

The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

Name Fraternal Brotherhood Hall/ 3414-3416 Fremont Avenue N Year Built 1905-1909
(Common, present or historic)

Street and Number 3414-3416 Fremont Avenue N, 3414 ½ Fremont Avenue N

Assessor's File No. 197220-2755

Legal Description See Attached

Plat Name: DENNY & HOYT'S ADD. Block 34 Lot 1-2-3

Present Owner: Blueprint 3414 LLC Present Use: Commercial

Address: 4147 California Ave SW, Seattle, WA 98116

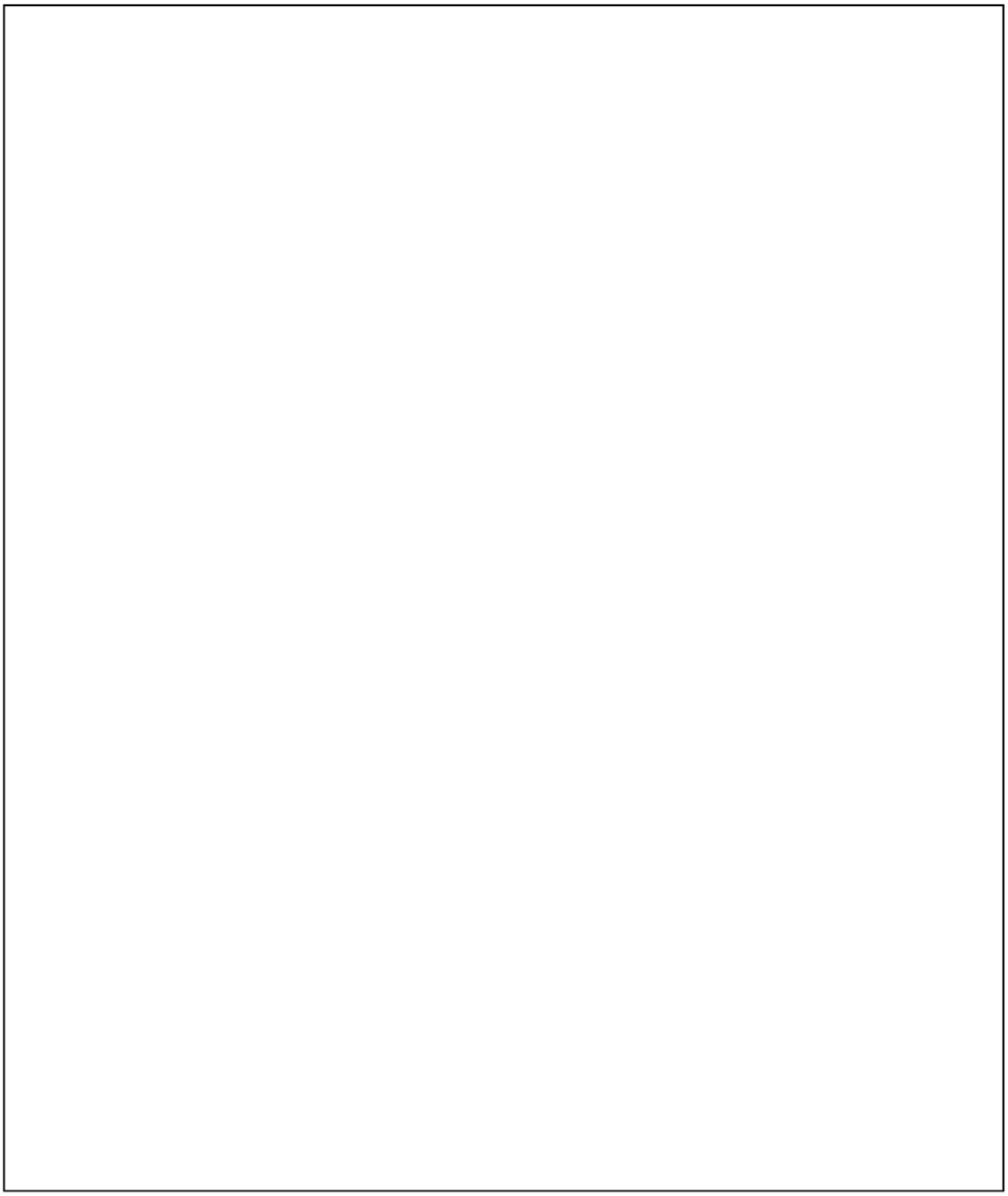
Original Owner: Charles Remsberg

Original Use: Commercial

Architect: unknown

Builder: unknown

Photographs



Submitted by: Lucas DeHerrera

Address: 4147 California Ave SW, Seattle, WA 98116

Phone: (206) 933-7514 Date _____

Reviewed: _____ Date _____
Historic Preservation Officer

Legal Description metes and bounds:
THAT PORTION OF LOT 1, 2 AND 3, BLOCK 34, DENNY AND HOYT'S ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF ALLEY ADJOINING ON THE SOUTH DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE NORTH 76°21'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 19.81 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 13°25'23" EAST 46.59 FEET;
THENCE NORTH 77°10'34" WEST 63.62 FEET;
THENCE SOUTH 02°38'28" EAST 48.74 FEET;
THENCE SOUTH 77°05'30" EAST 50.14 FEET TO A POINT WHICH BEARS SOUTH 13°25'23" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 13°25'23" EAST 0.46 FEET TO THE POINT OF BEGINNING;
CONTAINING 2,674 SQUARE FEET, MORE OR LESS.

Legal Description parcel:
LOT 1, 2, 3, 4 AND THE WEST 24 FEET OF LOT 5, BLOCK 34, DENNY AND HOYT'S ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON.

DECEMBER 2022/MARCH 2023
CITY OF SEATTLE LANDMARK NOMINATION REPORT

3414-3416 FREMONT AVENUE N





PREPARED BY:

STUDIO TJP

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DECEMBER 2022/REVISED MARCH 2023

3414-3416 FREMONT AVENUE N LANDMARK NOMINATION REPORT

1. INTRODUCTION

This Landmark Nomination Report provides information regarding the architectural design and historical significance of 3414-3416 Fremont Avenue N, a two-story wood-framed mixed-use building first constructed 1908. It is located in the Fremont neighborhood of Seattle, Washington. There is no architect of record listed in the historic record for the building. The building was not documented on the Seattle Historic Resources survey.[1] Studio TJP (formerly The Johnson Partnership) prepared this report at the request of Blueprint Capital.

1.1 BACKGROUND

The City of Seattle's Department of Construction & Inspections (SDCI)—formerly the Department of Planning & Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. This historic review is necessitated by SMC 25.05.800.B.7, which cites that the demolition is subject to the provisions of Table B for Footnote (1) for 25.05.800.B.6 and 25.05.800.B.7, which requires projects of certain sizes for non-residential uses proposed for demolition to be subject to historic consideration and review even if exempt from SEPA. Department of Neighborhoods SEPA reviewer Michael DeLange reviewed an Appendix A for the property on October 26, 2022, and determined that the building may meet the standards of the Seattle Landmarks Ordinance and requested that a Landmark Nomination Report be prepared for the subject building and submitted to the Department of Neighborhoods.

The parcel on which the subject building sits is also occupied by three other buildings that have not been reviewed by the Department of Neighborhoods Historic Preservation Program. The other buildings on the subject that have not been reviewed are as follows:

- 3418-3420 Fremont Avenue N (1902)
- 3424 Fremont Avenue N and 707-709 N 35th Street (c. pre-1902)
- 709-711 N 35th Street (1907)

A metes and bounds property description is therefore being provided to delineate the subject site at 3414-3416 Fremont Avenue N.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its

[1] Seattle Department of Neighborhoods, https://web6.seattle.gov/dpd/historicalsite/Default.aspx

significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.
D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
E. It is an outstanding work of a designer or builder.
F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

1.2 METHODOLOGY

Ellen F. C. Mirro, AIA, Principal and Katherine Jaeger, MFA, of Studio TJP (formerly the Johnson Partnership), Seattle, completed research on this report between in November 2022. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction & Inspections, Seattle Public Library, the Museum of History & Industry, and the UW Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, Ancestry.com, and the *Seattle Times* digital archive. Some context statements in this report are based on research developed by Larry E. Johnson and the Johnson Partnership for previous reports. Buildings and site were inspected and photographed on November 10, 2022, to document the existing conditions. The report was revised per comments of the Department of Neighborhoods in March 2023. This included an additional site visit and photography on March 17, 2023.

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2. PROPERTY DATA

Historic Building Names: Fraternal Brotherhood Hall

Current Building Name: 3414-3416 Fremont Avenue N

Address: 3414-3416 Fremont Avenue N, 3414 ½ Fremont Avenue N

Location: Fremont

Assessor's File Number: 197220-2755

Legal Description metes and bounds: THAT PORTION OF LOT 1, 2 AND 3, BLOCK 34, DENNY AND HOYT'S ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 136, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF ALLEY ADJOINING ON THE SOUTH DESCRIBED AS FOLLOWS:
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Date of Construction: 1905-1909

Original/Present Use: Commercial/Commercial

Original/Present Owner: Charles Remsberg /Blueprint 3414 LLC

Original Designer: N/A

Original Builder: N/A

Zoning: NC2P-75 (M1) (adopted 2019)[2]

Property Size: 2,674 sq. ft.

Building Size: 4,700 sq. ft., gross

[2] Seattle Department of Construction & Inspections GIS, https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2 (accessed December 2022).

3. ARCHITECTURAL DESCRIPTION

(NB: Units of measurement have been rounded to the nearest whole number for clarity and ease of reading.)

3.1 LOCATION & NEIGHBORHOOD CHARACTER

The subject building is located in Fremont, on the north-south arterial of Fremont Avenue N, in the the neighborhood hub of Fremont Avenue N between N 34th and 35th streets and just north of the Fremont bridge.

Approximately one block south of the subject site, the Burke-Gilman Trail and the Lake Washington Ship Canal run diagonally, southeast-to-northwest. The Fremont Troll sculpture, beneath the northern end of the Aurora Bridge, is located one block to the east. The Fremont branch public library is just to the east. The immediate neighborhood consists primarily of stores, restaurants, and offices; a block east of the subject site is predominantly residential, with a mix of apartment buildings and single-family homes.

Designated City of Seattle Landmarks in the immediate neighborhood are as follows:[3] Bleitz Funeral Home (316 Florentia Street, 1921); Seattle Public Library, Fremont Branch (731 N 35th Street, 1921, Daniel R. Huntington, National Register); the Fremont Hotel (3425 Fremont Ave N, 1906, National Register of Historic Places); the Fremont Bridge (1917, F. A. Rapp, A. H. Dimock, D. R. Huntington), Fremont Trolley Barn/Red Hook Ale Brewery (3400 Phinney Avenue N, 1905,), the Aurora Bridge (1932), B. F. Day School (3921 Linden Avenue N, 1891, John Parkinson, additions by James Stephen and Edgar Blair). ***See figures 1-7.***

3.2 SITE DESCRIPTION

The subject site is a trapezoidal portion of a city lot measuring approximately 48' along the streetfront of Fremont Avenue N, 63' along the northern site boundary, 46' along the eastern property boundary, and 50' along the southern property boundary.

The parcel on which the subject building sits contains the following four additional buildings:

- 3418-3420 Fremont Avenue N, a one-story wood-framed retail store building constructed in 1902, currently housing Lazy Cow Bakery.
- 3424 Fremont Avenue N & 707-709 N 35th Street, a two-story masonry building first constructed sometime before 1902. Current tenants are Palmi Korean Cuisine & Teriyaki and Steepologie Teas.

[3] Seattle Department of Neighborhoods, "Landmarks Map: Map of Designated Landmarks," https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmarks-map (accessed July 2021).

- 709-711 N 35th Street, a one-story wood-framed retail store building constructed in 1907. Formerly housed the Still Life Café and Agrodolce. Current tenant is Crumby Sandwiches & Spirits.
- 713 35th Avenue N, the Equinox Building, a residential building constructed in 2001.

The subject building sits on the southwest corner of the parcel at 3414-3416 Fremont Avenue N. The building fronts Fremont Avenue N and sits at the corner of a paved alley between N 34th and N 35th streets. A concrete sidewalk with a street tree fronts Fremont Avenue N. An areaway on the eastern side of the building is located down a set of stairs from the southern alley, between the subject building and the rear of Equinox Building on N 35th Street. The areaway leads to an exterior courtyard on the eastern and northern sides of the building. Both areaway and courtyard access the basement of the subject building. ***See figures 8-12.***

3.3 BUILDING STRUCTURE & EXTERIOR FEATURES

The rectangular two-story building has sections of unreinforced masonry (URM) as well as a brick veneer with wooden framing. It has an unreinforced brick foundation at the basement and sub-basement levels. The building has a flat roof with a parapet and overhanging cornice. The current two-story massing appears to date from a 1909 construction, while the original 1905 construction permit details a 20' x 50' one-story building, which probably forms the existing southern section of the building at the lower levels.

Western Façade:

The western, primary, façade faces Fremont Avenue N. The street level has two retail spaces, each with large areas of storefront glazing. The retail spaces flank a glass entry door leading to the upper floor. A transom, topped by a belt course, stretches across the entire façade.

