



2801 Alaskan Way
Suite 200
Seattle, WA 98121
206.789.9658 [phone](tel:206.789.9658)
206.789.9684 [fax](tel:206.789.9684)

esassoc.com

memorandum

date January 23, 2026
to George Lenes
cc
from Brian Durkin, Senior Archaeologist; Megean Scott, Senior Architectural Historian
subject Preliminary Results of Cultural Resources Assessment for the Covenant Shores Town Center Fortuna Lodge Project, Mercer Island, Washington

This is the preliminary summary of the results of the archaeological survey and historic property inventory Covenant Shores Town Center Fortuna Lodge Project for the that will be fully described in our report. The draft report is anticipated to be done by the Feb 28th.

Archaeological Survey

ESA archaeologist completed the archaeological survey on January 21, 2025. The archaeological survey consisted of pedestrian transects and excavating six shovel probes. The entire project area was able to be surveyed and consisted of a well maintained landscaped residential area with paved roadways, parking lots, and walkways. The subsurface survey consisted of six shovel probes excavated at 20 meter intervals placed to avoid existing buried utilities and irrigation lines. Observed subsurface conditions during the archaeological resources survey identified no precontact-era archaeological materials or high-probability soil strata, such as buried surfaces, or potential indicators of past cultural activity (e.g., dense charcoal, burned soils, or fire-modified rock). Sediments consisted of disturbed and redistributed A and B horizons intermixed with fill and imported materials. No further archaeological work is recommended.

Historic Property Inventory

Based on archival research, the building appears to have been constructed in the early 20th century – the first identified reference to a pavilion in Fortuna Park was in 1906. It was set very near the water, with the long end towards the shore; later photos show it farther back but this is likely due to the lowering of Lake Washington in 1916. It was “rebuilt throughout” in 1927 and had a dance floor and kitchen, among other amenities. The building was moved early (1948/1949) during the construction of Shorewood Apartments, a large complex on the former park site. The lodge was likely remodeled at this time, and then again when the building (and others in the complex) was purchased in the late 1970s by the Evangelical Covenant Church.

Meagan surveyed Fortuna Lodge on January 14. The overall form matches that shown in early (pre-move) photos, although it is clear there have been alterations. NRHP guidelines have additional considerations for moved properties. If the building is eligible, it is my (currently preliminary) recommendation that it is under Criteria A and/or B (“A. That are associated with events that have made a significant contribution to the broad patterns of our history; or B. That are associated with the lives of persons significant in our past”).

The guidelines state that “A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.”

Remaining Work

Based on this, Meagan’s next step is to identify if there are any other lodges remaining on Lake Washington that served a similar purpose (historically, there were several), and/or if there are other resources associated with Captain John L. Anderson, who appears to have established and “run” the park for several decades. Given the changes the building has undergone, it seems relatively likely that the building has lost its integrity and therefore is not eligible for listing.