and the buildings had deteriorated with little maintenance over the past several years. Several service clubs, spearheaded by the Noon Kiwanis Club, decided to pursue renovation and preservation of the property.

³⁶⁶ "Brooklake could complicate proposed state park plan," *Federal Way News*, October 5, 1980, A-5

³⁶⁷ "Brooklake could complicate proposed state park plan," *Federal Way News*, October 5, 1980, A-5

In April 1981, Douglas Albert, Representative of the Kiwanis Service Club, sent a letter to the six members of the Brooklake Committee of the Brooklake Community Center. Those receiving a copy of this memorandum were: Nellie Fleming, Ralph Hose, H. Sutherland, Bill Martin, Chris Gartner and Wendell Kuecker:

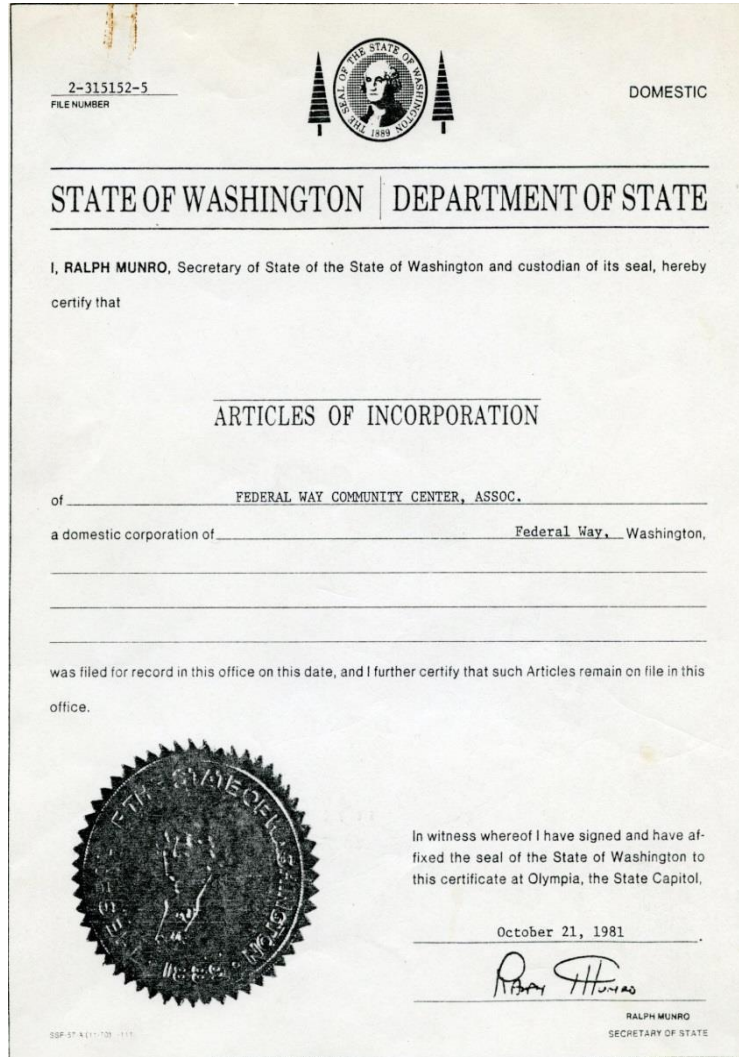


Figure 46 – Articles of Incorporation for the Federal Way Community Center Association, as filed with the Department of State, State of Washington , . (Courtesy HSFW.)

This letter is being written to inform all of the committee members, directors, officers and shareholders of the Brooklake Community Center, Inc. that the Federal Way Community Center, Inc., a nonprofit corporation that will be formed, is prepared to enter into a lease for a period of years with the Brooklake Community Center, Inc. for all or a portion of the said premises. It is understood and agreed that the State of Washington Parks Department is not in a position at this time to enter into any formal lease or acquisition of any portion of the property.

Federal Way Community Center, Inc., a nonprofit corporation, is prepared to proceed forward and will further execute any and all documents required by the State of Washington Parks Department

or the Brooklake Community Center to facilitate the formation by the State of Washington Parks Department of a park, including all of the wetlands and a portion of the uplands.

It's further understood and agreed the Federal Way Community Center is primarily interested in leasing the buildings and a sufficient area surrounding the building as set forth in our proposed plan dated April 25, 1980, which, by this reference, is incorporated as if set forth in full herein. Please submit this offer to your Board of Directors and stockholders of Brooklake Community Center, Inc. at your earliest convenience. If you desire we will draft a proposed lease. However, I would suggest that the stockholders authorize the board of directors to enter into an appropriate lease to avoid an extensive discussion over the terms of the lease.

Very truly yours,
Douglas F. Albert
Representative of Kiwanis Service Club³⁶⁸

As the result of a favorable response from the Brooklake Community Center to this proposal, the Federal Way Community Center Association was incorporated on October 21, 1981 as a Nonprofit Regular Corporation.³⁶⁹ In 1983, the Brooklake Community Center, Inc. leased its property to the Federal Way Community Center Association. In January 1985, the Federal Way Community Center Association was further organized to run and manage the Brooklake Community Center property specifically for the residents of Federal Way.³⁷⁰

Milt Audett, member of the Kiwanis and president of the newly-formed Federal Way Community Center Association said, "We're heading an effort to put this thing back in the hands of the community. . . . We've gotten some other clubs to help out." Also involved with the project were the Lions Club, The Federal Way Community Council (a quasi-governmental agency that was operating before the City of Federal Way was incorporated) and some other groups that had expressed interest in the project.³⁷¹

³⁶⁸ Douglas F. Albert, Representative of Kiwanis Service Club to Brooklake Committee, Brooklake Community Center: Nellie Fleming, Ralph Hose, H. Sutherland, Bill Martin, Chris Gartner and Wendell Kuecker, Re: Brooklake Community Center, Inc., April 27, 1981, in the files of the HSFW.

³⁶⁹ Margaret Condon, Secretary, Minutes of the Regular Meeting of the Board of Directors, Federal Way Community Center Association, August 19, 2003, 3, in the files of the HSFW.

³⁷⁰ Unsigned, but letter probably from Milt Audett, President, Federal Way Community Center Association, to the Federal Way City Council, January 19, 1993, 1, in the files of the HSFW.

³⁷¹ Ann Hagen, "Service clubs give Brooklake new lease on life," *Federal Way News*, July 20, 1983, 1.

Renovation by the Federal Way Community Center Association

In November 7, 1985 a letter was sent to Donald and Dorothy Hemstreet, the hired caretakers, advising them that the Federal Way Community Center Association would be taking over more of the management functions and taking on more direct supervision of the caretakers in an effort to make the Community Center more self-supporting and perhaps profitable. More documentation of inquiries for use of the facility would be required, more control over deposits with a requirement to have a written accounting of all expenses, and a record kept of the work and time spent on projects.³⁷²

On December 26, 1986 the Federal Way Community Center Association indicated they were installing a call-forwarding service, thereby relieving the caretakers of the responsibility for renting the hall. Larry Minkler or Wendell Kuecker would have that responsibility as of February 1, 1987. (Apparently, the caretaker position that included free rent was being eliminated.) The apartment formerly used by the caretaker would become available for \$400.00 per month for rent. The person renting the apartment could contribute labor to reduce the rent by \$15.00 per hour of time spent.³⁷³

Around this time the Federal Way Community Center Association adopted the slogan, "People in harmony with nature, Because we care".³⁷⁴

The membership of the Federal Way Community Center Association, including service clubs and others, seemed to vary over the years. The attendees of the January 19, 1993, Association meeting were the American Legion, Eagles, Noon Kiwanis Club, POW/MIA, V. F. W., Brooklake Community Center, the W. O. W. H. and the V and V Foundation.³⁷⁵ Of course, the entire membership may not have attended this meeting. The attendees of the August 19, 2003 Association meeting included the American Legion, Friends of West Hylebos, Historical Society of Federal Way, Fraternal Order of Eagles, V and V Foundation and the Brooklake Community Center.³⁷⁶ Although being members, the Kiwanis did not have a representative at the August 19 meeting, according to the attendance list in the meeting minutes.³⁷⁷

³⁷² Milton Audett, President, Federal Way Community Center Association, to Donald and Dorothy Hemstreet, November 7, 1985, in the files of the HSFW.

³⁷³ Wendell Kuecker, President, Minutes of the Meeting of the Board of Directors, Federal Way Community Center Association, December 26, 1986, in the files of the HSFW.

³⁷⁴ Slogan printed on letterhead stationery, including that used for the printed Minutes of the Meeting of the Board of Directors, Federal Way Community Center Association, December 26, 1986, and later correspondence, in the files of the HSFW.

³⁷⁵ Minutes of the Meeting of the Board of Directors, Federal Way Community Center Association, January 19, 1993, 1, in the files of the HSFW.

³⁷⁶ Margaret Condon, Secretary, Minutes of the Meeting of the Board of Directors, Federal Way Community Center Association, August 19, 2003, 1, in the files of the HSFW.

³⁷⁷ Unsigned, but letter probably from Milt Audett, President, Federal Way Community Center Association, to the Federal Way City Council, January 19, 1993, 1, in the files of the HSFW.

The new association arranged to clear up the past debts that had reached about \$4,000. They also spent several hundred man-hours on renovation, housed a caretaker on the site and coordinated reservations for events to be held on the site. Kiwanis member, Wendell Kuecker, indicated that:

. . . the project has taken nearly four years to get off the ground. You should have seen this place when we started. This could be a place to call our own. Since we wouldn't have to look to anyone for support or favors, we'd have the ultimate control. There are few communities that have a property like this."³⁷⁸

Vern Frease indicated that putting the club back into circulation would be like welcoming home an old friend. Frease was a former five-year Brooklake Community Club president and had been a member since 1944. "This could draw the community together like it never was," said Frease. The old-timer wandered through the clubhouse in one instance, looking at a kitchen with an ice-pantry that was used before the refrigerator was installed, old file cabinets holding 1943 sing-along sheet music and bank statements, and at a new bathroom that recently replaced an old privy where the floor fell through. Later, strolling down by the lake, Frease stated:

That lake is where Federal Way used to get its water. Back in the old days we thought it was great until somebody took a picture of cows grazing and defecating nearby and that changed that.³⁷⁹

The Brooklake Center was just one of many in the area that catered to a population that numbered about 9,000 in 1954. He mentioned others such as North Lake, Lakeland, Northeast Tacoma, Marine View, Steel Lake and Star Lake Community Clubs:

We were the grandfather of community clubs and there were quite a few around. But then the bottom fell out about 15 years ago.³⁸⁰

³⁷⁸ Ann Hagen, "Service clubs give Brooklake new lease on life," *Federal Way News*, July 20, 1983, 1.

³⁷⁹ Ann Hagen, "Service clubs give Brooklake new lease on life," *Federal Way News*, July 20, 1983, 1.

³⁸⁰ Ann Hagen, "Service clubs give Brooklake new lease on life," *Federal Way News*, July 20, 1983, 1.

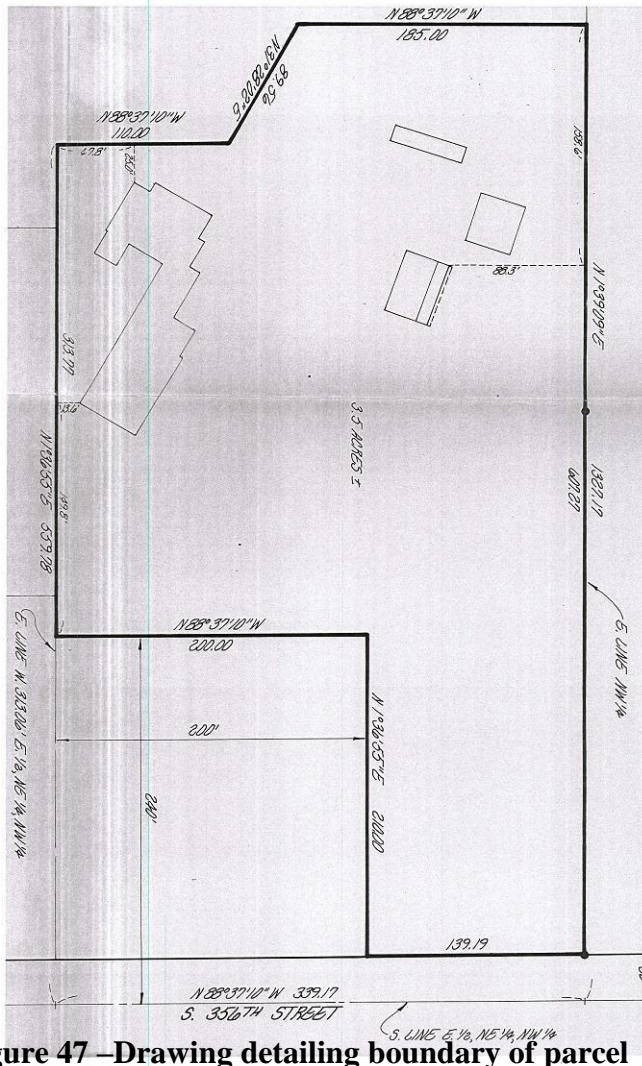


Figure 47 – Drawing detailing boundary of parcel to be retained by the Brooklake Community Center after the proposed 1981 donation of its remaining land to Washington State for an addition to West Hylebos Wetlands State Park. (Courtesy HSFW.)

To continue the Brooklake Community Center would require more community involvement. As of 1983 the hall was being used by groups such as the Sea Cadets, Civil Air Patrol, American Legion and Purple Hearts. A church had shown interest in renting the facility.³⁸¹

In 1981 H. L Frease had the approximate 3.5-acre portion of the overall 18-acre Brooklake Community Center property surveyed that he proposed be retained, while proposing to donate the remainder to Washington State Parks as an addition to West Hylebos State Park. A portion of the land survey drawing is included here to show both the size and shape of the land that was proposed to be retained. The drawing also shows the orientation of the original clubhouse building and hall and the three outer buildings.³⁸² A larger version of this drawing is included as Appendix I – “1981 Drawing of Proposed Land to be Retained after Proposed Donation of Land to Washington State.”

³⁸¹ Ann Hagen, “Service clubs give Brooklake new lease on life,” *Federal Way News*, July 20, 1983, 1.

³⁸² Land Survey Sketch for H. L. Frease of a proposed parcel in the Northwest Quarter of Section 29, Township 21 North, Range 4 East, Willamette Meridian, Bennett and Fox, Inc., Puyallup, WA., October, 1981, in the files of the HSFW.

Section 27 - V & V Community Foundation

In 1980 Vern and Vera Frease formed the Vera and Vern Frease Eleemosynary Foundation.³⁸³ The definition of eleemosynary describes what the Freases had in mind when they formed this foundation.

“Eleemosynary” is an adjective that describes things that are related to charitable giving, especially when referencing assistance to the poor. Donations to eleemosynary institutions are usually tax deductible.”³⁸⁴

The Bylaws for the Vera and Vern Frease Eleemosynary Foundation indicate there would be only three Directors [who were all family members] and no organization members. The 13-page Bylaws do not indicate the purpose or any activity of the organization.³⁸⁵

The Application for Recognition of Exemption for Federal Tax Exemption for the first year of operation of the Fund in 1981 indicates that all contributions were from the founders, Herbert L. Frease, Vera M. Frease and Kay Frease Myers, with some interest on the contributions. Herbert L. Frease was the legal name of Vern Frease. Since its incorporation, the only apparent purpose of the Foundation was providing funds to the Brooklake Community Center. Contributions were shown on the document as \$11,600.00, a balance in the financial account of \$6,960.00, and expenses for Directors and consultants’ meetings, organization costs and legal fees as \$4,640.00.³⁸⁶

The Foundation received a 501 (c) (3) Federal tax exemption on October 22, 1982.³⁸⁷

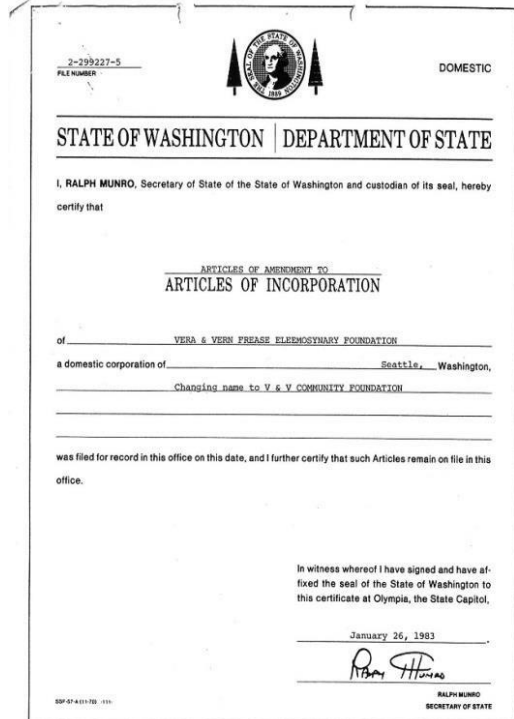


Figure 48 – Cover of the Articles of Amendment to Articles of Incorporation of The Vera and Vern Frease Eleemosynary Foundation, as filed with the Department of State, State of Washington. (Courtesy HSFW.)

³⁸³ Articles of Incorporation of the Vera and Vern Frease Eleemosynary Foundation, filed with the Secretary of State, State of Washington, May 6, 1980, in the files of the HSFW.

³⁸⁴ <http://vocabulary.com/dictionary/eleemosynary>, accessed February 12, 2015.