The southern retail storefront consists of single-pane glass in wooden frames on a painted tile bulkhead. The retail entry is recessed. A single round steel column divides the storefront to the north of the recessed entry. The northern storefront is non-original double-pane glass in wooden frames on a painted wooden bulkhead. At the upper floor are seven vinyl-sash windows arranged with three smaller one-over-one windows on each side of a central arched tripartite window. The brick veneer has been painted, and a mural is painted on the northern storefront walls and window bulkheads. ***See figures 13-16.***

Southern Façade:

The southern façade, which faces the alley, has a painted unreinforced brick wall at the alley level with a thin brick panel veneer above. Two arched openings at the alley level have been filled in and partially buried by regrading at the western and southern façades. A vent perforates the thin brick veneer on the eastern side of the wall. Five one-over-one vinyl-sash windows are located at the upper-floor level. ***See figures 17-18.***

Eastern Façade:

The eastern façade faces a partial interior courtyard. The courtyard is accessed from a security gate off the

alley and a set of concrete stairs down to the courtyard level. The exterior wall is clad in painted plywood and has numerous openings for vinyl sash windows, ventilation ducting and contains all of the exterior electrical building service. Several of the windows are protected by security grills. Doors at the courtyard level are also protected by security gates. ***See figures 19-21.***

Northern Façade:

The northern façade faces a partial interior courtyard. The façade is obscured at the western end by the one-story neighboring building. Five vinyl sash windows are located at the upper floor level on the eastern end of the façade and aluminum frame glass doors access the courtyard from the basement level. An additional vinyl sash window is located at the basement level west of the sliding doors. ***See figures 22-23.***

3.4 INTERIOR LAYOUT & FINISHES

Inside, the building features two levels of basement at the southern 20' of the building, and a one-story basement at the northern 30' of the building. The upper level of the southern basement and the northern basement are accessed from the exterior by an areaway on the eastern side of the building and by a courtyard on the northern side of the building. The southern sub-basement is accessed from the southern basement by an interior stair. A URM wall divides the basement into two commercial spaces: the two-level space on the south is occupied by a recording studio, and the single-level space on the north is occupied by a commercial bakery. Remnants of an original bank vault are located on the southern wall of the basement, and the foundation for this vault is evident at the sub-basement. Interior finishes at the basement are utilitarian. These include painted brick, concrete, and gypsum board walls, painted gypsum board ceilings (some with painted exposed pipes), and open joists at the sub-basement, both painted and unpainted concrete floors, and incandescent and fluorescent utility lighting. ***See figures 24-32.***

The street level contains two storefront retail spaces, both occupied by restaurants, and an entry to the stair to the upper floor. Interior finishes at the restaurants includes painted plaster, wallpaper, decorative wood and painted panels at the walls, painted plaster ceilings, and laminate or LVT flooring. Track lighting or pendant light fixtures are mounted to the ceiling. Finishes at the stair hall include painted gypsum board walls and ceiling, commercial carpet at the stairs and tile and wood flooring at the landings, wooden handrails, and pendant lighting. ***See figures 33-34.***

The upper floor contains two separate business suites, each accessed from the landing at the top of the entry stair. The northern business suite is occupied by a tattoo business and features a relatively open space on the western side of the building, with enclosed service areas on the eastern side of the space. The southern business suite is occupied by a therapy office, with partition walls for individual offices. Finishes at the upper floor include painted gypsum board walls and ceilings, laminate flooring, and track lighting. ***See figures 35-37.***

3.5 DOCUMENTED BUILDING ALTERATIONS

The original permit for the subject building, number 35547, was issued in 1905. The permit was issued for a one-story brick bank building, measuring 20' x 50'. The original building appears to have been an unreinforced brick masonry (URM) with heavy timber structure in the basement and sub-basement. Some portions of the original building were likely removed when it was expanded in 1909. It is unclear in which phase the western wall of the first floor and the northern party wall were constructed; these walls may also be URM. However, the second floor is constructed with light wood framing and a brick veneer.

Permits for the 1909 alteration recorded by the Tax Assessor are not available at SDCI. Therefore, this report does not speculate on the dates or sequence of the building expansion. There are no 20th century drawings for the building available at SDCI microfilm. The permit records group all buildings on the tax parcel together, meaning that some permits are unclear about which building they refer to. Especially in the 1980s and 1990s, permits are grouped under the address 709 N 35th Street. ***See figures 38-42.***

Permitted alterations to the building include a repair of the stair in 1950, adding interior finishes in 1971, interior alterations in 1980, changing use from retail to food service at the main floor in 2008, which may have involved alterations to interior surfaces, and a seismic retrofit in 2020.

It is evident that both the floor structure in the basement and the roof structure were replaced, as shown by contemporary wood framing in both sides of the basement. New framing in the basement is married with potentially historic, modified, columns and beams as well as new built-up beams. Some of this work may have occurred around 2020, as City of Seattle building permit 6737839-CN for seismic upgrade was issued that year. However, other wooden members of the interior structure appear to have been installed sometime between the original construction and 21st century alterations, as these do not exhibit modern framing standards for connections. However, there were no inspections made for the 2020 permit and it was not completed. ***See figures 24-25, 29.***

The original upper-floor windows have been replaced with vinyl sash windows. The storefronts at the northern retail space were replaced with double-pane glass. Photographic evidence indicates the following changes: the northern retail storefront was reconfigured to hold a double door; all transom windows have been replaced since 1937; a portion of the southern storefront has been altered since 1937; and the central stair has been enclosed.

In 1937 the Tax Assessor described the building as having two stories, two stores, and three rooms with a lodge on the second floor. The earlier uses at the second floor indicate the space may have had one large open room, however, today the space is subdivided with walls, including one wall that intersects the central window.

Permits outlined below refer only to 3414 Fremont Avenue N:

Date	Description	Permit No.
1905	Build Bank Building	35547

1950	Repair Stair	389303
1968	Occupy building as private club (2nd floor)	BN32129
1971	Apply interior finish	BN43246
1980	To [illegible] interior (1st floor) of exist office bldg. and establish use as photo studio STFI	597344
2008	Change use from retail to food service	6181792-CN
2020	Construct alterations in existing commercial building for a seismic retrofit, per plan. (incomplete)	6737839-CN

4. SIGNIFICANCE

4.1 HISTORIC NEIGHBORHOOD CONTEXT: FREMONT[4]

The subject building is located in the Fremont neighborhood.

Fremont is located east of Salmon Bay and northwest of Lake Union, on the northern side of the Lake Washington Ship Canal. Before the Ship Canal was constructed, beginning in 1911, a stream known as the Outlet ran between these two bodies of water. Due to this proximity to the city's major northern waterway, and due to its relative proximity to Westlake, long an important arterial to downtown Seattle, Fremont was an important nexus for railway lines and water routes. This historically central location, along with tongue-in-cheek local whimsy, is how the neighborhood acquired the nickname "the Center of the Universe."

Before white settlers colonized the region, the area that would become northwest Seattle was inhabited by Duwamish people. The village of sHulsHóól (Shilshole, meaning "tucked away inside") was located on Salmon Bay less than two miles west of the subject site. Indigenous people fished at the northern shore of XáXu7cHoo ("Small Lake," now Lake Union). The small stream connecting the lake and the tidal estuary, known as gWáXWap ("Outlet"), was the site of various salmon runs.

By 1853, the Shilshole people numbered approximately a dozen families.[5] With the signing of the Point Elliott Treaty of 1855, Duwamish leaders, along with those of other Coast Salish tribes, effectively ceded much of the land around Puget Sound to the territorial government, in exchange for reservation land to the tribes and fishing and hunting rights.[6] Most of the Native residents of Shilshole were resettled on these reservations, primarily the Port Madison reservation on the Kitsap Peninsula.[7] Nevertheless, some Shilshole people remained in (what was by then known as) Ballard.[8] [9] [10]

Fremont, in its modern form, was formed from two early settler towns: Ross and Fremont. Ross, on the western portion of the neighborhood, was the homestead claim of John Ross, who did not intend to create a town. Fremont, to the east, was established and platted in 1888 for the purpose of selling lots of land and establishing a thriving enclave. Available primary and secondary resources on the development of the neighborhood focus overwhelmingly on white settlers; information on native and non-white early settlers is sparse. As such, a reader should assume that all individuals mentioned, from the development

[4] This text is excerpted from the Landmark Nomination Report for the Hoffner Fisher & Harvey Funeral Home, Studio TJP, 2021.

[5] The historic record indicates that the village of Shilshole went into "sudden decline" approximately 50 years before white people settled in the region, likely due to an attack by northerly Coast Salish tribes. Jean Sherrard, "Seattle Now & Then: 'Threading the Bead' Between Magnolia and Ballard," Seattle Now & Then, https://pauldorpat.com/2010/12/18/seattle-now-then-threading-the-bead-between-magnolia-and-ballard/ (accessed October 2021).

[6] Walt Crowley, "Native American tribes sign Point Elliott Treaty at Mukilteo on January 22, 1855," HistoryLink.org essay 5402, March 13, 2003, https://www.historylink.org/File/5402 (accessed October 2021).

[7] This reservation was primarily set aside for the Suquamish Tribe, but also housed members of the Duwamish and Sammamish Tribes. The Shilshole people were related to both the Suquamish and the Duwamish.

[8] Coll Thrush, Native Seattle: Histories from the Crossing-Over Place (Seattle, WA: University of Washington Press, 2007).

[9] Sherrard.

[10] Thrush, pp. 221-225.

of the town of Ross through the development of the Fremont School District and early schools, are either white immigrants or white people born in the United States.

In 1853, settler John Ross (1827-1886) having arrived in Seattle from Ohio by way of Oregon, founded a land claim that straddled the Outlet. Ross's first cabin on the land was destroyed by Native Americans in the run-up to the 1856 "Battle of Seattle." After years of living back in Oregon and then in downtown Seattle, in 1873 he moved back to his original land claim, this time with his wife, Mary Jane McMillan Ross, and their six children.[11] The Ross children continued attending school in downtown Seattle, which they accomplished by walking to the shore of Lake Union and paddling to the south end of the lake. Spurred by the efforts of Mary Jane Ross, the first school in the area was built in 1883 at Third Ave NW and NW 43rd Street (present site of Ross Park).

As early as the 1850s, engineers and developers were making plans to connect Lake Washington to Puget Sound, all the better to transport lumber from the densely wooded to the growing city, and coal from the coal beds south and east of Lake Washington. Schemes included digging a canal from Lake Washington straight to Elliott Bay through the narrowest portion of Seattle's isthmus, what is now North Beacon Hill; others advocated for digging a canal from Lake Washington to Lake Union, and from Lake Union through Salmon Bay to Shilshole Bay. The northern route was seen as the most feasible of these schemes. John Ross, however, proved an impediment to both the future canal and to the railroad; historic sources indicate that Ross was not merely skeptical of technological and urban development, but in fact spurned it outright.[12] Ross refused to allow the widening of the creek on his land, and refused to allow railroad tracks on his land. After his death in 1886, his ex-wife Mary Jane (they divorced months before John Ross's death), allowed the Seattle, Lake Shore & Eastern Railroad a right-of-way across the land. The train stop closest to the Ross property was named for the family, and soon "Ross" became the name of the enclave, which by 1888, included a post office.[13] Mary Jane Ross sold off portions of the homestead claim for income, which spurred residential development.[14] By 1902 the area was populous enough that the original two-room Ross School was demolished and replaced by an eight-room school.

The land east of Ross's homestead had been claimed in 1854 by another white settler, William Strickler. Strickler was a representative in the early territorial legislature and conducted a major land survey from downtown Seattle to N 85th Street. Strickler had plans to float logs down the Outlet and down to Yesler's Mill, however he vanished in 1861. His disappearance remained a mystery, and his land claim went undeveloped. In 1868 Henry Yesler, one of the region's first white settlers, in his role as the city's probate judge, took over administration of Strickland's land. In 1887 white attorney and developer Thomas Burke sued to resolve the ownership of the land, which was brought to auction in November of that year. Arthur Denny and John P. Hoyt made the winning bid, but four months later sold the land to developers Edward and Carrie Blewett, investment broker Luther H. Griffith, and dentist-developer Dr. E. C.

[11] Valarie Bunn, "Seattle Pioneers of Fremont: John Ross," Wedgwood in Seattle History, February 8, 2016, https://wedgwoodinseattlehistory.com/2016/02/08/seattles-pioneers-of-fremont-john-ross/ (accessed March 2021).
[12] Ibid.
[13] Greg Lange, "Seattle Beginnings: Ross Post Office Opens on July 30, 1888," HistoryLink Essay 494, December 11, 1998, https://historylink.org/File/494 (accessed December 2022).
[14] Bunn, "Seattle Pioneers of Fremont: John Ross."

Kilbourne for $55,000.[15] Griffith, Kilbourne, and the Blewetts were all from Fremont, Nebraska, and named the new area for their home town. The new owners replatted the land but retained the name Denny & Hoyt's Addition.[16]

Unlike the slow, almost unwitting development of the town of Ross, Fremont rapidly established itself. In spring 1888 the Fremont Milling Company was established by Lyman A. Griffith (father of Luther) and E. C. Kilbourne to "create jobs and start an industrial core."[17] In 1889, as a result of the Great Fire in downtown Seattle, Pacific Iron Works moved their foundry to Fremont. By 1890, Fremont had a post office,[18] and by the early 1890s, the town's amenities included a hotel, grocery store, butcher, hardware store, opera house, and Odd Fellows lodge.[19] By the turn of the 20th Century, industries in Fremont included the Fremont Barrel Manufacturing Company, shingle mills, boat builders, and the iron works, in addition to the local businesses that served the residents of the community.

The Fremont School Board was established in 1889, with classes held in private homes and in a store building at N 36th Street and Aurora Avenue. Fremont was annexed into Seattle in June 1891. That same year, local landowner, farmer, and developer Benjamin Franklin Day donated a portion of his land to the Seattle School District. The following year the eight-room brick B. F. Day School, designed by John Parkinson, opened with 185 pupils in grades one through six.[20] B. F. Day, which was designated a landmark in 1981, remains the oldest continually-operating school in the Seattle school district. The 1902 Ross School closed in 1940, with students attending the new West Woodland school at Fourth Avenue NW at the eastern edge of Ballard.[21]

Back in the 1880s, Chinese laborers dug a canal connecting Lake Union to Salmon Bay. The first bridge over this canal was constructed in 1892. In 1901, the Seattle Electric Company laid railway tracks on the eastern half of the bridge, leaving the western side open to pedestrian and horse traffic.[22] The bridge was demolished in 1911 to make way for the construction of the Lake Washington Ship Canal, the digging of the "Fremont Cut." A new bridge was built in 1912, but was washed out two years later in March 1914 when a temporary dam failed.[23] A third bridge was constructed later that year, which accommodated pedestrians, automobiles, and the streetcar, but this wooden trestle bridge was demolished the following

[15] Seattle Historical Sites Survey, "Summary for 3832 EVANSTON AVE," Seattle Department of Neighborhoods, https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147011367 (accessed March 2021).
[16] Valarie Bunn, "Fremont in Seattle: Street Names and Neighborhood Boundaries," Wedgwood in Seattle History, November 26, 2017, https://wedgwoodinseattlehistory.com/2017/11/26/fremont-in-seattle-street-names-and-neighborhood-boundaries/ (accessed March 2021).
[17] Thomas Veith, "A Preliminary Sketch of Wallingford's History, 1855-1985," Wallingford Heritage Project, 2005, p. 17.
[18] University of Washington Libraries, "First Post Office in Fremont, 1890," Seattle Photograph Collection, SEA0022, https://digitalcollections.lib.washington.edu/digital/collection/seattle/id/670/rec/99 (accessed March 2021).
[19] Ibid.
[20] Nile Thompson and Carolyn J. Marr, "Day," Building for Learning: Seattle School Histories, 1862-2000 (Seattle, WA: Seattle Public Schools, 2002).
[21] Nile Thompson and Carolyn J. Marr, "Ross," Building for Learning: Seattle School Histories, 1862-2000 (Seattle, WA: Seattle Public Schools, 2002).
[22] Pacific Coast Architecture Database, "City of Seattle, Engineering Department (SED), Fremont Ave Bridge #1, Fremont, Seattle, WA," http://pcad.lib.washington.edu/building/6585/ (accessed March 2021).
[23] Pacific Coast Architecture Database, "City of Seattle, Engineering Department (SED), Fremont Ave Bridge #2, Fremont, Seattle, WA," http://pcad.lib.washington.edu/building/18948/ (accessed March 2021).

year to make way for the steel bascule bridge that would open to allow ships through.[24] The bridge opened in June 1917.

From 1911 to 1917, a wooden trestle bridge was built connecting Stone Avenue, at the border between Fremont and Wallingford, to Westlake Avenue. The bridge was intended to be a temporary measure while the Lake Washington Ship Canal and the steel-bascule Fremont drawbridge were being constructed.[25]

Likely due to the construction of the Fremont drawbridge, portions of Fremont Avenue were regraded, adding height to the street to match the height of the bridge more closely. The subject building shows evidence of this grading at the southern façade, where the basement level is visible at the alley.

The opening of the Seattle-Everett interurban railway in April 1910 literally and figuratively put Fremont on the map. The Seattle-Everett Traction Company electric rail line ran from downtown Seattle, along the western edge of Lake Union, across the 1901 bridge into Fremont, up the hill along Phinney and Greenwood avenues, and on to the city of Everett. Fremont's first library was established in 1894 in the home of farmer Erastus Witter, with support and patronage of prominent residents of the neighborhood. By 1901, Witter opened a free reading room in the Fremont Drug Company building (3401 Fremont Avenue). In 1902, the city of Seattle agreed to establish a library in Fremont, the first branch library in the city, with Witter installed as librarian. However, the neighborhood would have to wait nearly 20 years for a dedicated library building. The Fremont Branch Library, which was partly funded by a Carnegie grant, and designed by city architect Daniel R. Huntington, opened to the public in July 1921 and swiftly became a community hub.[26] The building was designated a landmark in 2003.[27]

Throughout the 20th century, the neighborhoods of North Seattle were overwhelmingly white, and Fremont was no exception. In 1940, every census tract within the neighborhood had a 99.6% white population.[28] Unlike many neighborhoods in North Seattle, Fremont (along with Wallingford, Green Lake, and Ballard) did not have many, if any, racial restrictive covenants attached to its plats. This is not to suggest, however, that Fremont was a racially-inclusive community. According to the Seattle Civil Rights & Labor History Project:

> They [residents of Wallingford and Fremont] may have had other means of maintaining exclusivity, as few non-whites managed to find homes in either area. In 1960 only 27 African Americans lived in Wallingford or Fremont, along with 21,823 Whites and 335 persons identified in the census as "other races." The maps suggest little difference in the demography of Wallingford, where no covenants have been located, from the demography of Ballard, Loyal

[24] Pacific Coast Architecture Database, "City of Seattle, Engineering Department (SED), Fremont Ave Bridge #1, Fremont, Seattle, WA."
[25] Peg Nielsen, "Looking back: Stone Way Bridge, Once the Route to North Seattle," SDOT Blog, Seattle Department of Transportation, https://sdotblog.seattle.gov/2013/12/26/looking-back-stone-way-bridge-once-the-route-to-north-seattle/ (accessed March 2021).
[26] David Wilma, "Fremont Branch, The Seattle Public Library," HistoryLink.org essay 3967, October 1, 2002, https://www.historylink.org/File/3967 (accessed March 2021).
[27] Seattle Office of the City Clerk, "Ordinance 121103," Seattle City Council Bills and Ordinances, http://clerk.seattle.gov/search/ordinances/121103 (accessed March 2021).
[28] Seattle Civil Rights & Labor History Project, "Mapping Race Seattle/King County, 1940-2010," University of Washington, http://depts.washington.edu/civilr/maps_race_seattle.ht (accessed March 2021).

> Heights, and Greenlake, where they were common. This reemphasizes the point that social enforcement of segregation was every bit as important as legally enforcing deed restrictions.[29]

Fremont remains fairly racially homogenous: according to 2010 census data, Fremont's residents are between 83 and 85 percent white.

In the later part of the 20th Century, Fremont developed a reputation as a "funky" and "hippy" neighborhood. The Fremont Fair was established in 1971, with items for sale by local artisans, music performances, and quirky events such as "innertube trials, orange-crate competition[s], a dog-paddling canine derby, a kayak clean-sweep, and 'battling bathtubs.'"[30] In 1988 the fair added the Fremont Solstice Parade, known for its colorful non-mechanized floats and its fleet of naked cyclists. In 1989 the Fremont Arts Council requested proposals for an artwork to go under the north end of the Aurora Bridge. Fremont residents voted among five finalists, with the overwhelming favorite being a massive, half-submerged troll clutching a VW Beetle, designed by sculptor Steve Badanes.[31] Additional famous—perhaps infamous—public art in the neighborhood includes the 1978 statue *Waiting for the Interurban* by Richard Beyer at N 34th Street and Fremont Avenue N;[32] the Fremont Rocket, the tail of a Fairchild C-119 military aircraft repurposed as a 53'-tall "pulp sci-fi" rocket, located one block south of the subject site;[33] and a 16-foot statue of Russian Revolutionary V. I. Lenin, originally created in 1988 in Slovakia by sculptor Emil Venkov and erected in Fremont (less than a block from the subject site) in 1996.[34]

See figures 43-51.

4.2 SITE & BUILDING HISTORY

4.2.1 Site History

Before 1915, lots 1-3 of block 34 of Denny & Hoyt's Addition were owned by the Remsberg & Dixon Bank. Remsberg & Dixon Banking Company was doing business in the [subject building], 3414 Fremont Avenue, as early as 1904. They dealt in investments, insurance, loans, real estate and rentals. The S. P. Dixon Co. was located in the one-story building at what is referred to herein as 3418-3420 Fremont Avenue. In 1916 lots 1-3 were transferred to the Fremont State Bank; Dixon still owned lots 4 and 5 and acquired lot 6.

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[29] Catherine Silva, "Racial Restrictive Covenants History," Seattle Civil Rights & Labor History Project, http://depts.washington.edu/civilr/covenants_report.htm (accessed March 2021).
[30] *Seattle Times*, "Here's fair with flare," June 13, 1974, p. 81.
[31] Charles Hamilton, "Seattle City Council names street for Fremont Troll on August 1, 2005," HistoryLink.org essay 7785, May 30, 2006, https://www.historylink.org/File/7785 (accessed April 2021).
[32] Rita Cipalla, "People Waiting for the Interurban, iconic cast-aluminum statue by Richard S. Beyer, is dedicated in Seattle's Fremont neighborhood on June 17, 1978," HistoryLink.org essay 20868, October 1, 2019, https://www.historylink.org/File/20868 (accessed April 2021).
[33] Doug Kirby, Ken Smith, Mike Wilkins, "Seattle, Washington: Fremont Rocket," RoadsideAmerica.com, https://www.roadsideamerica.com/tip/3332 (accessed April 2021).
[34] Hallie Golden, "Fremont's giant Lenin statue carries a complicated history—locally and globally," Seattle Curbed, August 27, 2019, https://seattle.curbed.com/2019/8/27/20830552/seattle-fremont-vladimir-lenin-statue-history (accessed April 2021).

Remsberg had established the Fremont State Bank in 1908 at the northwestern corner of the site (currently addressed at 3424 Fremont Avenue N), with himself as president.

In 1912 local papers reported that the Fremont State Bank had constructed a new building of concrete at Fremont Avenue and Leary Way.

By 1917 the Fremont State Bank was insolvent and bank cashier J. Harwood Morris was charged with larceny for stealing $588. He was convicted of appropriating money for his own personal use and to hide fraud committed by the real estate firm of Charles Remsberg and S. P. Dixon, doing business as S. P. Dixon & Co. J. Harwood Morris' appeal to the State Supreme Court was denied and Governor Louis F. Hart refused to pardon him in 1920. This led to an amount of public outcry for clemency and caused the Governor to refer the issue to the legislature. Morris was sentenced to one to 15 years in the State penitentiary in Walla Walla. In 1919 the State Bank Examiner authorized the sale of all the Fremont State Bank holdings, including real estate.

In 1919 the Sheriff sold lots 1 through 4 to C. D. Clinton. Clinton then bought lots 5 and 6 in 1922. ***See figures 52-60.***

4.2.2 Building History & Tenants

In June 1905, the *Seattle Times* announced a permit issued to the firm Remsberg & Dixon to build a "1-story brick bank building, 20x50" at 3414 Fremont Avenue, for an estimated cost of $2,000.[35] For most of its existence, the building had two retail spaces on the ground floor, and a fraternal/social hall at the second floor, addressed as 3414½ Fremont Avenue N.

3414 Fremont Avenue N

By January 1906, Remsberg & Dixon was advertising from 3414 Fremont Avenue, the southern of the two streetfront retail spaces. The firm offered services in real estate, loans, and investments.[36] By 1916, Remsberg & Dixon had been replaced by a grocery store, and until approximately 1936 the space housed a succession of grocers. These businesses included Gerrish Bros. (1916), R. V. McCormick's meat market (1916-1919), W. F. Bishop (1922-1924), J. P. Connolly (1927-1931), Fremont Meat Co. (1928)[37], Fremont Grocery (1921-1931), Fremont Meat Co. (1931-1934), Smith's Pantry (1934-1935)[38], and Clarence O. Brown's meat market (1939).[39]

By 1966, 3414 Fremont housed Area Service Corp., billed as a "self-service sheet metal shop," which also offered GE furnace sales, service, and more.

In the 1990s, the space housed two used clothing stores: Mike's Old Clothes (1990), and Glamorama (1992-1998). 2004-2006: Sonic Boom Records occupied the space for several years in the mid-2000s.

[35] *Seattle Times*, "Building Permits," June 20, 1905, p. 15.
[36] *Seattle Times*, classified advertisement, January 7, 1906, p. 28.
[37] *Seattle Street & House Directory*, 1928, p. 13.
[38] *Seattle Numerical Street Address Directory*, 1934, p. 244
[39] *Seattle Times*, passim, 1910-1940. R. L. Polk & Co., *Seattle City Directory*, 1910, 1920, 1930, 1940.