³⁸⁵ Bylaws of Vera and Vern Eleemosynary Foundation: Herbert L. Frease, Director; Vera M. Frease, Director; Kay Frease Myers, Director, September 1, 1981, 1 – 13, in the files of the HSFW.

³⁸⁶ Application for Recognition of Exemption Under Section 501 (c) (3) of the Internal Revenue Code, Herbert L. Frease, Vera M. Frease, Kay Frease Myers, Directors, March 31, 1981, in the files of the HSFW.

The Vera and Vern Frease Eleemosynary Foundation changed its name to the V & V Community Foundation on January 26, 1983.³⁸⁸

In the 1983 letter to the Secretary of State for the State of Washington, Herbert L. Frease is listed as the President of the V & V Community Foundation.³⁸⁹ The Tax Form 990 – PF - “Return of Private Foundation” filed with the IRS for V & V Community Foundation in 1986 for the 1985 tax year indicates revenue from contributions and interest at \$7,530.00. Gifts to maintain the Brooklake Community Center totaled \$2,293.00, and V & V operating expenses were \$842.00, leaving an excess of revenue over all distributions of \$4,395.00. The Brooklake Community Center is shown as the recipient of all gifts.³⁹⁰

On the property tax statement for 1986, the Brooklake Community Center land was valued at \$25,800 and the building at \$28,000, for a total valuation of \$53,800. V & V Community Foundation is listed as the taxpayer of record, so it can be reasonably assumed that the foundation paid the taxes due in 1986.

In September 1986, Herbert L. Frease filed for the trade name, Federal Way Community Foundation, to use as an alternative “aka” (also known as) name for the V & V Community Foundation.³⁹¹

Beside the Frease family donations, the only other donation receipt from the V & V Community Foundation in the HSFW files is for Charles Ford donating 120 cubic yards of fill delivered to the “Brooklake Community Association” on September 14, 1987.³⁹²

In the early 1990s Vern Frease quietly purchased 11 acres of the abandoned blueberry farm next to the Brooklake Community Center and Hylebos State Park. Frease considered the blueberry patch to be an addition to the activities surrounding it. He hoped that volunteers working at a blueberry farm would encourage volunteerism at the Brooklake Community Center as well. Frease was attempting to avoid personal publicity with this project and to keep a low profile with this “blueberry patch” effort and funding of the Brooklake Community Center. Wendell Kuecker, Frease’s friend and Brooklake Community Center president, stated, “Vern’s

³⁸⁷ Michael J. Quinn, District Director, Internal Revenue Service, Department of the Treasury, to Vera and Vern Frease Eleemosynary Foundation, October 22, 1982, in the files of the HSFW.

³⁸⁸ Articles of Amendment to Articles of Incorporation of The Vera and Vern Frease Eleemosynary Foundation, Ralph Munro, Secretary of State, State of Washington, January 26, 1983, in the files of the HSFW.

³⁸⁹ Herbert L. Frease, President, V & V Community Foundation, to Secretary of State of the State of Washington, January 11, 1983, in the files of the HSFW.

³⁹⁰ “IRS Form 990-PF for Tax Year 1985 Return of Private Foundation,” Signed by Herbert L. Frease, President, V & V Community Foundation, March 31, 1986, in the files of the HSFW.

³⁹¹ “Certificate of Trade Name,” Business Licenses Services, Department of Licensing, State of Washington, Registration of Trade Name “Federal Way Community Foundation” to Represent the V & V Community Foundation, Herbert L. Frease, September 24, 1986, in the files of the HSFW.

³⁹² Gift Receipt by Herbert L. Frease, V & V Community Foundation, to Charles Ford for 120 cubic yards of fill delivered to Brooklake Community Association, September 14, 1987, in the files of the HSFW.

from the old school. When you wanted to do something for the community you did it; you didn't need to get everybody's blessing."³⁹³

Frease had "bumpy" relations with some of the other long-time community members. He had long-standing differences with the Hylebos Wetlands preservation group represented by Francis and Ilene Marckx. They disagreed over land protection strategies and wetland uses. Frease did not believe in allowing his rundown farmland at the edge of the West Hylebos wetlands to return to wilderness when residents had so few places to picnic in the area. He would rather see private-sector preservation efforts than such things as open-space bond issues. So while some found him "thorny," others found him one of the community's most selfless benefactors.³⁹⁴

Section 28 - 1984 Donation of Land to State Park

On January 19, 1984, Nellie Fleming, Chairperson of the Brooklake Committee of the Brooklake Women's Club sent a letter to all Holders of Brooklake Community Center Shares. In summary the letter stated,³⁹⁵

We all remember the good times we had in the early days of the Brooklake Community Center, whether it was with the Community Club, the Women's Club, or the Dance Club - - or all three. Just to reminisce, there were the club meetings and potlucks, the annual Brooklake Fair, the Brooklake Hillbilly entertainers and the different club queens (52 clubs in the South King County Association), the visiting back and forth with different clubs, and on and on. What wonderful times we had!

Along in the late fifties, members of almost all the community clubs, including ours, seemed to lose interest. Was it the newness of home television? Or just that our community was getting larger and didn't have the former closeness and interest? Anyway, it was hard to get people out to attend any sort of friendly gathering.

The buildings and the property started to deteriorate; they were not used enough to receive sufficient income to keep up the repairs and there was no one to handle the problems except the Board of Trustees. I think the members of the Board got pretty tired after a period of several years. They worked hard and "for free" and we really appreciated them although they received little praise. . . .

³⁹³ Elizabeth Moore, "New life at the old lodge," *The News Tribune, South Sound Edition*, (October 1989), E1, in the files of the HSFW.

³⁹⁴ Elizabeth Moore, "New life at the old lodge," *The News Tribune, South Sound Edition*, (October 1989), E1, in the files of the HSFW.

³⁹⁵ I realize this letter duplicates the letter used in Section 25 - "Beginning of the End," but I have included it again because it helps explain the context of the current section.

I would like to mention that some time ago the Board of Trustees granted a long term lease to the Federal Way Community Center Association for the use of various community groups and service clubs, and they are now keeping the clubhouse and ground, making the buildings available for different community functions. Also, they are paying the taxes, which was always a bug-a-boo for our club.

The State of Washington, in order to complete its wetlands park, needs a portion of the Brooklake property over behind the clubhouse, a piece of the highlands large enough for a small interpretive center and an area for parking. The State would blacktop and maintain a road into the property and onto their property in the rear. . . .

The Board of Trustees feels that the time has come to transfer this portion of the property to the State, as they will upgrade the property and bring back the original intent of being a center for use of the entire community. Now we have the opportunity to donate this property to the State and the Board feels an outright donation would be better for all concerned. Leasing it had been considered but there could possibly be some future problems that make planning difficult.

I feel that we all want to dispose of the property for the best community use, and with the help of a community organization named Wetlands of West Hylebos which are urging the development of nature trails, guided tours and studies, we would be fulfilling our original dream of a lovely spot for the use of the entire community.

Bud Rebholz and Bill Martin have called a meeting of the shareholders on February 25, 1984, 2:00 p.m. at the Brooklake Center; come and share your thoughts on this. . . .

Nellie Fleming,
Chairman, Brooklake Committee³⁹⁶

On February 25, 1984 the shareholders of the Brooklake Community Center authorized the Board of Directors to develop a plan to divide the Brooklake Community Center into two parcels of land. One parcel would be transferred to the Federal Way Community Center Association, a nonprofit corporation. The second parcel would be conveyed to the State of Washington, Parks and Recreation Department.³⁹⁷

³⁹⁶ Nellie Fleming, Chairperson, Brooklake Committee, Brooklake Women's Club, to Holders of Brooklake Community Center Shares, January 19, 1984, 1, 2, in the files of the HSFW.

³⁹⁷ William Martin, Secretary, Brooklake Community Center, to Shareholders of Brooklake Community Center, October 30, 1984, with Attachment: "Notice of Special Meeting of the Shareholders and to the Heirs of Shareholders of Brooklake Community Center," in the files of the HSFW

On August 16, 1984, Nellie Fleming, Chairperson of the Brooklake Committee of the Brooklake Women's Club, sent a memo to Doug Albert enclosing the updated mailing list of shareholders who would all be advised of the upcoming meeting to divide the Brooklake Community Center property into two separate parcels.³⁹⁸

A meeting was scheduled on December 8, 1984, for the shareholders to ratify the Board actions to divide and distribute the property as mentioned above.

- The first parcel intended to be transferred to the Federal Way Community Center Association would consist of 5.12 acres, more or less, and include the SE ¼ of the NE ¼ of the NW ¼ except for a few hundred square to be detailed elsewhere.
- The second parcel intended to be conveyed to the State of Washington, Parks and Recreation Department would consist of 12.00 acres, more or less, and would consist of the NE ¼ of the NE ¼ of the NW ¼ and the E 133.90 feet of the NW ¼ of the NE ¼ of the NW ¼ situated in Section 29, Township 21 North, Range 4 East, Willamette Meridian, in King County, Washington.³⁹⁹

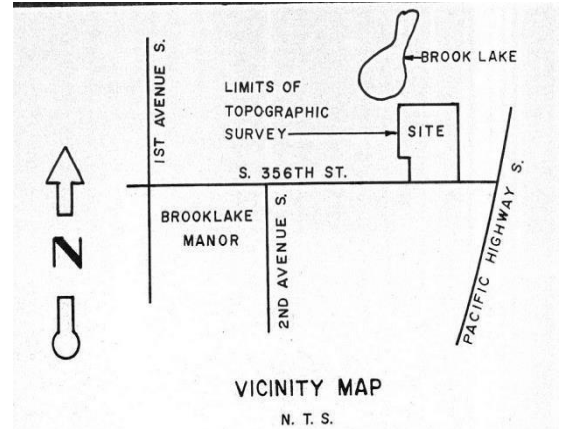


Figure 49 – 1985 Vicinity Map of the approximate boundary of the retained Brooklake Community Center site and its proximity to Brooklake after land was donated to the West Hylebos Wetlands State Park. (Courtesy HSFW.)

Following a favorable vote from the shareholders on December 8, 1984, the Brooklake Community Center deeded the intended 12-acre portion of the property to the Washington State Parks and Recreation as a gift to a Non-Profit Entity.⁴⁰⁰ The Warranty Deed dated January 9, 1985, indicates the Brooklake Community Center, Inc. retained the intended 5.12 acres, more or less, of the original property. The transfer was shown as a gift with a sales price of \$0.00.⁴⁰¹

At the same time that land was donated to the State, the Brooklake Community Center leased the existing buildings and the 5.12-acre parcel to the Federal Way Community Center Association, whose membership was comprised of several local

³⁹⁸ Nellie Fleming, Chairperson, Brooklake Committee, Brooklake Women's Club, to Doug Albert, regarding: shareholders membership list, August 16, 1984, in the files of the HSFW. The shareholders list is also in the files of the HSFW.

³⁹⁹ William Martin, Secretary, Brooklake Community Center, to Shareholders of Brooklake Community Center, October 30, 1984, with Attachment: "Notice of Special Meeting of the Shareholders and to the Heirs of Shareholders of Brooklake Community Center," in the files of the HSFW.

⁴⁰⁰ Unsigned One Page Summary [found in collection of Marie Reed's research, so she was probably the author] "Historical Data," no date, in the files of the HSFW.

⁴⁰¹ Brooklake Community Center, Inc., Warranty Deed, Signature not readable, January 9, 1985, in the files of the HSFW.

service clubs. January 14, 1985, was the legal date for the Brooklake Community Center, Inc. to donate this parcel to the Federal Way Community Center Association.⁴⁰² At the time, the original building was considered to be one of the oldest unaltered buildings in the Federal Way area.



Figure 50 – View of the Brooklake Community Center, facing east, circa 1986. OB1 Building is in background on left, Hall extension is in background on right, and a State Park boundary sign is in foreground. (Courtesy HSFW.)

Section 29 – Building Status in 1970s and 1980s

Property Value 1973 through 1987

The following table provides King County’s assessed values of the land and building(s) for certain years from 1973 through 1986. For the years listed, the V and V Foundation is listed as the taxpayer during this time.⁴⁰³

Year	Land	Building	Total	Comment
1973	\$17,250	\$14,050	\$31,300	
1975	\$34,500	\$28,100	\$62,600	
1977	\$46,200	\$28,400	\$74,600	

⁴⁰² Security Warranty Deed, Grantor: Brooklake Community Center, Inc. to Grantee: Federal Way Community Center Association, Security Title Insurance Company, May 24, 1984, 1, 2, in the files of the HSFW.

⁴⁰³ King County Department of Assessments – Real Property Records, Property Name: Brooklake Community Center, Location 02920 F 14, Tax Account Number 292104-9010-3, Taxpayer: V and V Foundation, Page 1 of 1.

Year	Land	Building	Total	Comment
1981	\$58,600	\$28,000	\$86,600	
1983	\$125,800	\$28,000	\$153,800	
1985	\$25,800	\$28,000	\$53,800	Reduction in land assessed value was due to 12.5 acres being given to Washington State Parks and Recreation after December 8, 1984 vote.
1986	\$25,800	\$28,000	\$53,800	

Tax Payments

Beyond 1986, it is unclear who paid the Real Estate Taxes on the Brooklake Community Center property.

In 1983 Wendell Kuecker indicated that the non-profit V and V Community Foundation had agreed to pay real estate taxes for the next five years, which would end in 1987.⁴⁰⁴

In 1985, based on an assessment date of January 1, 1984, the King County, State of Washington Real Estate Taxes amounted to \$1,721.37.⁴⁰⁵

1984 Application to Restore Roof of Building

In late 1983 the Brooklake Community Center realized they would need to replace the roof on the south wing of the clubhouse and the yellow storage building (apparently OB2). Bids were received from five companies to do the job:

- Sentry Roofing of Federal Way submitted a \$6,786.23 Proposal on October 4, 1983, to reroof the south wing and yellow storage building.⁴⁰⁶
- Lion Roofing Co of Seattle submitted a \$6,700.00 Proposal on October 8, 1983, to reroof the hall.⁴⁰⁷
- Holly Roofing and Remodeling of Tacoma submitted a \$6,297.10 Proposal on October 14, 1983, to reroof at Brooklake Community Center.⁴⁰⁸
- Cornerstone Custom Roofs of Federal Way submitted a \$4,669.84 Proposal to reroof the main building and yellow building, not dated.⁴⁰⁹
- Northwest Seamless Roofing, no location given on proposal sheet, submitted a proposal of \$5,466.08.⁴¹⁰

⁴⁰⁴ "Community club could make a giant comeback," *Federal Way News*, July 20, 1983, A-4.

⁴⁰⁵ 1985 King County, State of Washington Tax Statement, Property Tax Account Number 292104-9010-07, in the files of the HSFW.

⁴⁰⁶ Century Roofing of Federal Way Proposal to reroof south wing and yellow storage building at Brooklake Community Center, October 4, 1983, in the files of the HSFW.

⁴⁰⁷ Lion Roofing of Seattle Proposal to reroof the Hall, October 8, 1983, in the files of the HSFW.

⁴⁰⁸ Holly Roofing and Remodeling of Tacoma to reroof Brooklake Community Center, October 14, 1983, in the files of the HSFW.

⁴⁰⁹ Cornerstone Custom Roofs of Federal Way Proposal to reroof main building and yellow building, no date, in the files of the HSFW.

⁴¹⁰ Northwest Seamless Roofing, no business address, Proposal to clean debris from roofs and repair roofs and recoat, no date, in the files of the HSFW.

In 1984 the Brooklake Community Club applied for a \$10,000.00 grant from the King County Department of Planning and Community Development to restore the original building. The money would be used to replace the roof and foundation. After the restoration, ongoing maintenance and operation costs would be the responsibility of the nonprofit Federal Way Community Center Association.⁴¹¹

The grant application document describes the land as consisting of 16 acres, the application was prepared before the 12-acre land donation to the State as described in Section 28 – “1984 Donation of Land to State Park.” The building then had an upstairs apartment with a living-dining room, kitchen, two bedrooms and a bathroom. The apartment was then occupied by a caretaker who received free rent, utilities and telephone in exchange for his services in the area of maintenance and operation of the facilities. The clubhouse had a gas blower fireplace.⁴¹²

Apparently this grant was not received.

Section 30 - Federal Way Community Center Association Takes Title

Based on the December 8, 1984 shareholder vote, the Brooklake Community Center, Inc. transferred title to the existing buildings and the 5.12-acre parcel to the Federal Way Community Center Association. The title change was certified by the State of Washington on January 14, 1985. The transfer deed indicates there was no cash involved and the transfer was gift to a nonprofit corporation from another nonprofit corporation. Douglas F. Albert, Security Title Insurance Company processed the deed.⁴¹³ The deed contains a paragraph that would become important in future attempts to change ownership of the property:

It is further expressly understood and agreed that the Grantee cannot sell or assign the subject property except to the Metropolitan Park Department of the City of Federal Way, if incorporated and/or King County Park Department or the State of Washington Park and Recreation Department for use of said property for [the] public [in] perpetuity.⁴¹⁴

⁴¹¹ Brooklake Community Club grant application, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 1, 2.

⁴¹² Brooklake Community Club grant application, King County Department of Planning and Community Development, Housing and Community Development 1984 Project Application, 2.

⁴¹³ Statutory Warranty Deed, Grantor: Brooklake Community Center Association to Grantee: Federal Way Community Center Association, Processed May 24, 1984, Certified by the State of Washington, January 14, 1985, in the files of the HSFV.

⁴¹⁴ Statutory Warranty Deed, Grantor: Brooklake Community Center to Grantee: Federal Way Community Center Association, Processed May 24, 1984, Certified by the State of Washington, January 14, 1985, in the files of the HSFV.