Lucky's Pho has been the tenant since 2008.

3416 Fremont Avenue N

As of 1906, S. P. Dixon & Co., a real estate firm, was the tenant in the northern retail space, 3416 Fremont Avenue N. This is the same Dixon of Remsburg & Dixon.

By 1911, Star Grocery was the tenant. By 1916, the tenant was the Fremont Shoe Store, followed in 1917 by Emile Strang, "The Shoe Man," offering shoe repair.

By 1931, Shively's Lunch Shop was the tenant.[40] Briefly, in 1934, Church of Spiritual Light was advertised as operating from the space.[41] By 1935 the space was operating an a beer parlor, name unknown. By 1939, the proprietors of the beer parlor were Fred N. & Hazel E. Krause.[42]

The space seems to have remained a bar and/or restaurant until at least 1955, when it was called the Angle Inn Tavern. In the 1970s, the space was used as an antiques store, first known as the Junque Shoppe (1971), and then Daily Planet Antiques.[43] From 1996 until around 2006, Fremont News was the tenant. By 2009, the space was again operating as a restaurant, Homegrown, which ran until 2011. The current tenant is Esters Enoteca, which opened in 2019.

3414½ Fremont Avenue N

By 1920, the upstairs space, addressed at 3414½ Fremont Avenue, was known as the Fraternal Brotherhood Hall. Fraternal Brotherhood was established in Los Angeles in 1896, as a social and insurance association.[44] Seattle's first Fraternal Brotherhood lodge was established in 1900. The order held meetings and events in the subject building, as did other fraternal and community organizations, including the Canadian Legion Post no. 32 (1934), St. Benedict's Court of the Catholic Order of Foresters (1937), the 32nd Democrat Club (1938), and the Waterfront Improvement Club (1941), among others. The space was used for meetings, parties, lectures, and political and community meetings.

Although the Fraternal Brotherhood seems to have ceased operating in the early 1930s, the subject building was known as the Fraternal Brotherhood Hall until around 1942. ***For more on the Fraternal Brotherhood, see section 4.4.***

From 1923 until at least 1930, Miss M. Irwin ran a dance academy from the upstairs space.[45]

In 1947, the Marchie King Dance Studio was the upstairs tenant.

In 1967, the space was occupied by the Fremont Gym, and in 1967 and 1968 by the Northlake Athletic Club and the Seattle Boxing Club.

Later Ownership

[40] *Heiden's Seattle House & Street Directory*, 1931, p. 62.
[41] *Seattle Star*, "John Lillio will conduct services at 8 pm; divine healing by pastor," November 3, 1934.
[42] Polk's.
[43] SPL image record, spl_wl_str_00331.
[44] Fraternal Monitor, Statistics: Fraternal Societies (Rochester, NY: The Fraternal Monitor, 1917)
[45] *Seattle Times*, "Leases on Business Properties in Demand," March 25, 1923, p. 12.

Ownership of lots 1-4 transferred several times in the 1940s, from Bernice A. Clinton to John C. Irvine, and landed in the hands of a partnership between Marco and Rose Franco and Abraham and Bertha Freeman. Marco Franco died in 1965, whereupon ownership transferred to his heirs. By 1973 lots 1-4 were owned by Marion and Fannie Freeman, and managed by Sarah F. Horowitz and Dorothy Muscatel. Ownership of lots 1-4 in 1981 consisted of Beatrice Wolf, Madeline Caplan, Milton Freeman, Lila Greengard, and Stanley B. Tobin. In 1985 lots 1-5 were finally consolidated under single ownership by Feldstad & Glidden, a joint venture of Robert and Kathleen Feldstad and Ernest William and Cecilia Ann Glidden.

By 1998 the building was owned by Stuart and Susan Simon, who sold it that year to Brian J. Regan. In 2022 the building was sold to Blueprint 3414 LLC.

4.3 BUILDING OWNERS

4.3.1 Original Building Owner: Charles E. Remsberg (ca. 1864-1945)

Charles E. Remsberg, along with S. P. Dixon, was the subject building's original developer and owner. Remsberg was an attorney, banker, real estate dealer, and one of the city's first Port Commissioners. In his obituary, the *Seattle Post-Intelligencer* described Remsberg as a "prime mover of Seattle's early development."[46]

Remsberg was born in Indiana and attended the University of Indiana in Bloomington. He moved to Seattle in 1889, mere weeks after the city's Great Fire. He settled in Fremont and established a real estate business. In 1891, Remsberg was elected Fremont's Justice of the Peace, which is why for the rest of his life he was frequently referred to as Judge Remsberg in newspaper articles.[47] He married Belle (b. 1864) in 1892. By at least 1901, Remsberg was buying and selling land, particularly in Fremont. In 1910, the Remsbergs lived at 2200 N 77th Street with daughters Mabel and Helen.

In 1912, Remsberg was one of three men, including Hiram Chittenden, appointed to the first port commission. He served two three-year terms. Remsberg was a proponent of the Lake Washington Ship Canal, particularly for the economic impact it would have on Fremont. He also advocated for music curriculum in the schools, the development of playgrounds in the city, and for preserving Snoqualmie Falls. At the time of his death in 1945, he and Belle lived at 4732 22nd Avenue NE in the University District. ***See figures 61-63.***

4.3.2 Subsequent Building Owner: C. D. Clinton

From 1922 until around 1942, Chester D. Clinton (1882-1956) owned the subject building. Clinton was a real estate salesman and developer. He was born in 1882 in Fort Atkinson, Wisconsin. As a boy, Clinton

[46] *Seattle Post-Intelligencer*, "C. Remsberg, Attorney, Dies," May 19, 1945, p. 16.
[47] Seattle Historical Sites Survey, Seattle Department of Neighborhoods, https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1090003689 (accessed December 2022).

moved with his parents to Friday Harbor on San Juan Island. He moved to Seattle as an adult, and had offices in the Marion Building.[48]

4.4 BUILDING TENANT: FRATERNAL BROTHERHOOD

By 1920, the second story of the subject building, addressed 3414½ Fremont Avenue N, was known as the Fraternal Brotherhood Hall.

The Fraternal Brotherhood was established in 1896 in Los Angeles, as a social and mutual aid organization, offering accident and life insurance to paying members. The order was distinct for offering equal membership to both women and men. Available archival materials about the Fraternal Brotherhood do not indicate whether the organization only accepted white members. Extrapolating from other similar organizations active during the same time period, it is probable that the Fraternal Brotherhood membership was exclusively white, whether or not the restrictions were codified. In 1905, the organization erected a three-story building on Figueroa Street in downtown Los Angeles. At the time of its grand opening, the hall was touted as the "only fraternal insurance structure in the city."[49] In 1914, Emma Neidig, former vice president of the organization, was elected president, become the first woman in the nation to helm a "co-ed" fraternal organization.[50] In 1931, the order changed its name to the Golden West Life Insurance Association; the following year, it merged with Homesteaders Life Association, which had been founded in Iowa in 1906.[51] Homesteaders Life Association continues to operate today, as an insurance company that specializes in funeral expenses.[52] ***See figure 64.***

Seattle's first Fraternal Brotherhood lodge, Rainier Lodge no. 156, was established in 1900. By 1902, the Fraternal Brotherhood had lodges at Spokane, Tacoma, Everett, and Whatcom County, and four in the Seattle area: Ballard, Fremont, Green Lake, Latona, and South Park, for a total local membership of 245.[53] That same year, the order had a total national membership of 14,000, statewide membership of 1,000, and local membership of 245.[54]

An item in the *Catholic Northwest Progress* in 1902 described the Fraternal Brotherhood thus:

> This order provides for every continuency [sic] of life. Moderate benefits are paid for disability from accident. An annuity is paid to members who reach the age of seventy. Members who are permanently disabled by either sickness or accident are paid in the amount of their policy in ten annual installments. The benefits are paid promptly and in full. Men and women are admitted to the same lodge on exactly equal terms.[55]

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[48] *Seattle Times*, "Rites Held for Chester Clinton, Former Realtor," September 30, 1956, p. 148.
[49] *Los Angeles Sunday Herald*, "Fraternal Brotherhood Building to be Devoted Only to Lodge Purposes," January 15, 1905, p. B1.
[50] James Miller Guinn, *A History of California and an Extended History of Los Angeles and Environs: Biographical, Vol III* (Los Angeles, CA: Historical Record Co.), 1915, pp. 540-541.
[51] Phoenixmasonry, "Fraternalism in America—Non-Masonic Orders: Name & Status Changes of Fraternal Benefit Societies," The Phoenixmasonry Masonic Museum & Library, http://www.phoenixmasonry.org (accessed January 2023).
[52] Homesteaders Life Company, "About Us: Our Story," https://www.homesteaderslife.com/our-story (accessed January 2023).
[53] *Seattle Times*, "Fraternal Brotherhood," May 18, 1902, p. 23.
[54] Ibid.
[55] *Catholic Northwest Progress*, "The Fraternal Brotherhood," May 16, 1902, p. 2.

In 1909, the Fraternal Brotherhood participated in the Alaska-Yukon-Pacific Exposition, with July 24 being declared "Fraternal Brotherhood Day" in the program.[56] ***See figure 65.***

By 1918 the order had seven lodges in Seattle.

By 1924, the Fraternal Brotherhood had 280 lodges in 18 states, and a nationwide membership of 23,720 individuals.[57] Although the subject building bore the name Fraternal Brotherhood Hall until around 1942, there is little evidence that the fraternal organization was active in the area after around 1931. While the Fraternal Brother continued to operate as an order in California into the 1960s, there is little evidence that it operated in Washington state after around 1931. Nevertheless, the subject building continued to be referred to as the Fraternal Brotherhood Hall until around 1942.

4.5 HISTORIC CONTEXT: FRATERNAL ORGANIZATIONS & ASSOCIATED HALLS IN EARLY SEATTLE[58]

Fraternal organizations—sometimes known as secret societies—unite individuals of a common background or interest for the purposes of creating social networks, providing mutual or charitable aid, or promoting a specific cause. This category of organization overlaps with clubs, trade unions, benevolent associations, and more. Many were centered on shared nationality, ethnicity, culture, or language, but could also be formed around a particular occupation, social platforms (such as prohibition, in the case of temperance societies), intellectual interest (such as literary societies, a precursor to today's book clubs), and more. Many groups were specific to either men or women, and often a fraternal organization would have a separate women's "auxiliary" group. In addition to social support, many of these organizations provided financial assistance, including life insurance, to members and their families.

Membership in many fraternal organizations in the United States was restricted along racial lines. Some groups were explicitly exclusionary: for example, the Fraternal Order of Eagles, founded in Seattle in 1898, exhorted "every white male citizen of good character in Seattle" to join the group.[59] Other primarily white groups likely practiced a subtler form of racial exclusion, by perpetuating inequalities in housing, finance, education, and other structural barriers to equality.

It is worth distinguishing the physical fraternal or masonic halls—the physical buildings—from fraternal or masonic lodges or orders, which term refers to the organized body and its members. The primary purpose of lodge halls was to serve the programmatic needs of the member organization or organizations. Some organizations had their own halls in which to hold their meetings and functions. The owner organization would often rent out space to other fraternal organizations, as well as for community meetings, lectures, parties, and receptions. Usage by non-members represents a significant portion of the

[56] Other organizations that had their own "Special Days" during the Exposition included the Knights of Pythias, the Pioneer Association, Ancient Order of United Workmen, Pacific Coast Advertising Men, and Travelers' Protective Association Day. *Seattle Times*, "Special Days for 1909," February 19, 1909, p. 48.
[57] Arthur Preuss, *A Dictionary of Secret & Other Societies* (St. Louis, MO: Herder Book Co., 1924), p. 129.
[58] This text has been adapted from a context statement for the Rainier Masonic Temple/Prince Hall Masonic Temple Landmark Nomination Report by the Johnson Partnership, July 2018.
[59] John Caldbick, "Cornerstone for new Seattle lodge of Fraternal Order of Eagles, Aerie No. 1 in places on February 22, 1925," HistoryLink.org essay 10168, August 29, 2012, https://www.historylink.org/file/10168 (accessed January 2023).

history of these halls and demonstrated their integral connection to the life of the neighborhoods in which they stood. Often the first floor of the halls had retail space on the ground floor, and the lodge meeting rooms were on the above floors, as was the case for the subject building.

Seattle's first fraternal organization was likely St. John's Lodge No. 9 of the Free & Accepted Masons, established in 1860.[60] By 1865, a Masonic hall had been constructed on Front Street (now First Avenue) between Cherry and James Street.[61] A description of the growing city in the 1872 Puget Sound Business Directory stated, "the societies, both benevolent and private, are well represented and large in numbers, there being one Masonic, one Odd Fellows and two Temperance Lodges, all of which are in a flourishing condition."[62] Following the 1889 fire that demolished most of Seattle's downtown, a handful of new halls were constructed in the city. A Masonic temple, designed by architect William E. Boone, was erected at Second Avenue and Pike Street. Other fraternal halls extant in 1890 were the Templar's Hall at Fifth Avenue and Pike Street, and the Elk's Hall and Pythian Castle Hall, both located in the Frye block, First Avenue and Marion Street. The Jewish organization B'nai B'rith Lodge No. 342 was founded in Seattle in 1893.[63] The Fraternal Order of Eagles was founded in Seattle in 1898 by several owners and managers in the city's theater scene, and rapidly spread to have "aeries" (lodges) throughout North America.