A copy of the statutory warranty deed is provided in Appendix J – “Warranty Deed, Brooklake Community Center, Inc. to Federal Way Community Center, Inc., January 9, 1985.”

West Hylebos Wetlands State Park

In May 1985, Governor Booth Gardener signed into law the capital budget bill which included a \$296,000 appropriation for the West Hylebos Wetlands State Park. The funds were to be used to purchase 23 acres of wetlands to add to the 35.5 acres already donated by Francis and Ilene Marckx. The three remaining property owners had agreed to sell their property for around \$143,000. The remaining \$153,000 would be available to build parking and access to the park near the Federal Way Community Center.⁴¹⁵

The 35.5 acres donated by the Marckx’s in 1981 formed the nucleus of the park. After long and careful negotiations, the Brooklake Community Center donated another 12 acres for the park in the late fall of 1984.

The assemblage of the various parcels for the park undoubtedly played a large part in the Brooklake Community Center’s donation of some of their land to better manage their smaller remaining parcel. The planned parking and park entrance from the south/Federal Way Community Center side of the park was never developed. As the result of a title transfer, the state park became a City of Federal Way city park named the “West Hylebos Wetlands Park.” See Section 33 – “City of Federal Way Takes Ownership of the Brooklake Community Center” for details on the City of Federal Way’s plans to combine their West Hylebos Wetlands Park with the Brooklake Community Center property.



Figure 51 - Governor Booth Gardener (left) donates pens to Francis (center) and Ilene Marckx during signing of land transfer document. (Courtesy *Daily News Journal*.)

1985 Buildings on Site

In September 1985, a student from L. H. Bates Vocational Technical Institute prepared a topographic drawing of the Federal Way Community Center property with its buildings and roads then in place.⁴¹⁶ Figure 52 shows that portion of the drawing

⁴¹⁵ Ann Strosnider, “Stroke of pen turns ‘Federal Way bog’ into West Hylebos State Park”, *Daily News Journal*, May 21, 1985, no p number, in the files of the HSFW.

⁴¹⁶ Federal Way Community Center Drawing by Debra Ayers, L. H. Bates Vocational Technical Institute, September 18, 1985, in the files of the HSFW.

illustrating only the buildings. It is unknown when the building labeled “existing garage” was built, but it no longer exists.

In the records reviewed, there are titles and names of many building to which reference to the specific building is unclear. It appears small buildings were built and

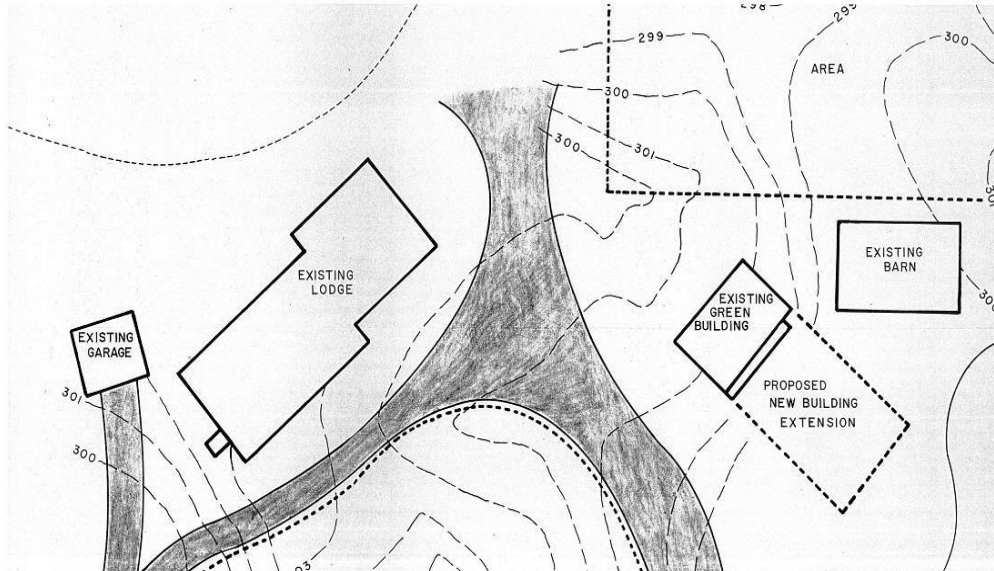


Figure 52 - Federal Way Community Center Buildings that existed in 1985. Note: The Original Clubhouse Building has been “over-rotated” clockwise and the depicted elevation contour lines are much higher than the property’s true elevations above sea level. (Courtesy HSFW.)

then later torn down. An example is the “antique shed.” I am not sure if this particular structure is shown on maps reviewed, or is one that was built and subsequently torn down. The reference would appear to locate it east of the lodge.⁴¹⁷ In another example, one drawing

reviewed was apparently prepared for development of a state park interpretive center on the Federal Way Community Center property. This drawing, without title or date, outlined only some of the buildings shown in Figure 52. The “Green Building” shown in Figure 52 is called the “Antique Shed” on the drawing. Also on this drawing, the mobile home that currently exists on the property is named “TRLR” (apparently an abbreviation for “Trailer”).⁴¹⁸

The Hall and original clubhouse building are shown on the topographic drawing to be at an elevation of around 205 feet above sea level.⁴¹⁹

⁴¹⁷ T. J. France, Chief, Site Planning & Acquisition, State of Washington, Washington State Parks and Recreation Commission, to William Martin, Secretary, Board of Directors, Brooklake Community Club, Re; West Hylebos – Brooklake Property (57-965-0720), July 19, 1982, in the files of the HSFW.

⁴¹⁸ [State Park’s Interpretive Center], [estimated date c. 1988], in the files of the HSFW.

⁴¹⁹ Federal Way Community Center Drawing by Debra Ayers, L. H. Bates Vocational Technical Institute, September 18, 1985, in the files of the HSFW.

Section 31- Late 1980s to Mid-1990s

Feeding the Homeless

By 1987 the Federal Way Community Center lodge building was being used to feed



Figure 53 - Roxanne Levandusky with guest at dinner. (Courtesy *Federal Way News*.)

the homeless. For Thanksgiving, 1989 about 25 local people were served dinner, thanks to Roxanne Levandusky and a group of volunteers who organized this event. The Kiwanis provided much of the food.⁴²⁰

1988 Involvement with West Hylebos Wetlands State Park

In 1986, the Washington State Parks and Recreation Commission held meetings with King County and the Federal Way Community

Center Association to discuss making an access to the West Hylebos Wetlands State Park from the south/Federal Way Community Center side of the park where no entrance yet existed. Douglas Albert and Ben Gittings represented the Association. In these 1986 meetings and a follow-up meeting in 1987, it was agreed that the State would develop plans for a parking lot on land that had only been used for fill-dirt disposal. The State understood that the Association would deed the land required for the construction of a parking lot.⁴²¹

During a site visit by the State in March 1988, they were surprised to find a large amount of fill-dirt had been placed at the previously-referenced site for fill-dirt disposal. It appeared that in some places the edge of the previous fill had been extended further into the wetland area. Randy Person, Assistant Chief, Site Planning, Washington State Parks and Recreation Commission stated:

As I sank up past my ankles in the new fill, I began to doubt whether we would be able to use this material [and space] for a parking area. Since it appeared we had reached consensus on the future of this corner of your ownership, I was really surprised to see such substantial additional site modification....

Sincerely, Randy Person, Assistant Chief, Site Planning
Washington State Parks and Recreation Commission⁴²²

⁴²⁰ "Free Feast," *Federal Way News*, November 26, 1989, B-3.

⁴²¹ Randy Person, Assistant Chief, Site Planning, Washington State Parks and Recreation Commission, to Larry Minkler and Wendell Kuecker, Federal Way Community Center Association, Re: West Hylebos State Park, March 9, 1988, 1, in the files of the HSFW.

⁴²² Randy Person, Assistant Chief, Site Planning, Washington State Parks and Recreation Commission, to Larry Minkler and Wendell Kuecker, Federal Way Community Center Association, Re: West Hylebos State Park, March 9, 1988, 1,2, in the files of the HSFW

After this letter was issued, the proposal to construct an entrance to and parking lot for the West Hylebos Wetlands State Park on the Federal Way Community Center property did not proceed further.

1988 King County/Metro Community Action Grant Program

In May 1988, Wendell Kuecker, President of the Federal Way Community Center Association, Inc. submitted a project proposal to obtain a grant from the King County/Metro Community Action Grant Program. The grant application indicated funds would be used to rehabilitate that portion of Brooklake and the Hylebos Creek on the five-acre property. This issue was said to be the only on-going project.⁴²³

The Association advised they had 25 active members and 35 volunteers to do the work. Ten of the 35 would be Association members and the other 25 would be people not currently involved with the Association. The volunteers included construction workers, wildlife experts, and a fish biologist. The shoreline of the lake would be cleaned of all debris, the creek would be rehabilitated and a fish ladder would be installed. The waterways would be restored for fish and waterfowl, and allow water to remain clean. The outcome of the project would stop pollution of the wetlands from upstream development. On completion of the project, the area would be open free-of-charge to the public and for students for the study and enjoyment of wildlife in its natural habitat.⁴²⁴

The Association would work with the American Legion, V. F. W., Disabled American Veterans, Kiwanis Club of Federal Way, Washington Wildlife Foundation and Eagle Scouts to ensure project success.⁴²⁵

The grant money requested was \$2,000.00, to complement an estimated \$8,629.00 to be supplied from donated material and money. The grant funds would be used for special equipment and materials. The Association's Board of Directors would monitor the work and expenses. The success of the project would mean the water would no longer be polluted, and the bacterial levels would be acceptable for a suitable habitat for wildlife and fish, as was the case several years before.⁴²⁶

The Federal Way Community Center Association did not receive a grant for this work.

⁴²³ Project Proposal King County/Metro Community Action Grant Program 1988, Wendell Kuecker, President, Federal Way Community Center Association, Inc., May 16, 1988, 1, 2, in the files of the HSFW.

⁴²⁴ Project Proposal King County/Metro Community Action Grant Program 1988, Wendell Kuecker, President, Federal Way Community Center Association, Inc., May 16, 1988, 1, 2, in the files of the HSFW.

⁴²⁵ Project Proposal King County/Metro Community Action Grant Program 1988, Wendell Kuecker, President, Federal Way Community Center Association, Inc., May 16, 1988, 1, 2, in the files of the HSFW.

⁴²⁶ Project Proposal King County/Metro Community Action Grant Program 1988, Wendell Kuecker, President, Federal Way Community Center Association, Inc., May 16, 1988, 3, in the files of the HSFW.

Mobile Home on Property

I am not completely sure, but based on its presence or absence on various maps, it appears the date the mobile home was placed on the property was 1988 or 1989.

On August 22, 1989, the King County Building and Land Development Division issued a notice of violation of the King County Code due to the presence of the mobile home on the property. During an inspection on August 17, 1989, the inspector found the mobile home to be out of compliance with the Code, as detailed in the Case #E88-917 report. The conditions found to be in violation were:

Mobile home permit #517290 was issued in error, and is hereby revoked. Mobile home is placed on fill, within 100 feet of Hylebos 18 WETLAND, and Installed with a septic system when it was approved only for sewer.⁴²⁷

The owner of the mobile home is listed as the V & V Community Foundation.⁴²⁸ Robert J. Verzani, the attorney for the V & V Community Foundation, immediately responded to the noncompliance issue with the mobile home:

Dear Ms. Deraitus:

Your August 22 letter concerning the mobile home and addressed to V & V Community Foundation on an alleged violation at 726 South 356th Street, Federal Way, has been referred to this office.

I would like to advise your office V & V Community Foundation does not own the real estate, does not own the mobile home, and has nothing to do with the mobile home.

The V & V Community Foundation has an excellent name and we are hereby requesting that all documents and all references to any code violation concerning this matter as relating to V & V Community Foundation be expunged.

We are requesting that your office advise that this has been accomplished by written letter to the undersigned.

Very truly yours,
Robert J. Verzani
Payne & Verzani⁴²⁹

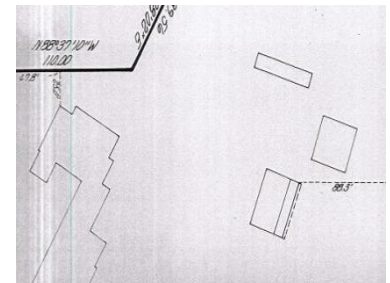


Figure 54 - Location of Brooklake Community Center buildings, including mobile home. Mobile home is building in upper right. (Courtesy HSFV.)

⁴²⁷ Noncompliance Certificate, Case No. E88-917, Mobile Home at 726 South 356th Street, Elizabeth Deraitus, King County Building and Land Development Division, August 22, 1989, in the files of the HSFV.

⁴²⁸ Noncompliance Certificate, Case No. E88-917, Mobile Home at 726 South 356th Street, Elizabeth Deraitus, King County Building and Land Development Division, August 22, 1989, in the files of the HSFV.

The Federal Way Community Center Income Statement for 1990 shows monthly bill statements, presumably for payment of purchasing the mobile home. There is a \$298.00 payment made for December 1989.⁴³⁰

The mobile home currently remains on the site and is unoccupied. Because it has become an attraction for homeless people, the City of Federal Way has made it off limits to the public.

1989 Attempt to Restore Original Building

In 1989 the original building was apparently considered as unsafe for use, as it did not meet code requirements. Also, the condition of some areas in the building were considered uninsurable. Marie Reed, HSFW Researcher, wrote a July 29, 1989, letter to Julie Koler, Cultural Resource Specialist, Historic Preservation Department, King County Planning Department, to request help in the matter:

Dear Julie,

As I may have told you, our local Historical Society has agreed to assist the Federal Way Community Center Assn. in writing a CDBG request for funds to rehabilitate the 60 year old landmark building in the Brooklake Complex. Unless or until this building has Landmark Status, this is the only way to accomplish its preservation and restoration.

Although it would be appropriate for use by low income and (particularly) the elderly, it's too bad it cannot be used as it has been traditionally used for meetings and entertainment. But without being brought up to code, it will never be successful to the degree it once was. I fear it will become further deteriorated and eventually condemned.

The FWCCA has offered to let the Historical Society store artifacts in their basement. But of course we wouldn't accept their gracious offer with the building being so run down and uninsurable.

Where the structure is located – so close to the juncture of I-5 and State Route 18, and so close to the Pierce County border, I can see it as an inter-county meeting place and retreat for County purposes. The proximity of the lake and the wooded State Park make it a place where one can really reflect and relax.

⁴²⁹ Robert J. Verzani, Payne & Verzani, Attorneys at Law, Federal Way, Washington, to Ms. Elisabeth A. Deraitus, King County Building & Land Development Division, Bellevue, WA, Re; Case No. 88-917 V & V Community Foundation, August 29, 1989, in the files of the HSFW.

⁴³⁰ Federal Way Community Center Association Income Statement 1990, Richard W. Keeton, Treasurer, no date, 2, in the files of the HSFW.

Nevertheless, you will find enclosed here a collection of some of my research and the material provided by your Department to sort through to present to the Landmarks Commission. Since Federal Way has no accredited landmark as yet, I hope this will be ... successful....

Thanks again,
Marie Stowe Reed, Researcher
Historical Society of Federal Way⁴³¹

Julie Koler replied to Marie Reed's letter on August 2, 1989. Koler replied that she was impressed with the amount of research Reed had done to justify the nomination application submitted. Koler indicated her schedule did not permit a visit to the site immediately, but would need to see the site before any action could be undertaken. Koler requested two slides or photographs of the building be submitted to include the two elevations.⁴³²

Attempt to Place the Brooklake Building on Register of Historic Places

In July 1989 the HSFW, in support of the Federal Way Community Center Association, attempted to have the Brooklake Community Center Clubhouse Building (referred to as the Wagon Wheel Restaurant/Rickey's and the Brooklake Club Addition) placed on the King County Register of Historic Places.⁴³³

The location is given as:

In the east half of the northeast quarter of the northwest quarter of Section 29, Township 21 North, Range 4 East, Willamette in the Poverty Bay Quadrangle of King County, Washington.⁴³⁴

The attempt to place the Brooklake original clubhouse building on the King County Register of Historic Places required a high level of detail. It appears this attempt was the motivation for all the documentation that Marie Reed obtained on the Brooklake property. Much of the material she obtained was dated just prior to the submission for the historic places designation.

⁴³¹ Marie Stowe Reed, Researcher, Historical Society of Federal Way, to Julie Koler, Cultural Resource Specialist, Historic Preservation Department, King County Planning Department, Seattle, WA, July 29, 1989, in the files of the HSFW.

⁴³² Julie Koler, Cultural Resource Specialist, Historic Preservation Department, King County Planning Department, Seattle, WA, to Marie Reed, Researcher, Historical Society of Federal Way, Re: Brooklake Community Center Nomination, August 2, 1989, in the files of the HSFW.

⁴³³ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Places Nomination Form, Brooklake Community Center, July 27, 1989, 1 – 6.

⁴³⁴ Marie Stowe Reed, Historic Preservation Chairman, Historical Society of Federal Way, King County Register of Historic Place Nomination Form Brooklake Community Center, July 27, 1989, 6. This description is apparently abbreviated, as it encompasses 20 acres.

1989 Remodel

In 1989 a major remodel was planned, as others had been planned in other years. Absmp Electric of Federal Way submitted a bid of \$23,500 to provide all materials and perform all labor to install four meters at a new service entrance; with 120/240V, single phase power; new breaker panels; and rewiring as needed to meet building codes. Surface wiring would also be redone to meet codes.⁴³⁵ There is no indication this bid was accepted. Based on later code issues identified with electrical wiring, it is assumed the work was not done.

Proposal to let V & V Foundation Manage the Federal Way Community Center

In October 1989 the Federal Way Community Center Association sent a letter to its members with a proposal to turn the management of the Federal Way Community Center over to the V & V Foundation. A vote was to be scheduled for October 19, 1989.⁴³⁶ Nothing came of this proposal.

1990 Community Development Block Grant (CDBG) Project

In April 1989, the King County Planning and Community Development Division announced it would soon have application forms available for King County's 1990 Community Development Block Grant (CDBG) funds. King County and a consortium with 25 suburban cities expected to receive approximately \$4.1 million from the federal government for distribution in 1990. The federal government made the funds available to improve living conditions for the country's low- and moderate-income residents. Funds were available only if it could be documented that either the project benefited primarily low- and moderate-income people or neighborhoods, or that it eliminated slums or blight.⁴³⁷

In 1990 the Federal Way Community Center Association, Inc. under the leadership of President Wendell Kuecker, applied for a \$50,000 grant through the King County 1990 Community Development Block Grant (CDBG) Project. The funds would be used to restore the foundation, to replace the non-compliant wiring, to provide handicapped lavatories, and to procure a sewer stub, all to bring a historic building up to King County code for the safety of all public users. The justification provided in the grant application stated the historic Brooklake Clubhouse Building was endangered. It was underutilized due to a lack of appropriate health and safety

⁴³⁵ Absmp Electric, Federal Way, Proposal and Contract to H. L. Frease, July 7, 1989, in the files of the HSFW.

⁴³⁶ Wendell Kuecker, President, Federal Way Community Center Association, to Members of the Federal Way Community Center, Inc., Subject: Meeting, Thursday October 19, 1989 at 10:00 AM, not dated, in the files of the HSFW.

⁴³⁷ Public Notice, 1990 King County CDBG Fund Application Period to Begin, King County Community Development Block Grant (CDBG) Project, April 18, 1989, in the files of the HSFW.

improvements that if addressed, would make the building fully available to the public and fully insurable.⁴³⁸

Through the previous year and a half, member clubs had been dropping out of the Federal Way Community Clubs Association operated from the Brooklake Community Center facility because it was not fully insurable. The burden for its support had been falling on fewer and fewer organizations and individuals.⁴³⁹

Rehabilitation of the historic community facility to bring it up to King County building codes would promote the health and safety of the public and maximize the availability of the building for its use. An improved sewer system would also be obtained with the grant money. Two handicapped toilet facilities would be installed and the plumbing and existing lavatories would be upgraded. Some carpentry work would be required to accomplish this. Modernization of wiring and installation of two newer breaker panels would increase safety of the facility. Inside and outside lighting would also improve usability and security.⁴⁴⁰

The grant application indicated that the historic clubhouse building and the larger hall which adjoins it could be used for workshops, seminars, and public service and government meetings. There were several small rooms and a large room upstairs that could be used for offices. The main hall would provide a room large enough for community-wide activities. Due to the presence of the adjacent West Hylebos Wetlands State Park, the building could serve as an interpretive center for the park. Agencies that deal with low- and moderate-income people, and Federal Way area service clubs could use the building to their advantage.⁴⁴¹

If the grant was awarded the goal would be to complete the work by December 1990. The grant stated that there were adequate resources available to ensure operation of the facility once it was upgraded.⁴⁴²

Even though much emphasis was placed on helping low-income and moderate-income people, it was determined by King County that preservation of a historic building and benefits to potential users of the updated building, did not meet the requirements of the federal grant. As a result of this conclusion, the grant was denied.

⁴³⁸ Application Brooklake Community Center Rehabilitation, Wendell Kuecker, President, Federal Way Community Center Association, Inc., King County 1990 Community Development Block Grant (CDBG) Project, July 7, 1990, in the files of the HSFW. Marie Reed of the Historical Society of Federal Way acted as coordinator of the document.

⁴³⁹ Application Brooklake Community Center Rehabilitation, Wendell Kuecker, President Federal Way Community Center Association, Inc., King County 1990 Community Development Block Grant (CDBG) Project, 7.

⁴⁴⁰ Application Brooklake Community Center Rehabilitation, Wendell Kuecker, President Federal Way Community Center Association, Inc., King County 1990 Community Development Block Grant (CDBG) Project, 2.

⁴⁴¹ Application Brooklake Community Center Rehabilitation, Wendell Kuecker, President Federal Way Community Center Association, Inc., King County 1990 Community Development Block Grant (CDBG) Project, 5, 6.

⁴⁴² Application Brooklake Community Center Rehabilitation, Wendell Kuecker, President Federal Way Community Center Association, Inc., King County 1990 Community Development Block Grant (CDBG) Project, 5, 6.

Involvement by Newly Incorporated City of Federal Way

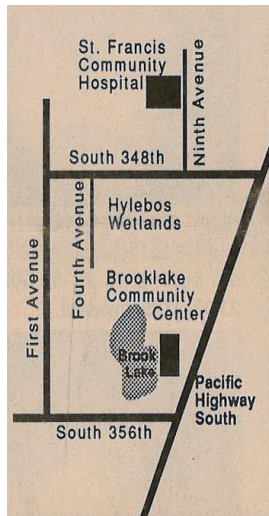


Figure 55 – Vicinity map showing Brooklake Community Center and Hylebos Wetlands (not to scale). (Courtesy HSFW.)

In April 1990 the newly-incorporated City of Federal Way became involved in the discussion on the future of the Brooklake Community Center. The City Council considered an agreement to allow the State Parks and Recreation Commission to work on the city's behalf to acquire 95 additional acres targeted for preservation around the West Hylebos Wetlands. During a meeting of the City Council's Parks and Recreation Committee, council members deferred to state officials to handle the acquisitions. It was not certain if the proposal would include the land and facilities owned by the Federal Way Community Center Association.⁴⁴³

The Federal Way Community Center Association still controlled the five acres on the south eastern edge of the wetlands that include Brooklake and the Brooklake Community Center. The Association did not want to lose control of the Brooklake Community Center. If included in the 95-acre acquisition proposal, Council members were concerned that the Brooklake Community Center would become an eyesore if not maintained. The implication was the grounds and facilities were not currently being sufficiently maintained and did not look appealing.⁴⁴⁴

In November 1989 voters approved a countywide open-space bond measure that included 95 acres surrounding the Hylebos Wetlands and earmarked \$1.6 million to acquire the surrounding land. The Brooklake area was included in the targeted area.⁴⁴⁵ Prior to this election the estimated combined value of the surrounding 91 acres, plus the 5.2 acre Brooklake Community Center land, was \$2.2 million. Therefore, the amount earmarked included the purchase of the Brooklake Community Center land for inclusion in the state park. The City of Federal Way City Council's Parks, Recreation and Cultural Arts Committee met several times to discuss including the Brooklake Community Center land in its plans for future acquisition. On April 19, 1990, the committee decided to obtain title reports and appraisals on the Brooklake Community Center building and property.⁴⁴⁶

⁴⁴³ Leon A. Espinoza, "Brook Lake [*sic*] dispute clouds agreement on Hylebos Wetlands," *Federal Way News*, April 19, 1990, D2.

⁴⁴⁴ Leon A. Espinoza, "Brook Lake [*sic*] dispute clouds agreement on Hylebos Wetlands," *Federal Way News*, April 19, 1990, D2.

⁴⁴⁵ Leon A. Espinoza, "Brook Lake [*sic*] dispute clouds agreement on Hylebos Wetlands," *Federal Way News*, April 19, 1990, D2.

⁴⁴⁶ Kurt Herzog, "Council ponders Brooklake's fate," *Federal Way News*, April 22, 1990, A-1, A-4.

Fred Pepper, then-current center director, made pleas to disregard this approach. He indicated the center had plans to renovate the largest of four buildings on the site (the Clubhouse, Hall and Fair Buildings). He insisted the main building was still being used to hold meetings for various groups including the Wetlands of West Hylebos, Inc. Also many veterans' groups were meeting at the center, including the American Legion, the Veterans of Foreign Wars, Disabled American Veterans, the Order of Purple Heart, the Washington State POW/MIA Association, and the Point Man Ministries. Pepper, a Vietnam veteran, said the center provided a place for veterans to talk and heal.⁴⁴⁷

In disagreement with Pepper's position was the Wetlands of West Hylebos group, which had a member on the Federal Way Community Center Association's Board of Directors. They wanted the City of Federal Way to acquire the land to be part of the park. Ilene Marckx, a longtime resident and wetlands preservation activist stated:

Of course it [the Brooklake Community Center property] should be part of the park. It's a beautiful piece of property.

The Wagon Wheel Inn [the original building still standing] should be left standing because of its historic status and groups should be allowed to continue meeting there, but three other outbuildings should be torn down. They are ugly and they're in the way. That area is needed for parking.⁴⁴⁸

The City of Federal Way's options, based on the Federal Way Community Center Association's current bylaws, were:

1. The City of Federal Way could purchase it.
2. King County could purchase it.
3. The State of Washington could purchase it.
4. The City of Federal Way could claim the land through condemnation proceedings.⁴⁴⁹

The State of Washington, which already owned the adjacent West Hylebos Wetlands State Park land, expressed no interest in obtaining the former Brooklake Community Center Association land. The state owned 75 acres in the park at the time, 10 of which had been donated to the state by the Federal Way Community Center Association several years prior. The Brooklake Community Center property was not needed to protect the environmental integrity of the wetlands. The state already had plans to build an interpretive center on their property near the boundary

⁴⁴⁷ Kurt Herzog, "Council ponders Brooklake's fate," *Federal Way News*, April 22, 1990, A-1.

⁴⁴⁸ Kurt Herzog, "Council ponders Brooklake's fate," *Federal Way News*, April 22, 1990, A-4.

⁴⁴⁹ Kurt Herzog, "Council ponders Brooklake's fate," *Federal Way News*, April 22, 1990, A-4.

of the Brooklake Community Center grounds. They also had a 30-foot easement through the Brooklake Community Center’s land for a driveway. Randy Person, a State Parks and Recreation Commission official, said they would have no objection having both the state interpretive center and the Brooklake Community Center operating close together.⁴⁵⁰

Richard W. Keeton, Treasurer of the Federal Way Community Center Association, issued the following Income Statement for activities in 1990:

Beginning bank balance	\$1,378.13
Operating Income from rental, donations, etc.	\$26,704.53
Adjustments to income, added	\$1,152.98
Operating expenses	
Fixed operating expenses	\$9,026.10
Misc. expenses (Details included in file copy) -	\$9,605.12
Total refunds from rentals and (NSF) checks, etc. -	\$7,400.00
Maintenance expenses (Details included in file copy)	\$2,317.61
Total expenses	\$28,348.83
Ending bank balance	\$886.81 ⁴⁵¹



Figure 56 - Brooklake Community Center, facing east, April 1990. (Courtesy Rhonda Davis, *Federal Way News*.)

As part of the movement to acquire the Brooklake Community Center property for addition to the West Hylebos Wetlands Park, Ilene Marckx, representing the Wetlands of West Hylebos Inc. and a board member of the Federal Way Community Center Association, advocated for the City of Federal Way to acquire the land to add to the park. Marckx indicated, “Of course it should be part of the park. It’s a beautiful piece of property.” Marckx also recommended the

original clubhouse building should be left standing due to its historical status, that groups should be allowed to continue meeting there, and the three other outbuildings [OB1, OB2, and the Mobile Home] should be torn down. “They’re ugly and they are in the way. That area is needed for parking.”⁴⁵²

⁴⁵⁰ Kurt Herzog, “Council ponders Brooklake’s fate,” *Federal Way News*, April 22, 1990, A-4.

⁴⁵¹ Federal Way Community Center Association Income Statement 1990, Richard W. Keeton, Treasurer, no date, 1, in the files of the HSFW.

⁴⁵² “Veterans want center to remain in public private hands,” *Federal Way News*, April 22, 1990, p not known.

Federal Way Veteran's Center

In October 1989, the Federal Way Veteran's Center opened at the Brooklake Community Center. Robert Bartram, a former U. S. Army veteran, was president of the Federal Way Veteran's Center.⁴⁵³ The help he received through Point Man Ministries convinced Bartram to help establish the veteran's center.⁴⁵⁴

Bartram indicated the philosophy was simple for the drop-in center:

Veterans helping other veterans. The most important thing we have to offer is that we are showing vets we care. . . . We're open, that's about all we have to offer except for referrals, a cup of coffee and a place to talk.

Someone's gotta help the vets. In order to give you've got to receive. Someday I'll be able to look back and see the vet center helping more people than it is now.⁴⁵⁵

Bartram had plans to expand the operation to provide a professional counselor, job-placement services, well-stocked food and clothing banks and funds to offer shelter to homeless veterans. The first step would be to just get the word out that the center existed. Another volunteer in addition to Bartram was 44 year-old Ann Riegelhuth, a Federal Way resident, who stated:

Veterans deserve respect and recognition, not just on Veteran's Day, but every day. They've also earned a helping hand if they need one. In my opinion every man who has served his country is a hero.⁴⁵⁶



Figure 57 - Robert Bartram, first president of Federal Way Veteran's Center, with Brooklake in background, facing northwest, 1989. (Courtesy Pala Erickson, *Federal Way News*.)

The Federal Way Veteran's Center occupied the basement of the Federal Way Community Center. By November 1990 the Federal Way Veteran's Center had become a magnet for various local veterans groups and several were headquartered there.⁴⁵⁷

One of the main functions of the Veteran's Center was to provide a drop-in center to assist troubled veterans in any way

⁴⁵³ Brad Broberg, "Center extends help to vets," *Federal Way News*, November 10, 1989, A-1.

⁴⁵⁴ Brad Broberg, "Center extends help to vets," *Federal Way News*, November 10, 1989, A-1.

⁴⁵⁵ Brad Broberg, "Center extends help to vets," *Federal Way News*, November 10, 1989, A-1, A-2.

⁴⁵⁶ Brad Broberg, "Center extends help to vets," *Federal Way News*, November 10, 1989, A-1.

⁴⁵⁷ Brad Broberg, "Center invites veteran invasion," *Federal Way News*, November 7, 1990, A-7.

possible. In its first year of operation spokesman Fred Pepper said the private, non-profit center had assisted more than 200 veterans, giving them temporary shelter, helping them with paperwork, referring them to appropriate agencies and lending them a sympathetic ear.⁴⁵⁸

“Veterans helping veterans” was the center’s motto and its volunteers had done plenty of that, said Pepper, who served in Vietnam. Organizations meeting at the Veteran’s Center included the VFW, Prisoners of War/Missing in Action, Disabled American Veterans, the American Legion and Point Man Ministries. In November 1990 the *Federal Way News* indicated:

The veteran’s center is governed by a board of directors that includes representatives from each of the veterans groups that use the community center, including Gregory D. Westmiller, VFW; Richard Keeton, POW/MIA; Dick Whipple, Disabled American Veterans; Garrett O’Neil, American Legion; and Fred Pepper, Point Man Ministries. Also on the board is Vern Frease, leading benefactor of the Federal Way Community Center, who represents the community -at-large.

President of the board is Robert Bartram, a Vietnam vet. His wife, Ann, is secretary/treasurer.⁴⁵⁹

The Veteran’s Center was an all-volunteer operation and one of its steadiest volunteers, and its oldest, was Harry Fister, a World War II veteran and 78 years old in 1990. The center was open to veterans from 9 a. m. until 3 p. m. Monday through Friday and from 12 noon until 4 p. m. on Saturday.⁴⁶⁰

The Veteran’s Center was soon forced to close due the general problems with the Community Center building and lack of funds to address the community center’s problems.

Attempt to Obtain Sewers for the Property

In January 1991, the King County Real Property Division offered to purchase for \$9,600 a strip of land from the Federal Way Community Center adjacent to the South 356th Street right-of-way for an upcoming street improvement project.⁴⁶¹ The offer was accepted, as can be deduced from a passage in a note written by Fred Pepper, Project Director, Federal Way Community Center:

⁴⁵⁸ Brad Broberg, “Center invites veteran invasion,” *Federal Way News*, November 7, 1990, A-7.

⁴⁵⁹ Brad Broberg, “Center invites veteran invasion,” *Federal Way News*, November 7, 1990, A-7.

⁴⁶⁰ Brad Broberg, “Center invites veteran invasion,” *Federal Way News*, November 7, 1990, A-7.

⁴⁶¹ Jeff Eoff, Right of Way Agent, King County Real Property Division, to Fred Pepper, Board of Directors, Federal Way Community Center, Federal Way, WA, Re: Right of Way, #2119, Parcel 110 – South 356th Street, January 17, 1991, in the files of the HSF.

At the Community Center plans for the sewer were forwarded and approved by Federal Way Water and Sewer which will take the buildings at the center off the septic and onto the sewer.

The design work donated by Vietnam veteran Terry Nettles of Gig Harbor would have cost thousands of dollars. U. S. West will bring the sewer across the street in exchange for the vault located in our driveway. The over 10,000 dollars of fees to connect to the sewer was raised by the sale of right of way to King County for the road.

All of this is pursuing a dream of opening a kitchen to feed the area disadvantaged while ending seven decades of septic tank in our wetlands.

What a wonderful historic time for us all. Thanks to people working together we are effecting tomorrow today.