Selected Halls Built before 1900:

Date	Name	Address	Architect etc	Status
1890-1892	Masonic Temple	Second Ave & Pike Street	William E. Boone	Demolished
By 1890	Templar's Hall	Fifth Avenue & Pike Hall		
1889	IOOF Hall[64]	Downtown Seattle	John Parkinson	Demolished
1889	IOOF Hall[65]	2320 First Avenue	Boone & Meeker	Extant
1894	Germania Hall	Second Avenue & Seneca Street		Demolished 1958
1895	Good Templars Hall	N 35th Street & Albion Place N		Demolished

Historically, fraternal organizations have been overwhelmingly segregated along racial and ethnic lines. While the fraternal organizations listed in early city directories and advertised in the mainstream local newspapers tended to be of, by, and for white people, associations for non-white communities were also proliferating throughout the region. Between 1889 and 1891 three organizations within Seattle's Black

[60] St. John's Lodge F. & A. M. No. 9, "The History of St. John's Lodge No. 9 in Seattle," https://seattlemasons.org/our-lodge/history/ (accessed July 12, 2018).
[61] *Seattle Weekly Gazette*, advertisement, October 28, 1865, p. 4.
[62] *Puget Sound Business Directory*, 1872, https://cdm16118.contentdm.oclc.org/digital/collection/p15015coll2/id/15328/rec/3 (accessed December 2022).
[63] Lee Micklin, "Seattle Jews Found B'nai B'rith Lodge No. 342, a fraternal organization, in 1883," HistoryLink essay 96, posted October 30, 1998, http://www.historylink.org/File/96 (accessed July 12, 2018).
[64] https://pcad.lib.washington.edu/building/10944/
[65] Pacific Coast Architecture Database, "Independent Order of Odd Fellows (IOOF), Hall, Belltown, Seattle,WA," https://pcad.lib.washington.edu/building/17264/ (accessed December 2022).

community were founded or chartered: the Ladies Colored Social Circle, the first social organization for Black women in Washington;[66] Northern Lights Lodge No. 1, Colored Knights of Pythias;[67] and the Cornerstone Grand Lodge of the York Masons, helmed by William Grose and Conrad Rideout, among others.[68] The Prince Hall Masons, a Masonic society founded in Massachusetts in 1784 for Black people, was established in Seattle by 1901.

In Seattle's Chinese community, the Chong Wa Benevolent Association was founded in 1890 with a three-fold purpose: serving as a voice for the Chinese community, settling disputed among Chinese organizations, and maintaining language and culture, including traditional Chinese opera.[69] The Seattle branch of the Gee How Oak Tin Family Association, with its roots in the Chinese population of San Francisco, was founded in 1900. See figure 51.

Among the overwhelmingly white communities of Seattle, many societies formed along national, ethnic, or cultural lines. These included the Danish Brotherhood (and Sisterhood) of America, German Benevolent Society, Sons of Hermann (German, Ladies' Hebrew Benevolent Society (associated with B'nai B'rith), and the Ancient Order of Hibernians (Irish), and many more.

In 1901, the Polk City Directory of Seattle listed a whopping separate 65 organizations under the heading "Secret Societies." Of these, many had multiple branches or lodges, with the largest being the International Order of Odd Fellows (I.O.O.F.), with eight lodges, and the Masons, with seven.

In 1905 the Seattle's first Labor Temple was built at Sixth Avenue and University Street. Its members were united not by Masonic or ethnic associations but by their activities for workers and labor unions.[70] See figure 46.

In early 1907, the Black lawyer J. Edward Hawkins, among others, established a branch of the Elks club. By July of that year the Seattle Enterprise described it as "one of the most thriving secret societies among the Afro-Americans of this city."[71]

Many new fraternal halls were built during this first decade of the century. For the most part these were large buildings located downtown, but the city of Ballard was also developing new halls. The 1909 Alaska-Yukon-Pacific Exposition led to a boom in building in the nascent University District, including a Masonic hall and several lodge- and club houses built on the AYP campus.

Selected Halls Built Between 1900-1910:

Date	Name	Address	Architect, etc.	Status

[66] Helen Lacy, "Ladies Colored Social Circle forms in Seattle in 1889," HistoryLink essay 257, posted November 7, 1998, http://www.historylink.org/File/257 (accessed July 12, 2018).
[67] Helen Lacy, "Colored Knights of Pythias lodge is chartered in Seattle in July 1890," HistoryLink essay 269, posted November 7, 1998, http://www.historylink.org/File/269 (accessed July 12, 2018).
[68] Helen Lacy, "African American York Masons Lodge forms in Seattle on June 24, 1891," HistoryLink essay 275, posted November 7, 1998, http://www.historylink.org/File/275 (accessed July 12, 2018).
[69] Chong Wa Benevolent Association, "About Us," http://chongwa.org/about-us (accessed July 12, 2018).
[70] Jean Sherrard, "Seattle Now & Then: The Labor Temple," https://pauldorpat.com/2010/12/25/seattle-now-then-the-labor-temple/ (accessed July 12, 2018).
[71] *Seattle Enterprise*, "The Passing Throng," July 12, 1907, p. 3.

1901	Maccabees Temple (Ballard)[72]	Leary Way & Second Avenue NW		Demolished
1903	Ballard Elks Temple	Matthes Block, 5232 Ballard Avenue NW		Now Olympic Athletic Club
1904	Rainier Club	820 Fourth Avenue	Bebb & Gould	City of Seattle Landmark
1905	Labor Temple	606 University Street		Demolished
By 1908	Masonic Temple	2320 First Avenue		
1908	Danish Brotherhood/Washington Hall	153 14th Avenue	Victor W. Voorhees	City of Seattle Landmark
1909	Odd Fellows Hall	915 E Pine Street	C. Alfred Breitung	Extant
1909	Doric Lodge (F&AM), Fremont	3518 Fremont Place N		Extant
1909	Arctic Brotherhood Building	AYP Exposition (UW campus)	Edelsvard & Sankey	Demolished 1929
1909	University Lodge of Masons	4338 University Way NE		Extant

The 1910s and 1920s saw a flurry of new fraternal halls constructed both downtown and in suburban neighborhoods.

Selected Halls Built between 1910 and 1930:

Date	Name	Address	Architect	Status
1910	Pioneer Hall	1642 43rd Avenue E		National Register of Historic Places
1911	Scottish Rite Temple[73]	Broadway & Madison	Frank Allen	Extant
1911	Loyal Order of Moose	1116 Second Avenue		Demolished
1911	Odd Fellows Hall (Ballard)	1706 NW Market Street		Extant
1912	Knights of Columbus	722 E Union Street	F. W. Bohne	City of Seattle Landmark
1913	Elks Temple	1001 Fourth Avenue		Demolished 1966
1914	Arctic Club	700 Third Avenue	Augustus Warren Gould	National Register of Historic Places, City of Seattle Landmark

[72] Pacific Coast Architecture Database, "Maccabees Temple, Ballard, Seattle, WA," https://pcad.lib.washington.edu/building/18872/ (accessed December 2022).
[73] Pacific Coast Architecture Database, "Masonic Temple Association, Scottish Rite Temple, Capitol Hill, Seattle, WA" https://pcad.lib.washington.edu/building/4495/ (accessed December 2022).

1915	Masonic Lodge Building	805 E Pine Street	Charles L. Haynes	Extant, now SIFF Cinema Egyptian
1915	Norway Hall[74]	2015 Boren Avenue	Englehart Sonnichsen	City of Seattle Landmark
1919	Masonic Lodge no. 275[75]	6566 Ravenna Avenue NE		Demolished 2018
1921	Ark Masonic Temple Lodge76	4816 Rainier Avenue S	J. L. McCauley	Contributing building, Columbia City Landmark District
1921	Associated Order of United Workmen	Ninth btw Pike & Union		Demolished
1922	Women's University Club	1105 Sixth Avenue	Abraham A. Albertson	National Register of Historic Places, City of Seattle Landmark
1924	Greenwood Masonic Lodge77	7910 Greenwood Avenue N	Stephen, Stephen & Brust	Extant
1924	Green Lake Masonic Lodge no. 14978	307 NE Maple Leaf Place NE	Bebb & Gould	Extant
1924	Ballard Masonic Temple	2006 NW Market Street		Extant
1924	Eagles Hall	Seventh Avenue & Union Street	Henry Bittman	Now ACT Theater. City of Seattle Landmark.
1925	Rainier Lodge/ Prince Hall Masonic Temple	306 24th Avenue S	J. L. McCauley	City of Seattle Landmark (nomination pending)
1925	Daughters of the American Revolution Chapter House79	800 E Roy Street	Daniel Huntington	Extant
1927	Ballard Eagles Hall	Market Street & Ballard Avenue	Frederick J. Peters/William R. Grant	Extant
1928	IOOF Hall (Fremont)80	3509 Fremont Avenue N		Extant

The construction of new halls slowed significantly in the 1930s, likely due to the onset of the Great Depression. Nevertheless, fraternal organizations continued to thrive. See figure 51.

[74] https://pauldorpat.com/2015/05/29/seattle-now-then-norway-hall/
[75] Pacific Coast Architecture Database, "Masonic Building, Lodge, Ravenna, Seattle, WA," http://pcad.lib.washington.edu/building/18858/ (accessed July 12, 2018).
[76] Pacific Coast Architecture Database, "Masonic Building, Ark Lodge #126, Second Lodge, Columbia City, Seattle, WA," http://pcad.lib.washington.edu/building/15341/ (accessed July 12, 2018).
[77] Pacific Coast Architecture Database, "Masonic Building, Lodge, Green Lake, Seattle, WA," http://pcad.lib.washington.edu/building/8737/ (accessed July 12, 2018).
[78] Pacific Coast Architecture Database, "Masonic Building, Lodge, Green Lake, Seattle, WA," http://pcad.lib.washington.edu/building/8737/ (accessed July 12, 2018).
[79] https://www.dar.org/national-society/historic-sites-and-properties/rainier-chapter-house-0
[80] https://pcad.lib.washington.edu/building/6574/

The national organization Japanese American Citizens League was founded in Seattle in 1930.[81]

By the 1950s, construction of fraternal halls had resumed. These tended to be smaller, neighborhood-oriented buildings.

Selected Halls Built in the Mid-Century:

Date	Name	Address	Architect etc	
1950	Alki Masonic Temple	4736 40th Ave SW[82]		Extant
1950	Norway Center	300 Third Avenue W	Edward K. Mahlum	Mountaineers, Demolished
1952	Ancient Order of United Workmen (AOUW)	501 Dexter Ave N	J. Lister Holmes	Extant
1953	Ballard Eagleson VFW Hall	2812 NW Market Street		Extant
1955	Labor Temple	2800 First Avenue	Harmon, Pray & Detrich	City of Seattle Landmark
1958	Swedish Club	1920 Dexter Ave N	Miller & Ahlson	City of Seattle Landmark
1961	West Seattle VFW Hall	3601 SW Alaska Street		Extant
1962	Elks Lodge	2040 Westlake Avenue N		Now China Harbor restaurant
1963	Moose Lodge	222 Mercer Street		Demolished

Enrollment in fraternal organizations in general declined in the second half of the 20th century. For example, membership in the Masons peaked in the mid-1950s, and since that time membership in the organization as a whole has declined by 3.8 million.[83] Seattle reflects this decline, and many fraternal halls have been demolished or repurposed. Nevertheless, many orders still remain active in Seattle, including the Elks, Eagles, VFW (Veterans of Foreign Wars), the Prince Hall Grand Lodge, and more.

See figures 66-78.

4.6 ARCHITECTURAL CONTEXT: VERNACULAR COMMERCIAL & BANK ARCHITECTURE IN THE EARLY 20th CENTURY

[81] David A. Takami, "Japanese American Citizens' League (JACL) Founded in Seattle in 1930," HistoryLink.org essay 5268, posted February 22, 2003, http://www.historylink.org/File/5268 (accessed July 12, 2018).
[82] https://alki152.org
[83] Taya Flores, "Fraternal, service groups battle declining membership," *Journal & Courier*, October 11, 2014, n.p.

4.6.1 Historical Architectural Context: 20th Century Bank Building Typology

Prior to the 1930s, most American banks were designed in any number of variants of classical styles. Building forms and materials were meant to convey financial stability and integrity, and bank buildings were often centerpieces in their communities. Large banks in commercial centers often had purpose built structures designed by architects. However, small neighborhood banks in the early 20th century often had more vernacular forms and occupied mixed use or multi-tenant buildings.