Fred Pepper
Project Director
Federal Way Community Center
Brooklake⁴⁶²

As of January 1993, complications had apparently arisen, as the sewer system had still not been constructed and the City of Federal Way shut down the Brooklake Community Center building. A memo to the Federal Way City Council, apparently from the Board of Directors of the Federal Way Community Center Association stated:

The Board had been talking about sanitary problems and a sewer hookup for about one year. On October 1, 1992, the Board voted to borrow \$25,000 to put in sewers, because our sanitary system had failed and if we didn't do something, the Health Department would have to close us down. This, however, was a major and scary decision - \$25,000.00 is a lot of money for us to have to pay back! We got permits from the city, had the system drawn up and were doing everything as it should be done.

On Friday, January 15, [1993], three men from the City of Federal Way came to the Center at about 9:45 a.m.; they stayed about two hours and refused to give any information regarding their findings. They said they had to go to a meeting and left. At 4:30 p.m. they returned, posed a closed notice and informed the people at the

⁴⁶² Fred Pepper, Project Director, Federal Way Community Center, Brooklake, Hand written notes, no date, 1, 2, in the files of the HSFW.

Center that is was totally closed down. The buildings were not to be occupied effective immediately! We were stunned; after all, this was 4:30 Friday of a three day week-end.

Both halls were rented for Saturday night, just 26 hours away. A young peoples concert and celebration of Martin Luther King in one hall and a wedding reception in the other. We also had to move the homeless out of the lower level into the freezing weather. . . .

What we need from the City is some help so we can continue to operate, but we also want to do so in a safe manner. If we can't continue, we will be unable to re-pay our \$25,000 loan⁴⁶³

(See the next subsection "City Inspection" for more details of this shut down and response.) I have intended to only include here the part about the desired sewer service, since it shows that as of January 19, 1993 they still had not been connected.

The on-site sewer system was eventually constructed and connected to the municipal system. The August 19, 2003 minutes of the Federal Way Community Center Association indicate the sewer loan had finally been paid off.⁴⁶⁴

Closure After City Inspection

On January 15, 1993, the City of Federal Way closed the Federal Way Community Center citing numerous electrical and structural code violations. Several homeless men were evicted for the property.⁴⁶⁵

On January 28, 1993, Steve Johnson, Acting Manager of the Federal Way Community Center, filed an appeal that contended city officials may have violated civil-rights laws by evicting homeless men from the property. The appeal also argued that city officials failed to specifically list the reasons for the closure. Johnson also accused the city of either negligence or political and racial bias, because no violations were reported when the city and fire department performed a walk-through inspection in March, 1992.⁴⁶⁶

A private structural engineer told the Community Center that the large hall of the main building was structural safe and in no danger of collapse. In reference to this opinion, Johnson said, "What our firm told us is very contradictory to what the city said. And to come in and close us down with no list of remedies. It's not right."⁴⁶⁷

The Federal Way Community Center Association also claimed it should not have to pay building permit fees to make structural improvements because it is registered

⁴⁶³ Memo apparently from the Board of Directors of the Federal Way Community Center Association to the Federal Way City Council, January 19, 1993, 1,2, in the files of the HSFW.

⁴⁶⁴ Marguerite Condon, Secretary, Minutes of the Regular Meeting of the Board of Directors, Federal Way Community Center, August 19, 1993, 1, 2, in the files of the HSFW.

⁴⁶⁵ Rob Smith, "Hall owners question inspection," *Federal Way News*, January 31, 1993, A-1.

⁴⁶⁶ Rob Smith, "Hall owners question inspection," *Federal Way News*, January 31, 1993, A-1.

⁴⁶⁷ Rob Smith, "Hall owners question inspection," *Federal Way News*, January 31, 1993, A-1.

as a federal non-profit corporation. City officials provided groups with federal non-profit status an exemption, but the Federal Way Community Center Association had never applied for federal non-profit status. The Federal Way Community Center Association was then a consortium of service groups, including the American Legion, the Veterans of Foreign Wars, the Eagles Fraternal Order, the Kiwanis Club, the V and V Foundation and the West Hylebos Wetlands Association. Several of these groups had non-profit status, but these groups only managed the center. The owner of the facilities, the Federal Way Community Center Association, had no such managerial status.⁴⁶⁸ [Apparently the Federal Way Community Center Association did not realize that since they had a different charter and bylaws than the previous version of the organization, the non-profit status did not automatically carry over to them.]

Work was immediately undertaken. The hall was ready for reinspection on February 1, 1993. Johnson stated that the Center hosted a variety of activities on its property, including wedding receptions, dances, karate classes, a teen drug and alcohol support group and a “canine college.”⁴⁶⁹

Section 32 - Brooklake Community Center, Inc.

On March 4, 1994, the for-profit Brooklake Community Center, Inc. was incorporated to replace the nonprofit Federal Way Community Center Association. The business license subsequently issued to the new owner would expire on March 31, 2006.⁴⁷⁰ The nonprofit Federal Way Community Center Association that had been incorporated in October 21, 1981, had been licensed through October 31, 2005.⁴⁷¹

Section 33 - City of Federal Way Takes Ownership of the Brooklake Community Center

At the March 18, 2014, meeting of the Federal Way City Council, it unanimously approved the acquisition of the Brooklake Community Center property and to cover the costs of delinquent property taxes. The delinquent taxes were said to be more than \$10,000. In 1983, the Brooklake Community Center, Inc. had leased the property to the Federal Way Community Center Association, a non-profit organization. In 1985, the Brooklake Community Center property was gifted to the Federal Way Community Association and the title duly transferred. Both the lease and statutory warranty deed had limited sale or transfer of the property to the “metropolitan Park

⁴⁶⁸ Rob Smith, “Hall owners question inspection,” *Federal Way News*, January 31, 1993, A-1.

⁴⁶⁹ Rob Smith, “Hall owners question inspection,” *Federal Way News*, January 31, 1993, A-9.

⁴⁷⁰ http://www.secstate.wa.gov/corps/search_detail.aspx?name=BROOKLAKE%20COMMUNIT%20Center,%20INC.&ubi=601529017, accessed July, 24, 2015.

⁴⁷¹ http://www.secstate.wa.gov/corps/search_detail.aspx?name=FEDERAL%20WAY%20COMMUNIT%20Center,%20ASSOC.&ubi=601266214, accessed July, 24, 2015.

Department or city of Federal Way if incorporated and/or the King County Parks Department or the State of Washington Parks and Recreation Department for use of said property for public use in perpetuity.”⁴⁷²

Cary Roe, the City of Federal Way’s Public Works and Parks Director, in 2014 stated:

In 1994, the various interests entered into another agreement, where the city’s interests in the property remained “expressly stated.”

The need for the city to step in came just recently when the Federal Way Community Center Association dissolved as an organization, and that association’s president Wendell Kuecker felt the time was right to transfer the property.

The payment of those delinquent taxes was one request of Kuecker and his organization. The second was recognition of Vern and Vera Frease for their long-term efforts at preserving the historic buildings on the property.

The city did its required due diligence, and found that regardless of some existing issues, it appeared the property acquisition would be a net positive for the city. The city would be able to connect the property to the West Hylebos Wetlands park that is adjacent to it, and would hope to create an educational/learning center on the property.

I think it’s a great opportunity, falls right in the heart of the Hylebos watershed, and as you know, the Public Works Department and the Surface Water Management Division has a very active program with school children releasing salmon and learning about the salmon cycle and the impacts of the environment on that species of fish.⁴⁷³

The historic preservation efforts were a concern of the Council members. Susan Honda and Martin Moore requested information concerning the plans for historic preservation. Roe indicated that Diana Noble-Gulliford has the knowledge and experience to provide assistance on the historic preservation.⁴⁷⁴

Section 34 – Current Use of Complex

At the present time, the primary occupant of the original clubhouse building is by the Hanwoori Mission Church that leases the building from the City of Federal Way.

The building is also being used by the Kajukenbo Self Defense Institute for instructional classes. Their advertising statement states, “Although we offer

⁴⁷² Greg Allman, “City acquires Brooklake property,” *Federal Way Mirror*, April 11, 2014, 2.

⁴⁷³ Greg Allman, “City acquires Brooklake property,” *Federal Way Mirror*, April 11, 2014, 2.

⁴⁷⁴ Greg Allman, “City acquires Brooklake property,” *Federal Way Mirror*, April 11, 2014, 2.

instruction in effective personal defense techniques, we teach situational awareness and the latest criminal scenarios to better avoid confrontations.”⁴⁷⁵

On January 20, 2017 it was noticed that Graham [apparently a road construction – repair company] was using the area that I have referred to as OB1 and OB2. Several of their trucks were parked there and it appeared they were using it as a transfer and storage station.⁴⁷⁶

Section 35 – “Puget Sound Basin” Painting

Description of Painting

In early 2014 the City of Federal Way gained possession of a painting titled "Puget Sound Basin, 1890."

The oil painting is about four feet high x six feet wide and was mounted over the fireplace on the east wall of the large meeting room in the clubhouse. It has a plywood backing. The painting has the painter's signature – “Franklin” – and the date “1944,” in the lower right hand corner. There also appear to be some first name initials overlapping the ”F” in “Franklin” that are difficult to read.

In 1944, the date of the painting, the building where it was found was in use as the Brooklake Community Center. Currently the primary occupant is a Korean church. The church (or possibly earlier tenants) may have felt that the painting was not compatible with their use of the large meeting room in the clubhouse, which the church uses as a sanctuary. The objecting tenant placed a sheet of plywood over the painting to hide it, plastered over this sheet of plywood, and repainted the wall. The painting was out of view for several years and its existence was mostly forgotten. The City of Federal Way conducted an examination of the building and property after they took ownership, at which time they found the painting.

The painting shows an 1890-vintage logging scene with both oxen performing their logging function and a locomotive pulling logs along a railroad spur. The question arose whether the painting actually depicts a true logging operation in the Federal Way area, a true logging operation somewhere else in the Puget Sound Basin, or maybe just the conception of a logging operation by the painter. Research has found that a logging railroad operated in Federal Way around this time.

⁴⁷⁵ www.kajukenbo.com, accessed September 10, 2015.

⁴⁷⁶ Dick Caster visit to the site on January 20, 2017



**Figure 58 – “Puget Sound Basin, 1890,” painted by John Benjamin Franklin, Sr., 1944.
(Courtesy City of Federal Way.)**

Painter Identified

At the regular meeting of Trustees and Officers of the Brooklake Community Center, held on December 20, 1944, the following passage was recorded in the minutes:

Forbes moved that the Trustees issue 10 units of stock to John Franklin, Sr. for consideration of large picture. The motion was duly seconded and passed.⁴⁷⁷

Although not specifically recorded in the minutes, it can be reasonably assumed that John Franklin, Sr. was the artist for this painting. The minutes are also silent on the authenticity of the depiction in the painting.

⁴⁷⁷ W. C. Durkee, Secretary, Minutes of the Regular Meeting of the Board of Trustees and Officers, Brooklake Community Center, December 20, 1944, in the files of the HSF.

The only other mention of this painting found in the HSFW files is a 1989 comment by Marie Reed. She felt the oil painting hanging over the fireplace in the Brooklake Community Center and dated as being painted in 1944 “must have been donated by a Brooklake Club member.”⁴⁷⁸

There is no person with the name “Franklin” listed on membership lists of the Brooklake Community Club from 1943 through 1955.

John Benjamin Franklin, Sr.

Diana Noble-Gulliford and Dorothy Burt of the HSFW were helpful in searching census records, draft card registration records, death records and Ancestry.com for an artist named “Franklin”. The information uncovered led to



Figure 60 - John Benjamin Franklin, Sr., circa 1910.
(Courtesy Laurel Franklin Dearborn.)

contacts with Fred Franklin and Laurel Franklin Dearborn, both grandchildren of John Benjamin Franklin, Sr.

Information gained from these two individuals allowed the compilation of a biography of John Franklin, Sr.

John Benjamin Franklin was born on February 21, 1865 in Watkins Glenn, Schuyler County, New York.⁴⁷⁹

As a young man he had an interest in becoming either a minister or a teacher. He chose the latter and taught grades 1 through 8 in Fairplay and five other villages in Grant County, Wisconsin. In 1895 he kept a personal diary. In it he recorded the difficulties of teaching in one-room schools in Fairplay and the difficulty of coping with the children and the weather, as well as problems of getting paid by the school board. He also

taught Sunday school in an unheated church in Fairplay where occasionally a traveling minister would preach.⁴⁸⁰

After he came to Washington state in 1898, he taught at schools in Edgewood, Jovita, Gig Harbor, Silver Lake, Puyallup, Melmont, Cedar Lake and Firgrove (not



Figure 59- John Benjamin Franklin, Sr., circa 1889.
(Courtesy Laurel Franklin Dearborn.)

⁴⁷⁸ Marie Reed, “Interview with Mrs. Walter Gisin,” January 10, 1989, in the files of the HSFW. The subject of the interview was the Brooklake Center Builders Fred Michel and Fred Gisin.

⁴⁷⁹ John Benjamin Franklin, Overview, Ancestry.com.,

<http://trees.ancestry.com/tree/71281852/person/3423240864/print>, accessed September 10, 2014.

⁴⁸⁰ Email, Laurel F. Dearborn to Dick Caster, Re: John B. Franklin Information, November 19, 2014, attachment: John Benjamin Franklin.

necessarily in that order). Letters from Melmont to his wife Lydia were postmarked 1910. According to his records, he taught school for 31 years.⁴⁸¹

Ancestry.com shows that in 1900 he lived in Morse, Pierce County, Washington.⁴⁸² The Morse Precinct is described as being in Census District 150, which includes the Sumner area.⁴⁸³ Another source describes that by that time, he had settled in Jovita, Washington.

The 1910 United States Census shows John B. Franklin, Sr. as head of the household and a school teacher. He was living with his wife Lydia and four sons Rueben B., John I., Earl D. and Wilfred L. The address is shown as Precinct 5, Pierce County, Washington.⁴⁸⁴

One of John B. Franklin, Sr.'s sons was named John Irving Franklin, Jr. John Irving Franklin, Jr. was born in Fairplay, Wisconsin on June 8, 1891. According to John Irving Franklin Jr's. military draft registration, dated June 1917, he was single, short, stout, with gray eyes and dark brown hair. John Irving Franklin, Jr. at that time lived at 25, RFD #1, Puyallup, Washington. His employment was listed as a farmer for his father, John Benjamin B. Franklin, Sr., in Edgewood, Washington. For the military draft records, this location was referred to as the "Edgewood Precinct."⁴⁸⁵ The other three sons lived in Puyallup and Tacoma at this time.⁴⁸⁶

In the 1930 United States Census, John B. Franklin, Sr. is shown as living only with his son John I. Franklin. For some unknown reason, this census report identifies John Irving Franklin as a nephew, rather than a son. They are described as living in the Harding Precinct. The Harding area was named for the area around Harding Grade School in southeast Federal Way. The line in the census form labeled "occupation" is left blank.⁴⁸⁷

In the 1940 United States Census, John B. Franklin, Sr. is shown as living by himself. His residence was located in the Precinct as again listed as "Harding." The line in the census form labeled "occupation" is again left blank.⁴⁸⁸

Granddaughter Laurel F. Dearborn provided the following information:

⁴⁸¹ Email, Laurel F. Dearborn to Dick Caster, Re: John B. Franklin Information, November 19, 2014, attachment: John Benjamin Franklin.

⁴⁸² John Benjamin Franklin, Overview, Ancestry.com., <http://trees.ancestry.com/tree/71281852/person/3423240864/print>, accessed September 10, 2014.

⁴⁸³ Email, Dorothy Burt to Dick Caster, "Morse Precinct," October 2, 2014.

⁴⁸⁴ Thirteenth Census of the United States 1910 Population, Department of Commerce, and Labor Bureau of the Census, State: Washington, County: Pierce, Precinct 5, Name of Incorporated Place: Tacoma City, April 21, 1910, Sheet Number 10 A 2481.

⁴⁸⁵ John Irving Franklin, Jr., WWI Draft Registration, Edgewood, Washington Precinct, June 5, 1917.

⁴⁸⁶ John Irving Franklin, Jr., WWI Draft Registration, June 5, 1917 and September 12, 1918.

⁴⁸⁷ Fifteenth Census of the United States 1930 Population, Department of Commerce, and Labor Bureau of the Census, State: Washington, County: King, Harding Precinct, Name of Incorporated Place: Tacoma City, April 16, 1930, Sheet Number 2 B.

⁴⁸⁸ Sixteenth Census of the United States 1940 Population, Department of Commerce, and Labor Bureau of the Census, State: Washington, County: King, Harding Precinct, April 5, 1940, Sheet Number 2 B.

John B. was an artist in oil and water color and entered his work in the Western Washington Fair in Puyallup, Washington. He also painted murals in homes. The principal subjects of his paintings were mountain scenes, and he would spend days hiking, camping, and taking photographs in the Cascades, particularly near Mt. Rainier, to capture ideas for his art. As a photographer, he began using glass plates to photograph people and natural subjects and conducted lantern slide lectures in Wisconsin. He was an amateur astronomer and built his own telescope, using his photographic skill to take pictures of the planets. He was a gardener and raised gladiolas for florists at his home in Milton after he retired from teaching. He also enjoyed writing poetry, and some of his poems were published in a Tacoma newspaper.⁴⁸⁹



Figure 61 - John B. Franklin, Sr. Gravestone in New Tacoma Cemetery. (Courtesy Laurel Franklin Dearborn and Fred Franklin.)

As a young man, John B. Franklin, Sr. was described by his grandchildren as having a medium build, about five feet, eight inches tall, with brown hair and blue eyes (consistent with the description given in John I. Franklin Jrs. military draft records listed above). He was a quiet man with a serious demeanor and was not given to displays of emotion. He died of heart failure and related dysfunction. He was a Methodist.⁴⁹⁰ According to death records, John B. Franklin, Sr. died on February

5, 1952, at the age of 86.⁴⁹¹ Ancestry.com indicates he died in Tacoma, Washington.⁴⁹² He is buried in the New Tacoma Cemetery in Tacoma.⁴⁹³

⁴⁸⁹ Email, Laurel F. Dearborn to Dick Caster, Re: John B Franklin Information, November 19, 2014, attachment: John Benjamin Franklin.

⁴⁹⁰ Email, Laurel F. Dearborn to Dick Caster, Re: John B Franklin Information, November 19, 2014, attachment: John Benjamin Franklin.

⁴⁹¹ Washington State Archives, Digital Archives, <http://www.digitalarchives.wa.gov/Record/View/67EDCC527B767AE7722D2657EFEID>. . . , accessed September 10, 2014.

⁴⁹² John Benjamin Franklin, Overview, Ancestry.com., <http://trees.ancestry.com/tree/71281852/person/3423240864/print>, accessed September 10, 2014.

There is another John B. Franklin, buried in 1946, near the grave of John B. Franklin, Sr., the painter. According to grandson Fred Franklin, this second John B. Franklin is not connected with the family in any way and it is a mere coincidence that he is buried near our subject John B. Franklin, Sr.⁴⁹⁴

Since John B. Franklin, Sr. was born in 1865 and died in 1952 at the age of 86, he would have been 78 years old in 1944, the date the painting was purportedly donated to the Brooklake Community Center for which he was given 10 units of stock.

Signature



Figure 62 - Magnification of “Franklin” signature on lower right corner of the “Puget Sound Basin, 1890,” painting, showing initials “J B” over the letter “F.” (Courtesy City of Federal Way.)

If the signature on the painting is magnified and examined closely on a computer screen in color, it appears the painter had incorporated the initials “J B” over the “F” in “Franklin.” Fred Franklin indicated this was typical of the signature his grandfather used on other paintings.⁴⁹⁵

Depiction in Painting

Since John Benjamin Franklin, Sr. lived in this region for over 50 years, and specifically in the Federal Way area for over 25 years, he would have had the

⁴⁹³ Email, Laurel F. Dearborn to Dick Caster, Re: John B Franklin Information, November 19, 2014, attachment: John Benjamin Franklin.

⁴⁹⁴ Personal discussion with Fred Franklin, grandson, and Laurel Franklin Dearborn, granddaughter, by Dick Caster during July 27, 2015, visit to Federal Way City Council Chambers to view painting. Those searching census records and Ancestry.com need to be aware of the possible presence of this second John B. Franklin in the region around the time period of the subject John B. Franklin, so as not to confuse the information gathered. During my search of this information, I found nothing to lead me to the second John B. Franklin, so possibly he was from out of the region.

⁴⁹⁵ Personal discussion with Fred Franklin, grandson, and Laurel Dearborn, granddaughter, by Dick Caster during July 27, 2015, visit to Federal Way City Council Chambers to view painting.

opportunity to witness early logging procedures and to talk with many loggers concerning how early logging operations were carried out. It would therefore seem reasonable to state that while the painting does not represent an actual scene he witnessed (Franklin was not present in the Puget Sound area in 1890), it may instead represent a “historic reality” that was intended to show that logging activities in the area in 1890 were in a transition phase, from logging using animals to one that used railroads to remove logs from the local forests. Records reviewed indicated Federal Way probably had at least one logging railroad by the 1890s and three logging railroads shortly thereafter.

Jim Chambers, a local resident and son of an early 1900s-era logger, feels the painting does depict a possible 1890 scene from Federal Way.⁴⁹⁶



Figure 63 - John Benjamin Franklin, Sr., circa 1940. (Courtesy Laurel Franklin Dearborn.)

Other Paintings by John Franklin, Sr.

Fredrick Franklin and Laurel Franklin Dearborn indicate they have additional John Franklin, Sr. paintings. They currently live in California. Laurel senses there

may still be houses in Tacoma with Franklin murals in them. The Franklin family was unaware that John Franklin, Sr. had given or sold a painting to the Brooklake Community Center.⁴⁹⁷

Fred Franklin indicates he still has 35 of his grandfather’s paintings and sketches. Fred Franklin indicated the “Puget Sound Basin” painting is the largest he had seen that was painted by his grandfather. The ones he has in his possession are less than half the size of “Puget Sound Basin”.⁴⁹⁸

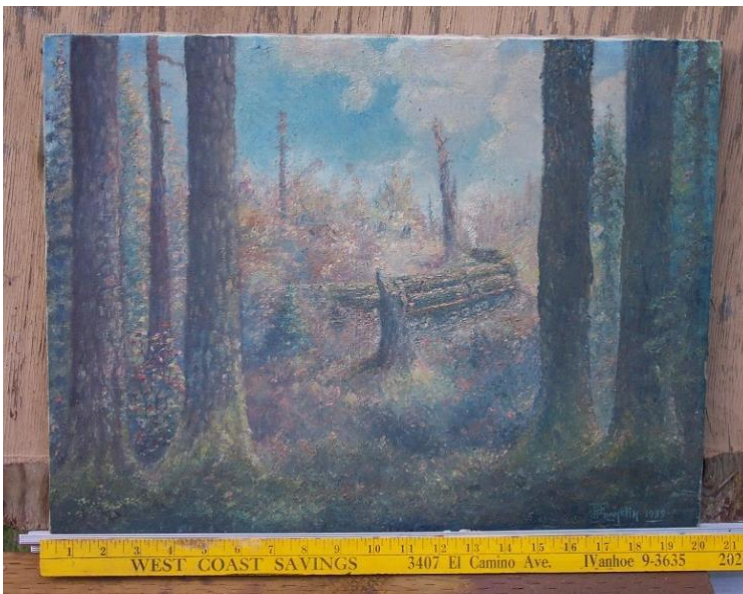


Figure 64 - Forest scene painted by John Benjamin Franklin, Sr. (Courtesy Fred Franklin.)

⁴⁹⁶ Personal discussion with Jim Chambers by Dick Caster, April 6, 2014.

⁴⁹⁷ Email, Laurel F. Dearborn to Dick Caster, Re: John B Franklin Information, November 19, 2014, attachment: John Benjamin Franklin, and Email, Frederick Franklin to Dorothy Burt, November 16, 2014.

⁴⁹⁸ Personal discussion with Fred Franklin, grandson, and Laurel Franklin Dearborn, granddaughter, by Dick Caster during July 27, 2015, visit to Federal Way City Council Chambers to view painting.

Fred Franklin also provided information about other paintings by his grandfather.

One of the paintings (Figure 64) Fred Franklin still has in his possession is a 12 inch x 19 inch depiction of a forest scene with the coloring almost identical to the “Puget Sound Basin” painting.

Fred Franklin also indicated he has some sketch material by his grandfather and that most of his grandfather’s paintings were done in oil.⁴⁹⁹

One very interesting small sketch (Figure 65) in Fred Franklin’s possession apparently represents a preliminary attempt to determine the desired arrangement of the oxen and train that would eventually be depicted in his “Puget Sound Basin” painting. The sketch shows the same two oxen in a preliminary position. A part of the caption on the sketch, “Assigned no. 35” and the date “09/10/2009,” refers to Fred Franklin’s 2009 organizing system and cataloging of his grandfather’s material. Another part of this caption, “Wish I had the whole thing,” refers to his suspicion that his grandfather produced a painting based on this theme, but was unaware of the existence of the “Puget Sound Basin” painting. The remaining part of this caption, “Fragment used for pad for cups!,” refers to stains from coffee cups that are visible, particularly on the left hand side of the sketch.



Figure 65 - Small sketch by John Benjamin Franklin, Sr. of preliminary attempt to position oxen and train, later depicted in “Puget Sound Basin” painting. (Courtesy Fred Franklin.)

Fred Franklin commented on seeing for the first time the “Puget Sound Basin” painting by his grandfather:

Now that I have had time to catch my breath from our quick trip to Washington, I’m trying to fulfill my promise to send you some photos of my grandfather’s paintings, which might interest you in relation to the painting you so graciously showed us on 7/27 in the Federal Way Council Chamber. The preservation of that painting is to me nothing less than a miracle. It is definitely a painting by J. B. Franklin, as some of the attached photos will show.⁵⁰⁰

⁴⁹⁹ Personal discussion with Fred Franklin, grandson, and Laurel Franklin Dearborn, granddaughter, by Dick Caster during July 27, 2015, visit to Federal Way City Council Chambers to view painting.

⁵⁰⁰ Email, Fred Franklin to Dick Caster, Re: J B Franklin Information paintings, August 3, 2015.

[One item I have is] a photo of a scrap of a painting, . . . It shows marks of a paint brush, as though he were using it to adjust the amount of paint on it before using it on other work he was doing. It also shows what may have been where he put down a cup of coffee on it. But, what is clearly visible is a yoke of oxen and a bit of a logging train identical to what your painting has. So it likely is a preliminary to what he produced for the final work you have. Being just a scrap, there is no date or signature on this item.⁵⁰¹

The comment in the figure stating, “Fragment used for cups. Wish I had the whole thing. Assigned no. 35” with the date 09/10/2009 represents Fred Franklin’s organization and cataloging of his grandfather’s material. He is commenting that there are at least to stains from coffee cups visible on the sketch. The item number 35 is part of the numbering system he has used for the 35 paintings and sketches of his grandfather. The comment, “I wish I had the whole thing” with the date September 10, 2009 was made at a time before he knew the Puget Sound Basin painting existed. Now Fred Franklin knows that the final version does, in fact, exist and where it is displayed.

Current Status of “Puget Sound Basin” Painting

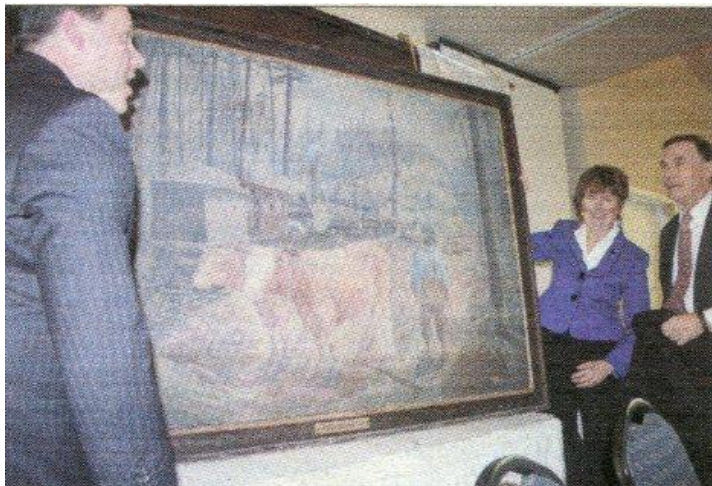


Figure 66 - Federal Way Mayor Jim Ferrell (left), Deputy Mayor Jeanne Burbidge (center) and King Council Councilmbember Pete von Reichbauer unveiling at the 2014 “State of the City” meeting the “Puget Sound Basin” painting depicting an early logging scene. (Courtesy *Federal Way Mirror*.)

On April 2, 2014, Federal Way Mayor Jim Ferrell gave his first “State of the City” address before a packed audience at the Twin Lakes Golf and Country Club. At the end of the meeting Ferrell unveiled to the public for the first time the large painting titled “Puget Sound Basin, 1890” depicting an early logging scene.⁵⁰²

The city considered a proposal to have the painting restored. I understand they received bid of \$20,000 to restore it and declined to pursue the restoration. A new frame was purchased and placed

⁵⁰¹ Email, Fred Franklin to Dick Caster, Re: J B Franklin Information paintings, August 3, 2015.

⁵⁰² Carrie Rodriguez, “Mayor announces big new changes for city,” *Federal Way Mirror*,” April 4, 2014, 1, 11.

around it, and a layer of UV-resistant protective film placed over it to protect it from UV light damage.

The painting now hangs in the Federal Way City Council Chambers. A plaque with the following words hangs next to the “Puget Sound Basin” painting:

This painting hung in the main room of the Brooklake Community Center clubhouse that was built in 1929 near South 356th Street and Pacific Highway South. John Benjamin Franklin, Sr. painted it and donated it to the Center in 1944. It was at the community center until it was moved to city hall in 2014.

Franklin (1865 – 1952) was born in New York State. He moved to Pierce County around 1900 and to the Harding neighborhood of Federal Way around 1920 where he lived until his death. He was a farmer and a teacher.

Since Franklin had lived in the area for much of his life he would have been familiar with logging practices. Therefore, the depiction in the painting likely represents his interpretation of an 1890 logging scene in the local forest during the transition period when logs were removed from the forest by animals and later when trains were used for that purpose.

Information by the Historical Society of Federal Way⁵⁰³

⁵⁰³ Dick Caster, October 22, 2015.

Section 36 – Earliest Photo of Brooklake Community Center Clubhouse



Figure 67 -Photo of the Brooklake Community Center’s original clubhouse building, facing east, found on its second floor by the City of Federal Way staff in 2014. Date taken is not known, but must be sometime after 1950, as the Hall addition can be seen in the background to the right. (Courtesy City of Federal Way.)

When the City of Federal Way acquired the Brooklake Community Center in 2014, a photo of the Brooklake Community Center (Figure 67) was found in an office on the east end of the second floor. The following was hand-written on the back:

Brooklake 1940's
where Federal Way began
where community club Brooklake
where water coop started and got there [sic] water from the lake.
(By Earl Forbes, Earl Luchers.)
Where Fire Dept started by (Bob Keaschner)
Were [sic] Sewer system started by (H. L. Frease, Merle Gates)
Where South End Association with King Co. started

Several City officials felt this picture dated to the 1940s because of the heading "Brooklake 1940s".

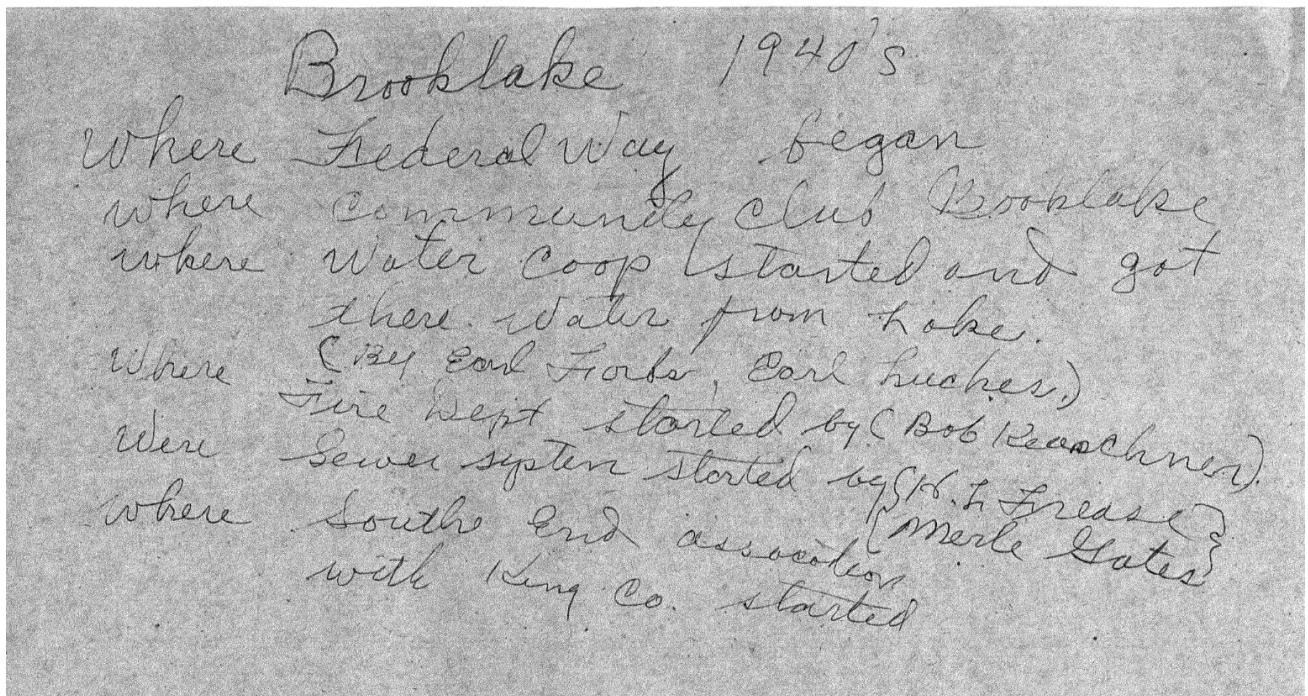
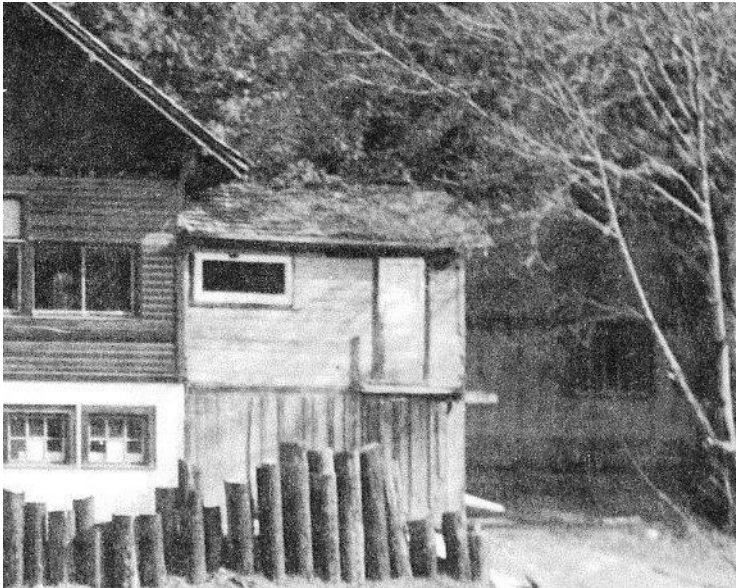


Figure 68 - Writing on reverse side of photograph shown in Figure 67. (Courtesy HSFV.)