In Seattle, the Dexter Horton Bank, was the first building in the Puget Sound region constructed of stone. Other early extant examples in Seattle include the Bank of Commerce building (Yesler Building, 1890-91, Elmer Fisher)[84] and the Seattle National Bank Building (the Interurban Building, 1890-92 Parkinson & Evers), both located in Pioneer Square, and notably mixed-use buildings.[85] Nationally, bank design in the early part of the century was most influenced by Louis Sullivan's 1908 National Farmers' Bank in Owatonna, Minnesota. ***See figures 79-81.***

In the late 1920s, bank designs began to display a wider range of stylistic influences. In addition to adopting Byzantine elements, architects began to adopt forms associated with the Art Deco Style. Often described as "Modern Classical" or "stripped" classical, it was a compromise between Classical Revival and Modernism, and was employed frequently in the 1930s and 1940s by conservative institutions. The Illinois Merchants Bank Building (later the Continental Illinois Bank Building, now LaSalle Bank Building) designed in 1924 by Chicago firm Graham, Anderson, Probst & White, is a good example of a monumental bank building in Art Deco style. Another Modern Classical bank by the same firm is the 1947 Central National Bank in New York, NY.[86] Landmarked bank buildings in Seattle include the following:

- Northern Bank & Trust/Seaboard Building, 1506 Westlake Ave (1906, 1909-10, Van Siclen, City of Seattle Landmark) ***See figure 82.***
- University National Bank, 4458 University Avenue NE (1912, George F. Hughes & Beezer Brothers, City of Seattle Landmark) ***See figure 83.***
- Seattle National Bank/United Way Building, 720 Second Avenue (1922, Doyle & Merriam, City of Seattle Landmark) ***See figure 84.***
- Puget Sound Bank of California, 815 Second Avenue (1924, John Graham Jr., City of Seattle Landmark) ***See figure 85.***
- Federal Reserve Bank of San Francisco, 1015 Second Avenue (1949, NBBJ, altered, City of Seattle Landmark) ***See figure 86.***
- Seattle First National Bank, 566 Denny Way (1950, John W. Maloney, City of Seattle Landmark)

[84] Dotty DeCoster, "Bank of Commerce (Yesler) Building (Seattle)," HistoryLink.org essay 8984, June 25, 2009, https://www.historylink.org/File/8984 (accessed December 2022). Seattle Historic Sites Survey, https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=634473539 (accessed December 2022).
[85] DeCoster. Pacific Coast Architecture Database, "Seattle National Bank Building, Pioneer Square, Seattle, WA," https://pcad.lib.washington.edu/building/4641/ (accessed December 2022).
[86] Blair Kamin "Once Grand, Now Bland," *Chicago Tribune*, February 23, 2005, http://www.chicagotribune.com/classified/realestate/chi-0502220489feb23,0,1175053.story (accessed December 3, 2013).

See figure 87.

Many early 20th century bank buildings constructed in Seattle's neighborhoods were also mixed-use. These include the Landmarked University National Bank in the University District. Other notable mixed-use bank buildings in Seattle neighborhoods include:

- Rainier Valley State Bank, 4820 Rainer Avenue S, Columbia City (1922, Victor Voorhees, Columbia City Landmark District)[87] ***See figure 88.***
- Toby Building, 4850 Rainier Avenue S (1903, Columbia City Landmark District)[88] ***See figure 89.***
- Scandinavian American Bank/Canal Bank, 5300 Ballard Avenue NW (1902, Ballard Avenue Landmark District)[89] ***See figure 90.***
- Broadway State Bank, 824 E Pike Street, Capitol Hill (1913, Beezer Brothers)[90] ***See figure 91.***
- First Security Bank, 216 Broadway, Capitol Hill (1928)[91] ***See figure 92.***

In 1924 in Seattle, Bebb & Gould were still designing in the Beaux-Arts style for the Hayes & Hayes Bank in Aberdeen, WA, and John Graham Sr. chose a Neoclassical design for his 1924 Bank of California Building (City of Seattle Landmark). It was important that banks still look solid and conservative, especially for small vernacular neighborhood banks, such as the Oakville State Bank, built in Seattle before 1935.

Later examples of the "Modern Classical" style in Seattle include William Bain Sr.'s 1949 Federal Reserve Bank (City of Seattle Landmark), built in a monumental Modern style, emphasizing function and minimizing decoration. John Maloney's Seattle First National Bank at 566 Denny Way (City of Seattle Landmark), was one of a transitional style of bank developed as a standard plan by J. Lister Holmes, and first constructed in Seattle's SoDo neighborhood, and later replicated as the Greenwood branch of Seattle First National Bank (1948). ***See figures 86-87.***

In the mid-century, banking developed with neighborhood branch banks of larger bank chains. The preferred style for bank buildings changed dramatically in the mid-century from the historicist revival styles and mixed-use vernacular commercial to Modernist single use buildings.

[87] Seattle Historical Sites Survey, "Summary for 4820 Rainier Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2095550689 (accessed December 2022).
[88] Seattle Historical Sites Survey, "Summary for 4850 Rainier Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2006764081 (accessed December 2022).
[89] Seattle Historical Sites Survey, "Summary for 5300 Ballard Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147015888 (accessed December 2022).
[90] Seattle Historical Sites Survey, "Summary for 824 E Pike St E," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=488 (accessed December 2022).
[91] Seattle Historical Sites Survey, "Summary for 216 Broadway," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1072965761 (accessed December 2022).

4.6.2 Historical Architectural Context: Eclectic Vernacular Commercial Retail Typology

The subject building is a masonry-veneered wood frame building typologically considered a vernacular commercial building. The building exhibits indicators of popular styles and decorative motifs including a cornice and arched toped windows.

Buildings of all types are classified as "vernacular." These include the majority of single-family homes in Seattle neighborhoods, along with small apartment buildings, corner shops and storefront buildings, warehouses, mills and sheds, even some industrial buildings and social clubs. These buildings vary in scale, massing, and materials but the intent of the design is economy and practicality, using traditional construction methods, and embellished with whatever minor ornament is deemed appropriate.[92]

Commercial development in Seattle started with Charles C. Terry of the Denny party, who established Seattle's first store in the Alki settlement in West Seattle in 1852. When the settlers moved across the bay in 1853, Henry Yesler built a sawmill and cookhouse near what is now the corner of First Avenue and Yesler Way. As the town grew, Front Street and nearby streets were lined with wood-frame commercial buildings housing general stores, for provisions like clothing and hardware, along with a later drugstore, hotel and taverns. In June 1889, a fire destroyed almost the entire commercial district, sixty-four blocks. After this, fireproof construction was required for downtown commercial buildings, which were reconstructed out of brick and stone. As the city grew, neighborhoods formed around streetcar lines; small commercial districts grew up around streetcar stops, thus forming the centers of new suburban communities. The buildings housing neighborhood businesses were often one- or two-story vernacular wood or brick structures. These suburban developments were incorporated into Seattle in the first decade of the twentieth century.[93]

Commercial storefronts in the first half of the twentieth century were generally built of brick and wood, with wood-framed or heavy timber interior structure, and large openings at the street front for the plate glass windows. Higher end storefronts would use stone or cast iron at the street front façade. Reinforced concrete with modular steel structural systems became more common in the mid-1930s. Floors were either concrete or heavy timber planks. Ceilings were relatively high, allowing for high exterior windows, especially clerestories above the storefront plate glass that allowed natural light to penetrate into the interior. Plate glass storefronts were common, and were jointed with thin cast iron or cast bronze mullions. The largest expanses of plate glass were supported on metal frames. Entry doors were recessed, providing as much storefront as possible to showcase the goods on offer. Ornamentation or more expensive materials were sometimes used to highlight an entrance or other supports near the display windows. The size of the building was dependent on lot size and the number of rentable spaces on street frontage. Rear walls and sidewalls were often built of less expensive materials, even if those walls were exposed to view. Often the sidewalls were used for advertising, and deliveries were made in the rear if it was accessible by an alley or parking area. These types of buildings housing multiple tenants are

[92] David Peterson, "1650 E. Olive Way Landmark Nomination," Nicholson Kovalchick Architects, December 21, 2009, Seattle Department of Neighborhoods.
[93] Mimi Sheridan, "Commercial Development Patterns in Seattle," Historic Property Survey Report: Seattle's Neighborhood Commercial Districts, City of Seattle Department of Neighborhoods, November 2002, www.seattle.gov/neighborhoods/preservation/ContextCommercialreport.pdf (accessed March 3, 2015).

distinguishable from other one-story storefront glazed commercial structures (like auto showrooms) by their numerous recessed entries. They were often called a "taxpayer block." They are often found on streetcar and automobile routes running to and from the downtown core, and were common in the late 1800s and into the early 1930s, within a range of eclectic architectural styles until Art Deco and Moderne styles became predominant.[94]

These multi-tenant commercial retail buildings were constructed with the interest of subdividing as many individual rentable retail spaces as possible. Generic interior spaces were intended to accommodate a variety of different tenants, who would then improve the interiors as they saw fit with the furnishings appropriate to their business. Interiors of these buildings do not often exhibit material integrity, as each tenant made interior changes at move-in, and periodically during tenancy. Street frontage was valuable to each tenant, so multi-unit storefront buildings were often narrow and deep, providing display windows to as many tenants as possible along the street front. The backs of the spaces were used for service areas, and were lit with skylights or rear wall windows.[95]

4.6.3 Early Commercial Buildings in Fremont

The earliest known extant building in Fremont is a wood-frame residential building on Dayton Avenue N, constructed 1901.[96] Some early masonry buildings were identified on the 1908 Baist map. In general, the term "masonry" refers to both unreinforced masonry buildings (such as mill construction-type buildings with double- or triple-wythe freestanding masonry walls), and masonry veneer buildings (where a wood frame exists behind a single wythe of brick).

In addition to the subject building, the earliest remaining masonry building in Fremont is the Seattle Electric Company building at 3400 Phinney Avenue N (Fremont Trolley Barn/Red Hook Brewery/Theo Chocolate, City of Seattle Landmark), built in 1905. This is an unreinforced mill construction-type building with exterior brick walls. The Fremont Hotel (City of Seattle Landmark, NRHP) was constructed in 1906, as were two other buildings recorded in the Seattle Historic Sites Survey: 3508 Fremont Avenue (1906),[97] and 4258-4262 Fremont Avenue (1906)[98]. ***See figures 93-96.***

Other early masonry buildings in Fremont were also mixed use and commercial buildings. Extant buildings constructed in the early 20th century comparable to the subject building include the following:

- Northfield Block, 4250-4256 Fremont Avenue N, a wood-framed building with a brick veneer, constructed in 1909.[99] ***See figure 97.***

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[94] Peterson.
[95] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors: 1870-1960* (New York: W.W. Norton & Co., 2009).
[96] Seattle Historical Sites Survey, "Summary for 3606 Dayton Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147011364 (accessed December 2022).
[97] King County Tax Assessor, Property Record Card for parcel no. 197220-2845, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972202845 (accessed December 2022).
[98] Seattle Historical Sites Survey, "Summary for 4258-4262 Fremont Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=442
[99] Seattle Historical Sites Survey, "Summary for 4228 Fremont Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1083607984 (accessed December 2022).

- Dubliner Building, 3515 Fremont Avenue N, a masonry building constructed in 1911.[100] ***See figure 98.***
- Swiftwater Building, 4235 Fremont Avenue N, a stucco-clad Spanish Revival-style building, constructed in 1913.[101] ***See figure 99.***

Two buildings constructed in 1907 in Fremont's commercial core illustrate some of the variety of building types and styles representative of the early 20th century in Fremont. These are a brick and stucco apartment building at 708 N 35th Street,[102] and a one-story commercial Spanish Revival stucco building at 615 N 35th Street.[103] ***See figures 100-101.***

Fremont's commercial core continued to develop in the 1920s with another Spanish Revival-style building: the Fremont branch of the Seattle Public Library, constructed in 1921 (731 N 35th Street, Daniel R. Huntington, National Register, City of Seattle Landmark).

Commercial buildings comparable to the subject building, with similar construction type, constructed in the 1920s include:

- 3501 Fremont Avenue N, a three-story brick and masonry building, constructed in 1927.[104] ***See figure 102.***
- 606 N 35th, a two-story brick building, constructed 1926.[105] ***See figure 103.***
- McKenzie Building, 3402 Fremont Avenue N, a one-story brick- and terra cotta-clad building, built in 1926.[106] ***See figure 104.***

[100] King County Tax Assessor, Property Record Card for parcel no. 197220-3060, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972203060 (accessed December 2022).
[101] Seattle Historical Sites Survey, "Summary for 4235 Fremont Ave," https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=595434592 (accessed December 2022).
[102] King County Tax Assessor, Property Record Card for parcel no. 197220-2855, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972202855 (accessed December 2022).
[103] Ibid., Property Record Card for parcel no. 197220-3145, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972203145 (accessed December 2022).
[104] Ibid., King County Tax Assessor, Property Record Card for parcel no. 197220-3105, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972203105 (accessed December 2022).
[105] Ibid., Property Record Card for parcel no. 197220-3090, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972203090 (accessed December 2022).
[106] Ibid., Property Record Card for parcel no. 197220-2670, https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=1972202670 (accessed December 2022).