Since the hall in the background was not built until 1950, the photo must have been taken after that date.

Figure 69 - Magnification of right side of Figure 67 showing the Hall built in 1950 in the distant background. (Courtesy City of Federal Way.)

Figure 70, a photograph with the date “11-13-50” (November 13, 1950) imprinted on its face, is the oldest photograph I have found and been able to date.



Figure 70 - Brooklake Community Center’s original Clubhouse Building showing Hall addition with the date “11-13-50” (November 13, 1950) imprinted on its face. (Courtesy HSFV.)

Section 37 - Future Plans

The City of Federal Way and the HSFW are currently reviewing ideas for what to do with the Brooklake Community Center buildings and grounds. The leading approach appears to be to make the original clubhouse building an interpretive center and educational facility to be used in connection with the adjacent West Hylebos Wetlands Park. Access to the park would also be added from this side of the park (the south side), as well as to provide more park parking than is now available on the north park entrance off South 348th Street. The HSFW has proposed including a museum of Federal Way history. Most plans call for the Fair Building, the Hall, OB1, OB2, and the mobile home to be torn down leaving only the original clubhouse. If the Fair Building and the Hall were removed, construction of a new wall would be required on the south wall of the original clubhouse building. I feel the hall is also an important historical asset.

No funding or schedule is currently available for any of these proposals. As of early 2017, neither the City of Federal Way nor the HSFW have any definite plans for the Brooklake property.⁵⁰⁴

Section 38 - Summary

Even though Emery Asbury's 1946 comment was early in the history of Brooklake Community Center, it conveniently summarized not only what had happened up until then, but predicted what would transpire in all the following years. In his 1946 speech at the Annual Meeting he summed up his opinion of the board members who had served over the years:

Your board has always tried to live up to the letter and the spirit of the Community Center's laws. We have served ardently and happily, and I believe, effectively knowing that our only compensation will ever be a satisfaction of service to a community we love.⁵⁰⁵

Appendix A – “General Simplified Summary - Brooklake Community Center” is provided to give a short summary of the material provided in this monograph.

⁵⁰⁴ Email, Bertram Ross to Dick Caster, Re: Brooklake Community Center, January 16, 2017 and Email Diana Noble-Gulliford to Dick Caster, Re: Brooklake Community Center, January 17, 2017.

⁵⁰⁵ Emery Asbury, President's Message, Annual Meeting of the Brooklake Community Center, April 26, 1946, 6, 7, in the files of the HSFW.

Section 39 – Future Work on Monograph

Because of the many questions and details that still need to be addressed, further work needs to be done to complete this monograph and ensure its accuracy. In particular, research should continue for information pertaining to the Brooklake Community Center for the period between 1920 and 1940. Several sources are available for this research effort:

1. The HSFW library contains a complete collection of Auburn newspapers from this time period. The Auburn newspapers often included information about the Federal Way area, since there was no Federal Way newspaper during this time period, and it was generally accepted that “greater Auburn” included the Federal Way area. The Auburn newspaper may contain information and photographs of the Wagon Wheel Inn or Rickey’s Club. Due to the typical format of these newspaper articles, it is very difficult to visually scan them to quickly determine if an article relates to the subject. Carefully reviewing these newspapers will be time consuming.
2. Tacoma and Seattle newspapers also might contain usable material.
3. Additional research of land titles and tax records may also uncover additional information.
4. Eye-witnesses from this time period are probably no longer available, but their families may have collected relevant newspaper clippings or photos.

Anyone having additional information, photos, corrections or suggestions please contact dickwcaster@yahoo.com.

Section 40 - Acknowledgments

I would especially like to thank two people for making this monograph as informative and accurate as it is.

1. I would like to again express my appreciation for the excellent and detailed research done by Marie Reed, mostly in the late 1980s. She preserved much information that would now be lost without her diligence. Also, my task would have been much more difficult if I had to visit the libraries and government offices rather than using the photocopies she made in the 1980s.
2. Bert Ross provided excellent detailed comments and corrections. His detailed review improved the readability and grammar considerably.

Also I appreciate Marie Sciacqua for proofing the monograph and adding many valuable suggestions. She was a helpful asset to the project.

I would also like to thank Barb Barney of the HSFW and Teresa Cluzel of Village Green Retirement Campus for the help they provided in scanning photos.

Diana Noble Gulliford and Dorothy Burt of the HSFW provided helpful U. S. Census and Ancestry.com information about John Benjamin Franklin, Sr. and Dorothy made the first contact with his grandchildren.

Laurel Franklin Dearborn and Fred Franklin, both grandchildren of John Benjamin Franklin, Sr., provided copious information about their grandfather and his paintings. They also provided many useful photos relating to John Benjamin Franklin, Sr.



Figure 71 - Brooklake Community Center as it looks today from the air. (Courtesy Google Earth.)

Appendix A – General Simplified Summary - Brooklake Community Center

1. Prior to the 1860s, what was to become the Brooklake land was not inhabited or used by indigenous people or settlers. Since there were no navigable rivers nearby and the land was mostly swamp, the Indians ignored it. A few white fur trappers may have visited the area until fur-bearing animals were eradicated.
2. In the late 1860s, the Northern Pacific Railroad gained title to the land through the Pacific Railroad Acts, where the United States allotted federal land to the railroads. By 1870 the Northern Pacific logged their land in the area and began selling property to settlers.
3. By the early 1890s, the Rodgers and Nettleton Lumber Mill was operating about one half mile west of the Brooklake site. John Libo homesteaded land in an adjoining section in 1891. He developed the Libo Road that is now South 356th Avenue.
4. Peter Jansky purchased from various owners the 20-acre package that became the Brooklake Community Center land. John Libo purchased the 20 acres in 1919, but the deed was not processed until 1923.
5. Jehiel and Mabel Vaughn purchased the land in 1928. The 1929 stock market crash and resulting depression caused some confusion, as the Vaughns temporarily lost control of the property but regained it sometime in the early 1930s and retained possession until 1943.
6. In 1929, the Vaughns hired Fred Michel and Fred Gisin to build what was to become the original Brooklake Community Center clubhouse. The stock market crash and resulting depression caused financial delays, which in turn resulted in work on the building stopping and then restarting. Sometime in the early 1930s, the lodge was opened as the Wagon Wheel Inn. The addition of the kitchen resulted in the completion of the building in 1934. The Brooklake Community Center clubhouse can therefore be said to have been built in various stages between 1929 and 1934.
7. The building was operated as the Wagon Wheel Inn until 1935 when it was renamed Rickey's Club. During operation under both names, it primarily was a place that sold illegal liquor, conducted illegal gambling and promoted prostitution.
8. In 1939, Rickey's Club was closed down by King County and declared an "attractive nuisance." King County fined the owners and told them they could not reopen. The building sat idle until 1943.
9. The Brooklake Community Center was organized and incorporated in 1943. They immediately purchased the former Rickey's Club and the 20 acres associated with it (which included Brooklake). The Brooklake Community Center was designed to provide a facility for clubs to rent for activities. They remodeled the clubhouse building to include a caretaker's apartment on the

second floor where the rooms for prostitution had been located. They published the *Brooklake Community News*, the area's first newspaper from 1944 until 1955. Over the years, over 40 clubs and organizations rented the facility for their activities.

10. The Brooklake Community Club was one of the two major clubs that used the Brooklake Community Center building. They held dances, conducted public meetings, provided a yearly Christmas party with Santa Claus for the area, sponsored potlucks, and in general provided a place for residents young and old to be active. The major function of the Brooklake Community Club was to sponsor and manage the annual Brooklake Fair.
11. The second major club to use the Brooklake Community Center was the Brooklake Women's Club. The Women's Club had actually formed in 1934 as the Harding Women's Club, but when the move was made in 1943 to the Brooklake Community Center it was renamed and reorganized as the Brooklake Women's Club. The Brooklake Women's Club donated much time and money to charity activities such as to the Children's Orthopedic Hospital, sponsoring children in special schools, and supported Madigan hospital at Ft. Lewis. Meetings were held once a week. Running the Brooklake Library was one of the Women's Club's main community functions. Originally formed in 1936 at the Harding School, the library also moved to the Brooklake facility in 1944. The library operated in connection with the King County Library System until 1955.
12. By 1947, the Brooklake Community Center realized the need for more building space. In 1947, a 76-foot x 18-foot addition (named the "Fair Building") was constructed just southeast of the original clubhouse building (the current building with the flat roof.) By 1950 this building had been enlarged and connected to the original clubhouse building. The work was done with volunteer labor and mostly donated material.
13. In 1950, the 104-foot x 24-foot hall extension (named the "Hall Addition") was completed and attached to the south wall of the original clubhouse building (the current building with the sloped roof.) This work was also done with volunteer labor and mostly donated material.
14. Two other outbuildings east and northeast of the original clubhouse building were added over the next few years. The white building (referred to as OB1) and the brown building (referred to as OB2) still exist. Some confusion exists as to the purpose and date of construction for these buildings; the monograph's main body provides more detailed information to attempt to resolve the confusion. Several other smaller outbuildings were built but most have been razed. A double-wide mobile home was placed on the property in the late 1980s and still exists.

15. The Brooklake Community Center worked with the Lake Center Water Cooperative starting in 1945. Water from Brooklake and two deep wells was sold by the Brooklake Community Center to the Water Cooperative for many years.
16. The Brooklake Community Fair was the main attraction of the Brooklake Community Center. The fair was managed by the Brooklake Community Club. It was rated as a Washington State Class "C" Fair, a classification that allowed a local fair to receive state money, which the Brooklake Community Club used to help with youth programs. The fair had originally started in 1940 under the guidance of the Harding Improvement Club, but as with other organizations and activities that started at the Harding School, later moved to the Brooklake Community Center in 1943. While the fair did not have a carnival, it had all the other activities associated with a fair: farm animals, food vendors, princesses, various exhibitors, and displays for hobbies, farm products, floral arrangements, etc. Interest in the fair and many other activities at the Brooklake Community Center declined, and they disappeared in the 1960s.
17. In the 1950s, sponsoring 4-H activities became a major emphasis of the work of the Brooklake Community Center and the Brooklake Community Club. Activities by this group were supported all year round, expanded beyond just doing them during the Community Fair.
18. The Brooklake Hillbillies were a group of about 20 Brooklake Community Club members who performed a vaudeville show throughout the area. They performed from the late 1940s until they disappeared from the scene in the mid-1960s. They were quite popular and played in churches, schools, granges and any other available hall.
19. By the 1960s, the beginning of the end of the Brooklake Community Center had started, as home television and the population growth of the community seemed to lead people to lose interest in the activities that used to provide comfort and a sense of community. It was difficult to recruit members for the clubs, and attendance at activities decreased, resulting in reduced rental income. The Brooklake Community Center buildings and grounds began to deteriorate from a lack of maintenance.
20. Many efforts were made in the 1970s and 1980s to raise funds from King County for operational support and facility upgrades, but these all failed. An attempt to place the original Brooklake clubhouse building on the list of King County Historic Sites also failed.
21. In 1981, the Federal Way Community Center Association was incorporated in an attempt to reorganize the operation of the facilities and to cut expenses. Attempts to renovate the facility by this new organization largely failed. The V and V Foundation, consisting of Vern Frease and his family, was formed in 1980 to help raise money to pay expenses and taxes of the center.

22. In 1983, the Brooklake Community Center, Inc. leased its property to the Federal Way Community Center Association. On May 24, 1984, the Brooklake Community Center donated 15 acres of its property to the State of Washington to be added to the preexisting and adjacent West Hylebos Wetlands State Park.
23. On January 25, 1985 the Federal Way Community Center Association became the owner of the remaining 5-acre property and buildings.
24. During the late 1980s through 1990s, the Federal Way Community Center building (the new name for the Brooklake Community Center clubhouse) was used for many miscellaneous uses, such as feeding the homeless and providing a veteran's center. Although various grants were applied for to restore the original clubhouse building and bring it up to code, no grants were awarded.
25. On March 18, 2014, the Federal Way City Council approved acquiring the Federal Way Community Center grounds and buildings.
26. In early 2014, the City of Federal Way discovered an old painting, titled "Puget Sound Basin, 1890," hidden behind a wall in the main room of the original clubhouse building. The painting depicted a logging scene illustrating a conception for phasing out of animals working in the forests and being replaced by railroads to haul logs. The local painter, John Benjamin Franklin, Sr., had given the painting to the Brooklake Community Center in 1944.
27. The future plans for the Brooklake Community Center property are at present undetermined by the City of Federal Way. The current prevailing thought indicates the original clubhouse building to be preserved and upgraded as an interpretive center for the adjacent West Hylebos Wetlands Park, with the other buildings being torn down.

Appendix B – Quit-Claim Deed, Jansky to Libo, December 27, 1919

1090-185

1377-117 Mary Ralfe, et al

to Quit-Claim Deed
John Libo

This indenture, made this 27th day of December, A. D. 1919, between Peter Jansky, David Jansky and Richard Jansky, bachelors, Anna Jansky, a single woman, Mary Ralfe, formerly Mary Jansky, and Alfred J. Ralfe, husband and wife, and Elizabeth E. Voss, formerly Elizabeth E. Jansky, and Thad. Voss, her husband, parties of the first part, and John Libo, party of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Six Hundred (\$600.00) dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, do by these presents remise, release, convey and quit claim unto the said party of the second part, and to his heirs and assigns, all interest of the said parties of the first part, in and to the following described real estate situate in the County of King, State of Washington, to-wit:

That three-fourths (3/4) of the north-half (N. 1/2) of the northeast quarter (N. 1/4) of Section Twenty-nine (29) in Township twenty-one (21) north, Range four (4) east of the W. M., containing about sixty (60) acres, and adjoins County Road.

To have unto the said party of the second part, with all their appurtenances, unto the said party of the second part, and to his heirs and assigns forever.

In witness whereof, the said parties of the first part have hereunto set their hands and seals, and the said party of the second part is indenture first above written.

Signed in the presence of	Mary Ralfe	(Seal)
	Alfred J. Ralfe	(Seal)
	Anna Jansky	(Seal)
	David Jansky	(Seal)
	Richard Jansky	(Seal)
	Elizabeth E. Voss	(Seal)
	Thad Voss	(Seal)
	Peter Jansky	(Seal)

State of Washington)
County of Pierce) SS

I, G. C. Nolte, a notary public in and for the said State, do hereby certify that on this 27th day of December, A. D. 1919, personally appeared before me Peter Jansky, David Jansky and Richard Jansky, bachelors; Anna Jansky, a single woman, Mary Ralfe, formerly Mary Jansky, and Alfred J. Ralfe, husband and wife, and Elizabeth E. Voss, formerly Elizabeth E. Jansky, and Thad Voss, her husband, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year in this certificate first above written.

(G.C.H. Notarial Seal)
(Com.Ex. Feb. 4, 1923)

G. C. Nolte
Notary Public in and for the State

copy 11/11/19
27 Dec 1919

1090-185

Appendix C - Warranty Deed, Libo to Vaughn, June 26, 1928.

2472062 John Libo

To

Warranty Deed

Mabel H. Vaughn

This Indenture Witnesseth, That John Libo, a divorced man, party of the first part, for and in consideration of the sum of Seven Hundred and Fifty Dollars, in lawful money of the United States of America, to him in hand paid by Mabel H. Vaughn, party of the second part, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns, the following described real property, situate, lying and being in the County of King, State of Washington, to-wit:

The North half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 29, Township 31 North Range 4 East T.M., containing five acres

To Have and To Hold, The said premises, with all their appurtenances, unto the said party of the second part and to her heirs and assigns forever; and the said John Libo, party of the first part, for himself and for his heirs, executors and administrators, does hereby covenant to and with the said party of the second part, his heirs and assigns, that he is the owner in fee simple of said premises, and that they are free from all incumbrances and that he will warrant and defend the title thereto against all lawful claims whatsoever.

Witness, my hand and seal this 26th day of May, A.D. One Thousand Nine Hundred and Twenty-eight (1928).

Signed, Sealed and Delivered in Presence of
G. C. Nolte

John Libo (Seal)

State of Washington)
County of Pierce)RS

I, G. C. Nolte, a Notary Public in and for the said State, do hereby certify that on this 26th day of May, 1928, personally appeared before me John Libo, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

G. C. Nolte, Notarial Seal
Not. Ex. Feb. 4, 1927

G. C. Nolte
Notary Public in and for the State of
Washington, residing at Tacoma in said County
George A. Grant, County Auditor

Filed for record at request of Mabel H. Vaughn, June 26, 1928 at 25 min past 11 A.M.

*to John Vaughn
March
by Mabel Vaughn*

Appendix D - Sale of Land, Vaughn to Michel and Gislin, August 4, 1930

Fred Michel, et al

THIS INDENTURE WITNESSETH, That Mabel H. Vaughn and Jehiel Vaughn, her husband now and at all times since she acquired the within described property parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration in lawful money of the United States of America, to them in hand paid by Fred Michel and Rosie Michel, husband and wife, and Fred Gislin and Louise Gislin, husband and wife, parties of the second part, have granted, bargained, and sold, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, and to their heirs and assigns, the following described real property, situate, lying and being in the County of King, State of Washington, to-wit:

The Northeast and Southeast Quarters and the East 133.9 feet of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 29, Township 21 North, Range 4 East of W.M., except the following described tracts, to-wit:

Commencing at a point 173.71 feet north of the southwest corner of the North Half of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section 29; running thence east 313.06 feet; thence south 208.71 feet; thence west 313.06 feet; thence north 208.71 feet to place of beginning; also excepting the south 30 feet of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 29

TO HAVE AND TO HOLD, The said premises, with all their appurtenances, unto the said parties of the second part and to their heirs and assigns forever; and the said Mabel H. Vaughn and Jehiel Vaughn, her husband, parties of the first part, for themselves and for their heirs, executors and administrators, do hereby covenant to and with the said parties of the second part their heirs and assigns, that they the owners in fee simple of said premises, and that they are free from all incumbrances and that they will warrant and defend the title thereto against all lawful claims whatsoever.

WITNESS, our hands and seals this 4th day of August, A. D., One Thousand Nine Hundred and Thirty.
Signed, sealed and delivered in presence of _____ Mabel H. Vaughn (Seal)
State of Washington,) ss _____ Jehiel Vaughn (Seal)
County of Pierce

I, H. R. Carothers a Notary Public in and for the said State, do hereby certify that on this 4th day of August, 1930, personally appeared before me Mabel H. Vaughn and Jehiel Vaughn, her husband, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(H.R.C. Notarial Seal)

H. R. Carothers

Appendix E - 1943 Brooklake Center Letter of Intent to Form a Corporation

Subscription to Membership

April 23 1943

We the undersigned do hereby associate ourselves with the intention of forming a corporation to be known as the Brooklake Community Center at or near the junction of the ~~Brook~~ ^{King} County Skyline Road and the Seattle-Lacoma Highway in King County, Washington as a club house or community center or meeting place for social purposes, and the improvement of the property known as the Wagon-wheel at said point.

A. P. Magnuson
W. B. ...
M. ...
Homagee
Ermy ...
How E. Forbes

Appendix F – 1943 Brooklake Center Articles of Incorporation

S. F. No. 1421—11-41—5M. 175.

Article No. 96889



DOMESTIC

Department of State
Olympia
OFFICE OF THE
Secretary of State

I, *BELLE REEVES*, Secretary of State of the State of Washington, do hereby certify that

**ARTICLES OF INCORPORATION
OF THE**

BROOKLAKE COMMUNITY CENTER

a Domestic Corporation, of King County, Washington, were, on
the seventh day of May, A. D. 1943, at 10:00 o'clock A.M.,
filed for record in this office and now remain on file herein, being duly recorded in Book 300, at
page 296-301, Domestic Corporations.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed hereto the Seal of the
State of Washington.

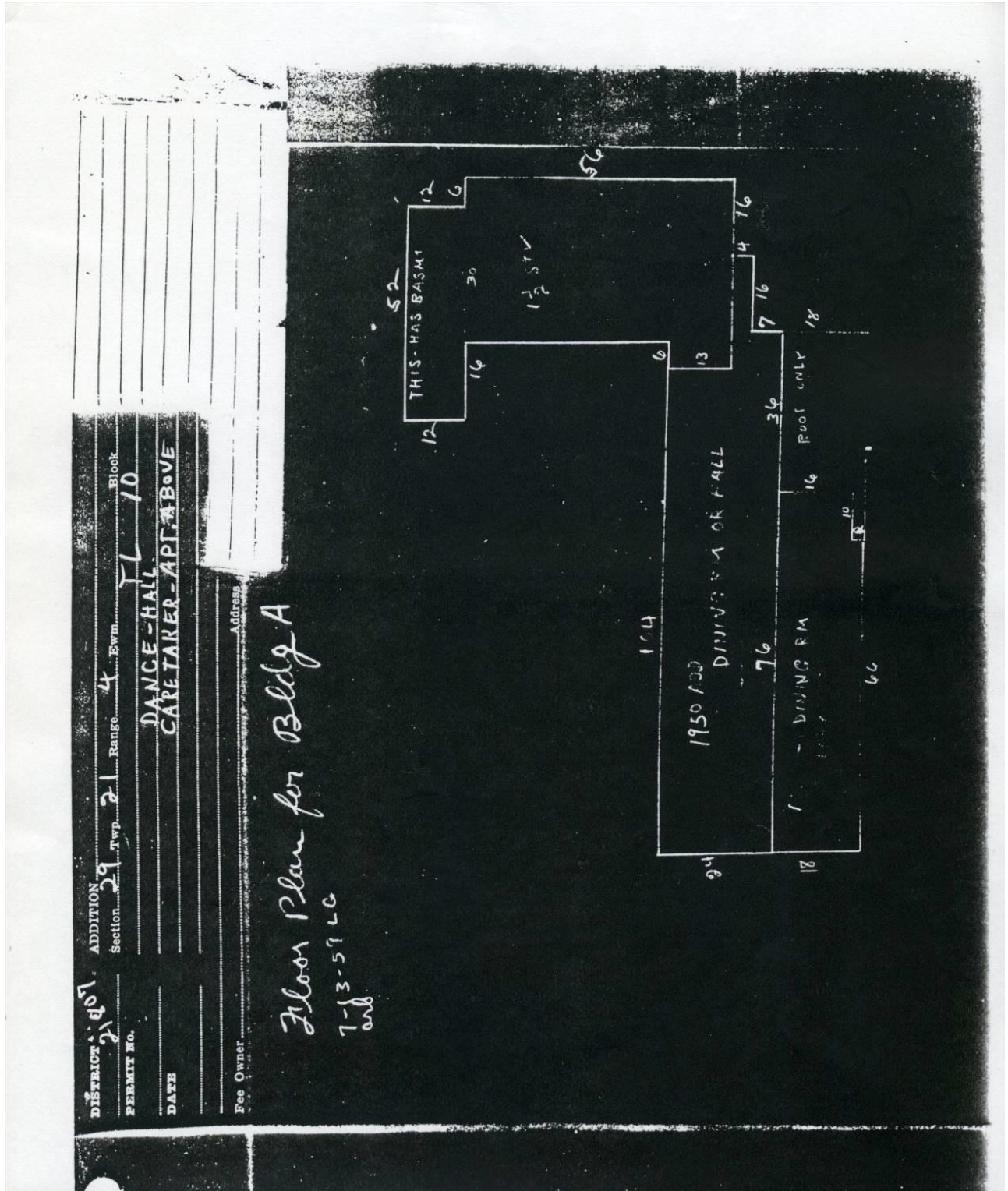
Done at the Capitol, at Olympia, this 12th day
of May, A. D. 1943.

BELLE REEVES,
Secretary of State.



By Ray J. Neuman
Assistant Secretary of State.

Appendix G – 1957 Floor Plan of Brooklake Community Center



Appendix H – 1955 Schedule for Annual Brooklake Community Fair

Dates: September 7, 8, 9

Place: Brooklake Community Clubhouse and Fairgrounds, West of U. S. Highway
“99” on Libo Road (So. 356th St.)

Admission: Free.

Friday, Sept. 7 – Doors open at 7 p. m.

7:00 p.m. FW Kiwanis Inter-Club Banquet.

7:00 (continuing throughout open hours Fri., Sat., Sun.)

Kiddie rides. Snack bar operated by “The Farm”. Picnics and snacks.

Midway attractions sponsored by community and civic organizations comprising
bingo, baseball pitch, cane-ring toss, penny patch, dart throw, wheel and skill games.

Hat and novelty bar.

4-H and Scout exhibits.

Garden Club displays.

Adult agricultural and home economic exhibits.

Commercial booth displays. Door prizes awarded hourly.

8:00 Coronation of Miss Federal Way and four princesses.

8:30 Queen’s Dance – Dick Redmond Band.

10:00 Zebra’s Fireworks Display.

Saturday, Sept. 8 – Doors open at 10:00 a.m. Door prizes awarded hourly.

Entries judged from 9 to 10 a. m.

Dinners served by “The Farm”.

2:30 p.m. Kids’ pet parade – judged by Federal Way Lions Club.

6:30 p.m. Youth Talent Show – judged by Federal Way Jaycees.

8:30 p.m. Square dancing – Bob and Nellie Clark and guest callers.

10:00 p.m. Zebra Fireworks Display.

Sunday, Sept. 9 – Doors open at 10:00 a.m. Door prizes awarded hourly.

Fourth Annual Kid’s Fishing Derby at Redondo sponsored by Federal Way Chamber
of Commerce, prizes and appearance of Queen’s Court.

Dinners served by “The Farm”.

2 p.m. Federal Way High School Band Concert.

2:30 p.m. 4-H Style Show.

3:00 p.m. Kid’s Races, Archery and Horseshoe Pitching Competition.

4:00 p.m. Guest talent show.

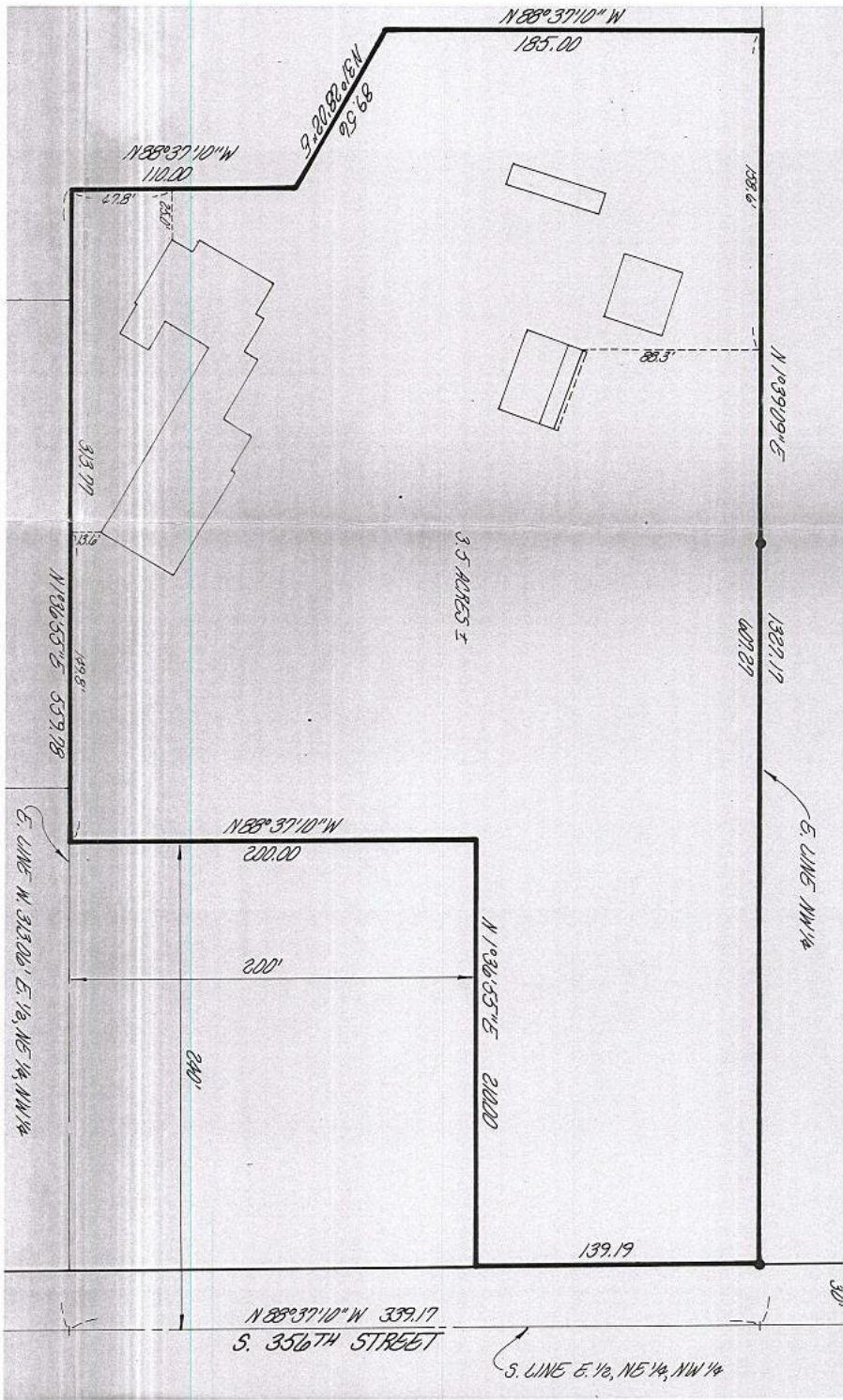
Square Dancing - Bob and Nellie Clark and guest callers.

Awarding of program prizes.

9:00-9:30 p.m. Gigantic Zebra Fireworks Display.⁵⁰⁶

⁵⁰⁶“15th Annual Brooklake Community Fair,”1955, 1, in the files of the HSFW.

Appendix I - 1981 Drawing of Proposed Land to be Retained after Proposed Donation of Land to Washington State⁵⁰⁷



⁵⁰⁷ Land Survey Sketch for H. L. Frease of a proposed parcel in the Northwest Quarter of Section 29, Township 21 North, Range 4 East, Willamette Meridian, Bennett and Fox, Inc., Puyallup, WA., October, 1981, in the files of the HSFV.

Appendix J - Warranty Deed, Brooklake Community Center, Inc. to Federal Way Community Center, Inc., January 9, 1985

<p>SELLER GRANTOR</p> <p>① Name <u>Brooklake Community Ctr., Inc.</u></p> <p>Street <u>726 South 356th</u></p> <p>City <u>Federal Way</u> State <u>WA</u> Zip <u>98003</u></p>	<p>BUYER GRANTEE</p> <p>② Name <u>Federal Way Community Ctr Inc</u></p> <p>Street <u>726 South 356th</u></p> <p>City <u>Federal Way</u> State <u>WA</u> Zip <u>98003</u></p>									
<p>③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE</p> <p>Name <u>Federal Way Community Ctr Inc</u></p> <p>Street <u>726 South 356th</u></p> <p>City/State <u>Federal Way, WA</u> Zip <u>98003</u></p>	<p>ALL TAX PARCEL NUMBERS</p> <p><u>2921049010-07</u></p>									
<p>④ LEGAL DESCRIPTION OF PROPERTY SITUATED IN <u>King</u> COUNTY <input type="checkbox"/> OR IN CITY OF _____</p> <p>The SE 1/4 of the NE 1/4 of the NW 1/4 except the S 507.71 feet of the W 313.06 feet thereof; Also except the S 240 feet of the E 200 feet of the W 513.06 feet thereof; Also except the S 30 feet of the E 139.19 thereof.</p> <p>Situate in Section 29, Township 21 North, Range 4 East, W.M., King County, Washington, containing 5.12 acres, more or less.</p>										
<p>⑤ Is this property currently:</p> <table style="width:100%;"> <tr> <td>Classified or designated as forest land? Chapter 84.33 RCW</td> <td style="text-align: center;">YES <input type="checkbox"/></td> <td style="text-align: center;">NO <input checked="" type="checkbox"/></td> </tr> <tr> <td>Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Exempt from property tax under Chapter 84.36 RCW? (nonprofit organizations)</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> <p>Type Property: <input type="checkbox"/> land only <input type="checkbox"/> land with new building.</p> <p><input checked="" type="checkbox"/> land with previously used building</p> <p>SEE TAX OBLIGATIONS ON REVERSE SIDE</p>	Classified or designated as forest land? Chapter 84.33 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exempt from property tax under Chapter 84.36 RCW? (nonprofit organizations)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>⑥ Description of personal property if included in sale (furniture, appliances, etc.) _____</p> <p>If exemption claimed, explain <u>Gift; no consideration;</u></p> <p>Type of Document <u>Stat Warr Deed</u></p> <p>Date of Sale <u>May 24, 1984</u></p> <p>Gross Sale Price 1/ \$ <u>-0-</u></p> <p>Personal Property (deduct) 2/ \$ _____</p> <p>Taxable Sale Price \$ _____</p> <p>Excise Tax State 3/ \$ <u>-0-</u></p> <p>Local 4/ \$ _____</p> <p>Delinquent Penalty 5/ \$ _____</p> <p>Total Tax Due \$ _____</p> <p>(SEE 1-5 ON REVERSE SIDE)</p>
Classified or designated as forest land? Chapter 84.33 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>								
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
Exempt from property tax under Chapter 84.36 RCW? (nonprofit organizations)	<input type="checkbox"/>	<input checked="" type="checkbox"/>								
<p>⑧ NOTICE OF CONTINUANCE</p> <p>If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. To determine if the land transferred qualifies to continue classification or designation, the county assessor must be consulted. All new owners must sign.</p> <p>Signature(s) _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance.</p> <p>Deputy Assessor _____ Date _____</p>	<p>⑦ AFFIDAVIT</p> <p>I, the undersigned, being first sworn, on oath state that the foregoing information to the best of my knowledge is a true and correct statement of the facts pertaining to the transfer of the above described real estate. Any person willfully giving false information in this affidavit shall be subject to the PERJURY LAWS of the State of Washington.</p> <p>SEE 6/ON REVERSE FOR PENALTIES</p> <p>Signature <u>[Signature]</u></p> <p>Subscribed and sworn to me this <u>9</u> day of <u>Jan</u>, 19<u>85</u></p> <p><u>[Signature]</u>, Notary Public</p> <p>in and for the State of <u>Washington</u></p> <p>residing at <u>Federal Way</u></p>									

⑨ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

e. Does conveyance involve a trade, partial	YES <input type="checkbox"/>	NO <input type="checkbox"/>
---	------------------------------	-----------------------------

AL SOCIETY