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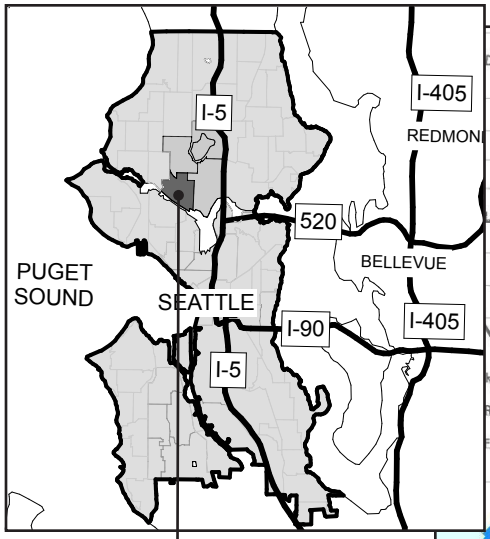
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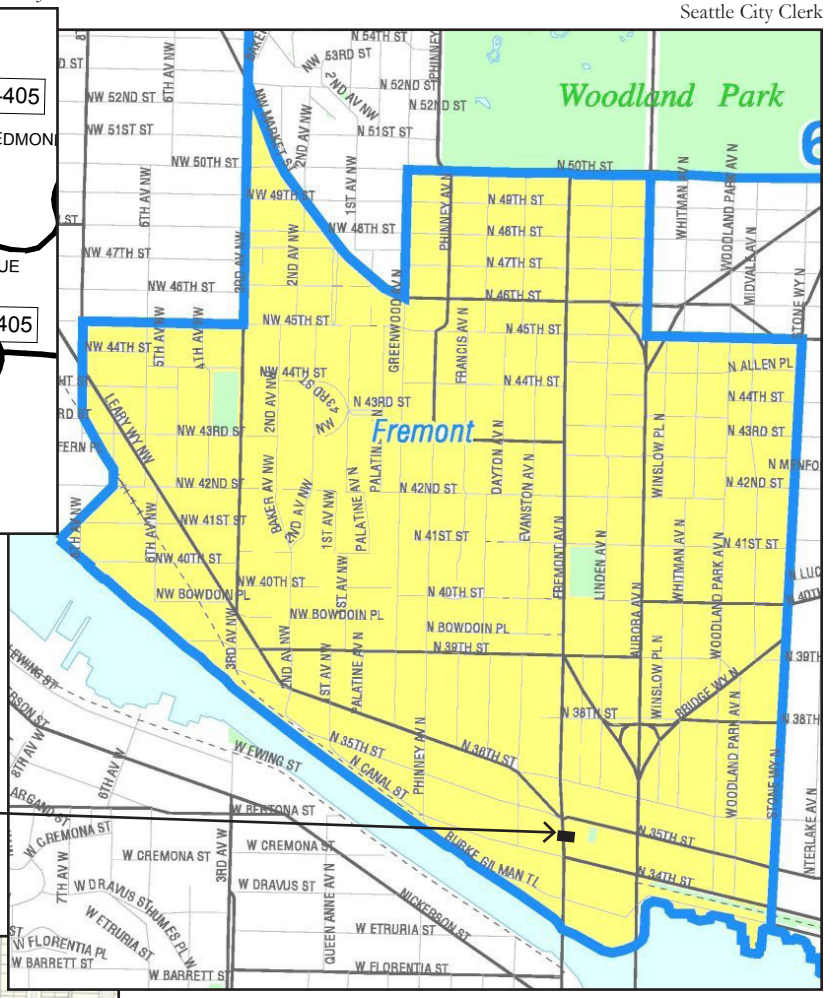
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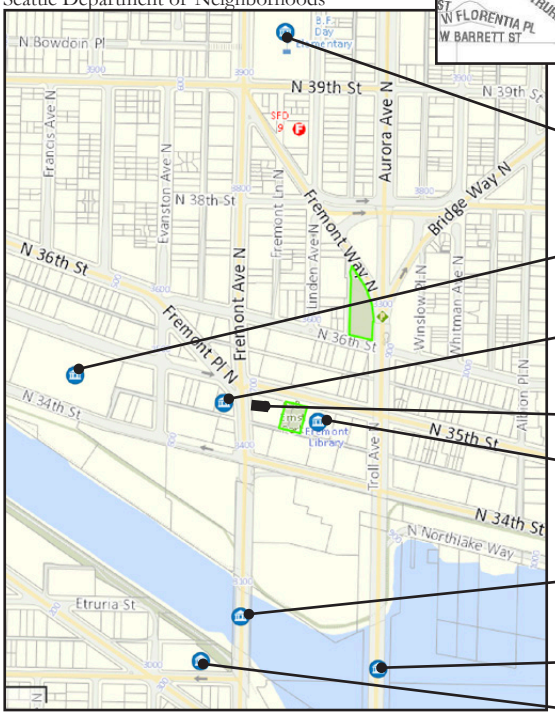
Studio TJP



Seattle City Clerk



Seattle Department of Neighborhoods



Landmarks in the Fremont area:

- B. F. Day School (3921 Linden Avenue N, 1891, John Parkinson, additions by James Stephen and Edgar Blair).
- Fremont Trolley Barn/Red Hook Ale Brewery (3400 Phinney Avenue N, 1905,)
- Fremont Hotel (3425 Fremont Ave N, 1906, National Register of Historic Places)
- SUBJECT SITE
- Seattle Public Library, Fremont Branch (731 N 35th Street, 1921, Daniel R. Huntington, National Register)
- Fremont Bridge (1917, F. A. Rapp, A. H. Dimock, D. R. Huntington)
- Aurora Bridge (1932)
- Bleitz Funeral Home (316 Florentia Street, 1921)

Figure 1 • Location Maps

N

Google Earth



Figure 2 • Aerial View

Studio TJP, 11.10.22



Figure 3 • Viewing north on Fremont Avenue N

Studio TJP, 11.10.22



Figure 4 • Viewing south on Fremont Avenue N

Studio TJP, 11.10.22

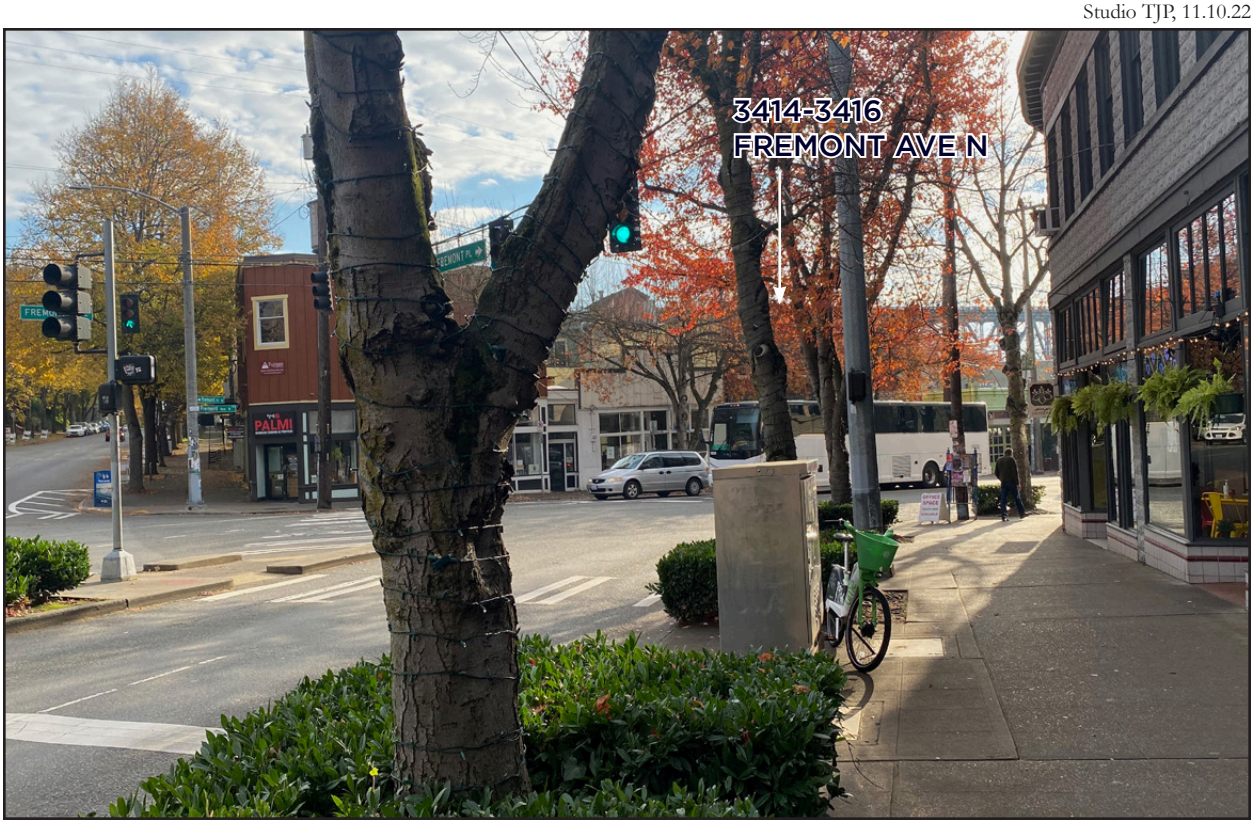


Figure 5 • Viewing east from Leary Way/N 35th Street

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Figure 6 • Fremont Hotel, 3423 Fremont Avenue N (1906, City of Seattle Landmark, NRHP)

Studio TJP, 11.10.22



Figure 7 • Fremont Branch, Seattle Public Library (1921, Daniel Huntington, City of Seattle Landmark, NRHP)

Terrane

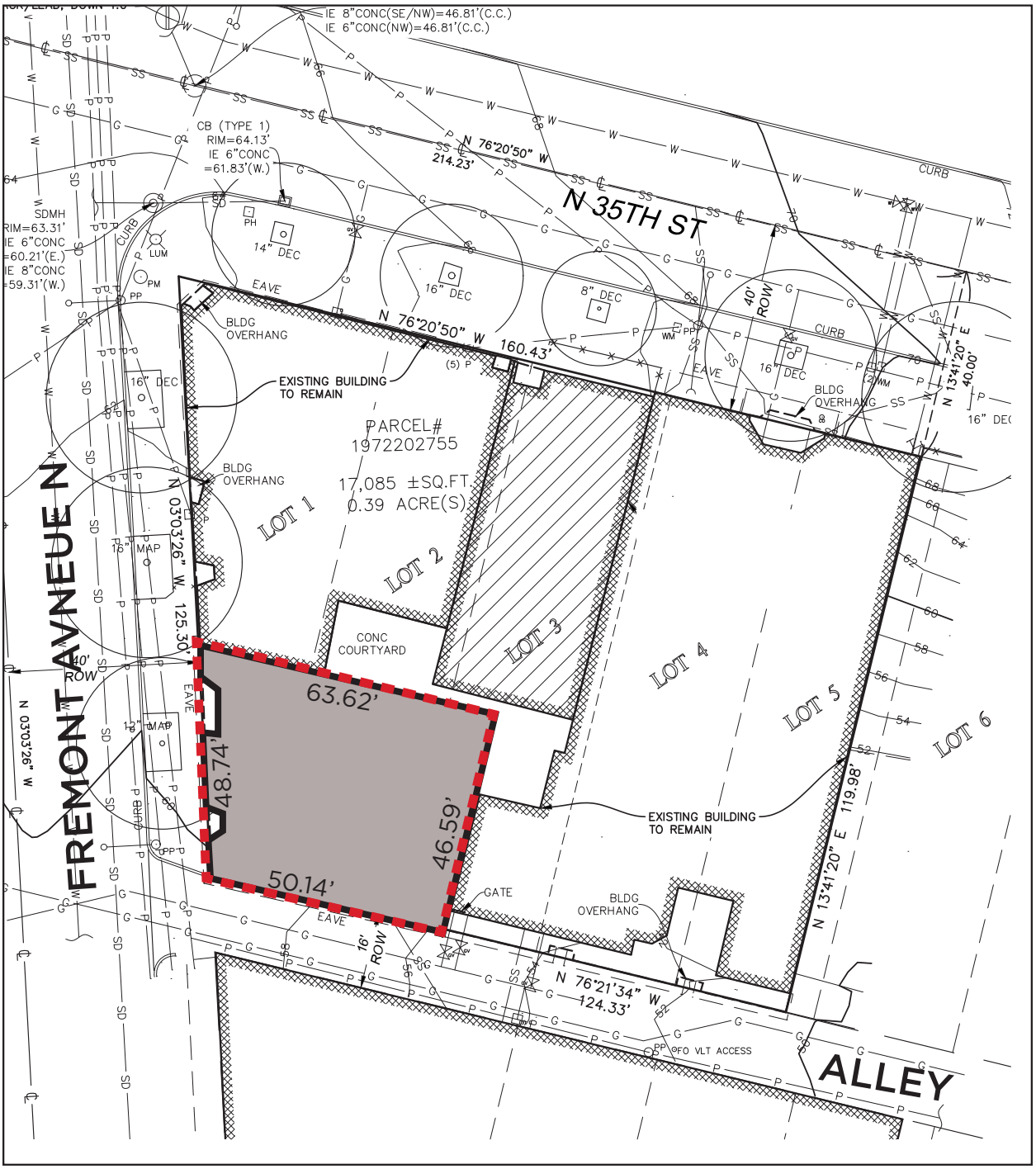
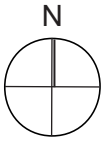


Figure 8 • Site Plan



Studio TJP



Figure 9 • 3418-3420 Fremont Avenue N (1902)

Studio TJP



Figure 10 • 3424 Fremont Avenue N & 707-709 N 35th Street (ca. 1902)

Studio TJP



Figure 11 • 711 N 35th Street (1907)

King County Tax Assessor



Figure 12 • 713 35th Avenue N, Equinox Building (2001)

Studio TJP, 11.10.22



Figure 13 • 3414-3416 Fremont Avenue N, western façade

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Figure 14 • 3414-3416 Fremont Avenue N, detail of storefront entry

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Figure 15 • 3414-3416 Fremont Avenue N, detail of replacement storefront glazing

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Figure 16 • 3414-3416 Fremont Avenue N, detail of second floor windows & cornice

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Figure 17 • 3414-3416 Fremont Avenue N, southern façade



Figure 18 • 3414-3416 Fremont Avenue N, detail of infilled window on southern façade

Studio TJP, 11.10.22



Figure 19 • 3414-3416 Fremont Avenue N, eastern façade areaway and entry to courtyard

Studio TJP, 11.10.22



Figure 20 • 3414-3416 Fremont Avenue N, eastern façade at courtyard

Studio TJP, 3.17.23



Figure 21 • 3414-3416 Fremont Avenue N, areaway at eastern facade viewing north

Studio TJP, 3.17.23



Figure 22 • 3414-3416 Fremont Avenue N, northern façade viewing from the northeast

Studio TJP, 3.17.23



Figure 23 • 3414-3416 Fremont Avenue N, northern façade viewing from northern courtyard

Studio TJP, 11.10.22

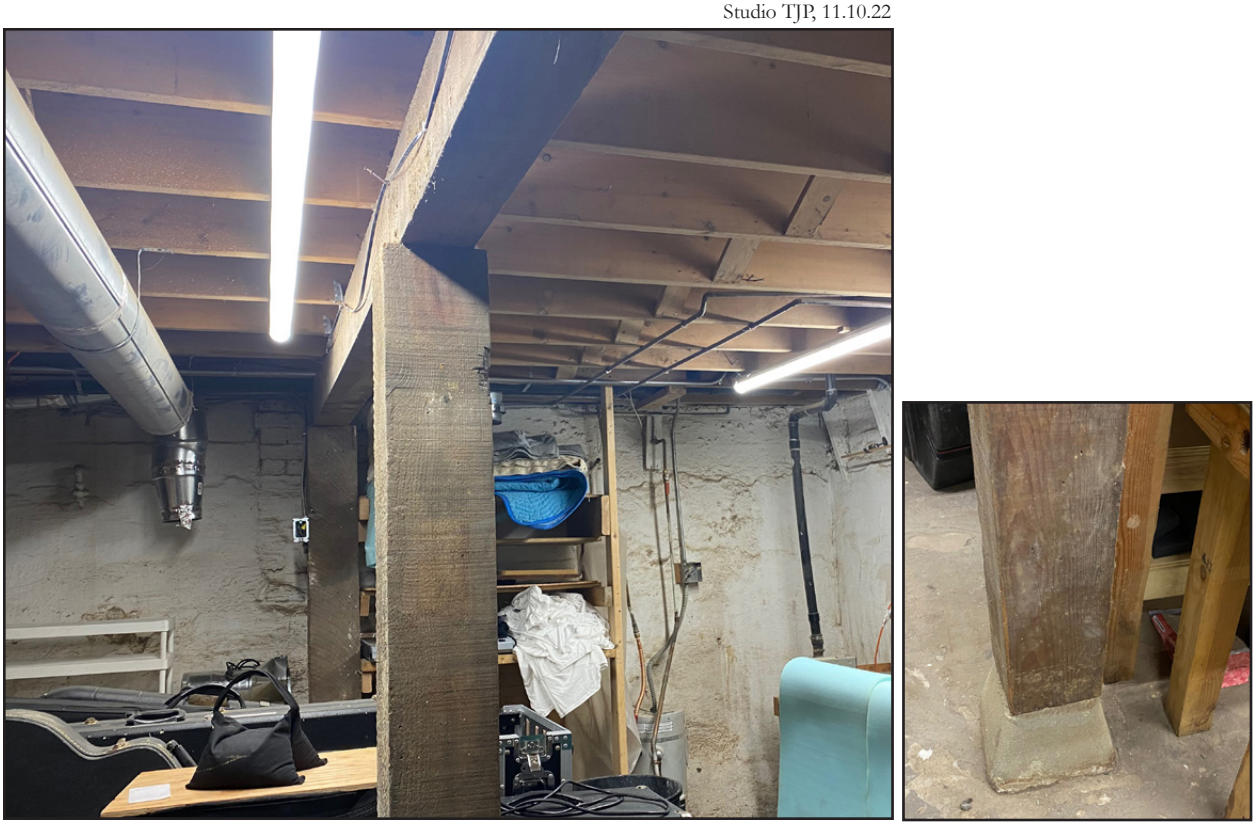


Figure 24 • 3414-3416 Fremont Avenue N, interior southern side sub-basement showing timber column and beam

Studio TJP, 11.10.22



Figure 25 • 3414-3416 Fremont Avenue N, interior southern side sub-basement showing new floor framing

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Figure 26 • 3414-3416 Fremont Avenue N, southern side basement interior sub-basement below vault

Studio TJP, 11.10.22



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Figure 28 • 3414-3416 Fremont Avenue N, southern side interior basement, vault

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Figure 29 • 3414-3416 Fremont Avenue N, southern side interior basement framing

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Figure 30 • 3414-3416 Fremont Avenue N, interior basement, northern side

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Figure 31 • 3414-3416 Fremont Avenue N, interior basement, northern side showing URM wall with former door to southern side basement.

Studio TJP, 11.10.22



Figure 32 • 3414-3416 Fremont Avenue N, interior basement, northern side showing URM wall evidence of alteration.

Studio TJP, 11.10.22



Figure 33 • 3414-3416 Fremont Avenue N, interior retail space

Studio TJP, 11.10.22



Figure 34 • 3414-3416 Fremont Avenue N, interior retail space

Studio TJP, 11.10.22



Figure 35 • 3414-3416 Fremont Avenue N, interior second floor entry

Studio TJP, 11.10.22

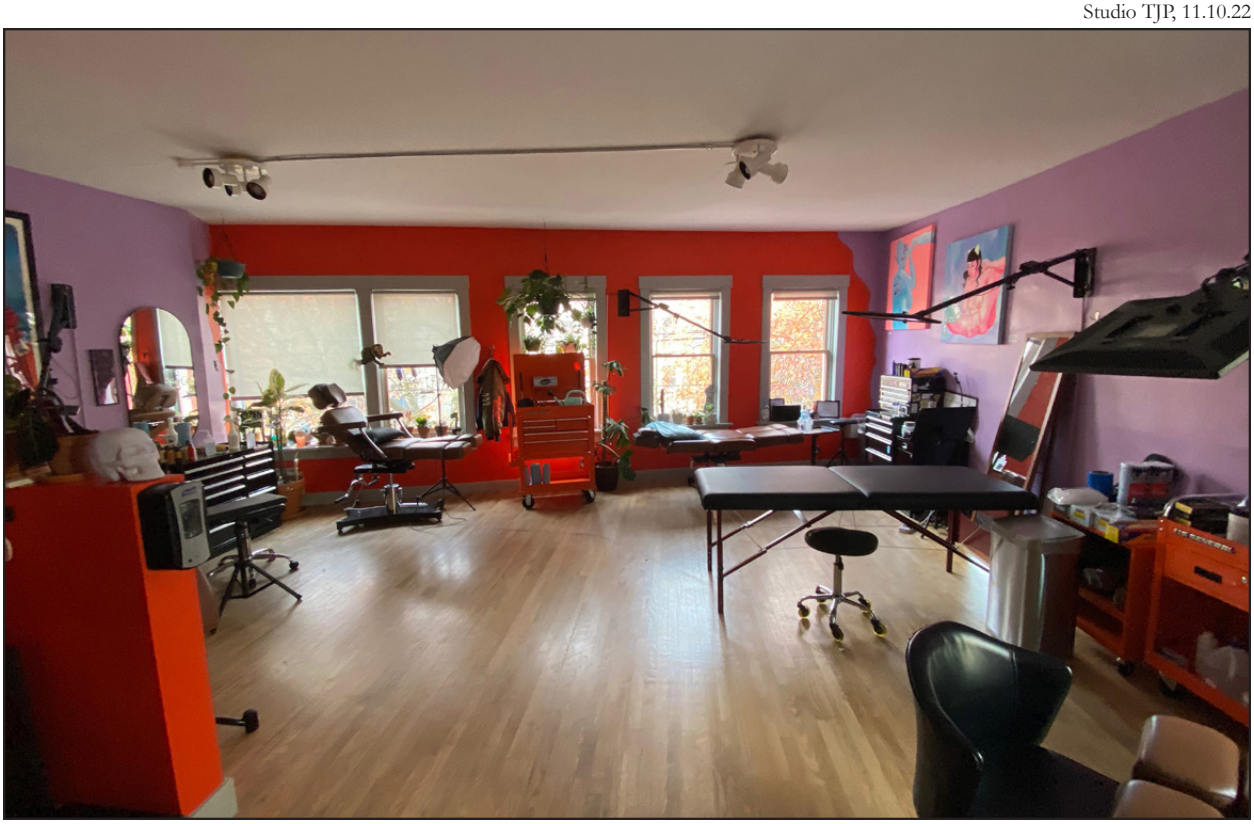


Figure 36 • 3414-3416 Fremont Avenue N, interior northern upper-floor unit

Studio TJP, 11.10.22

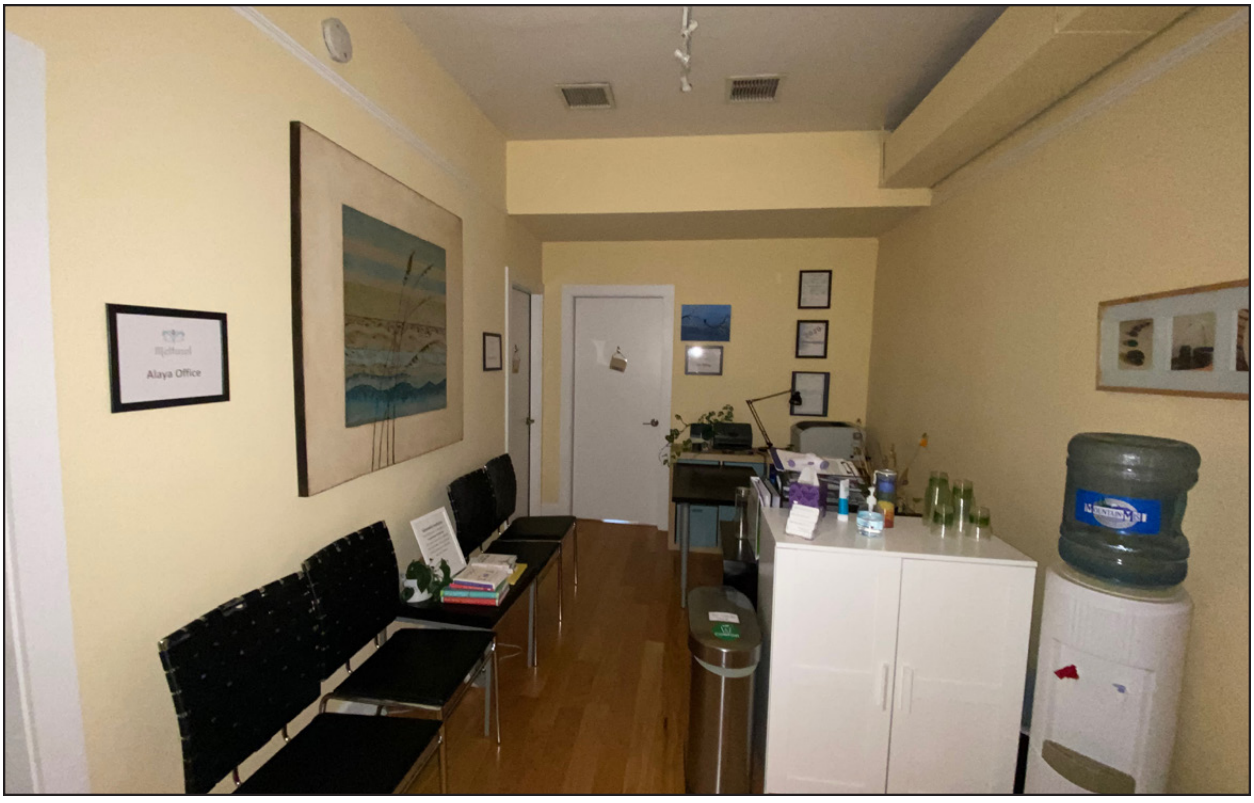
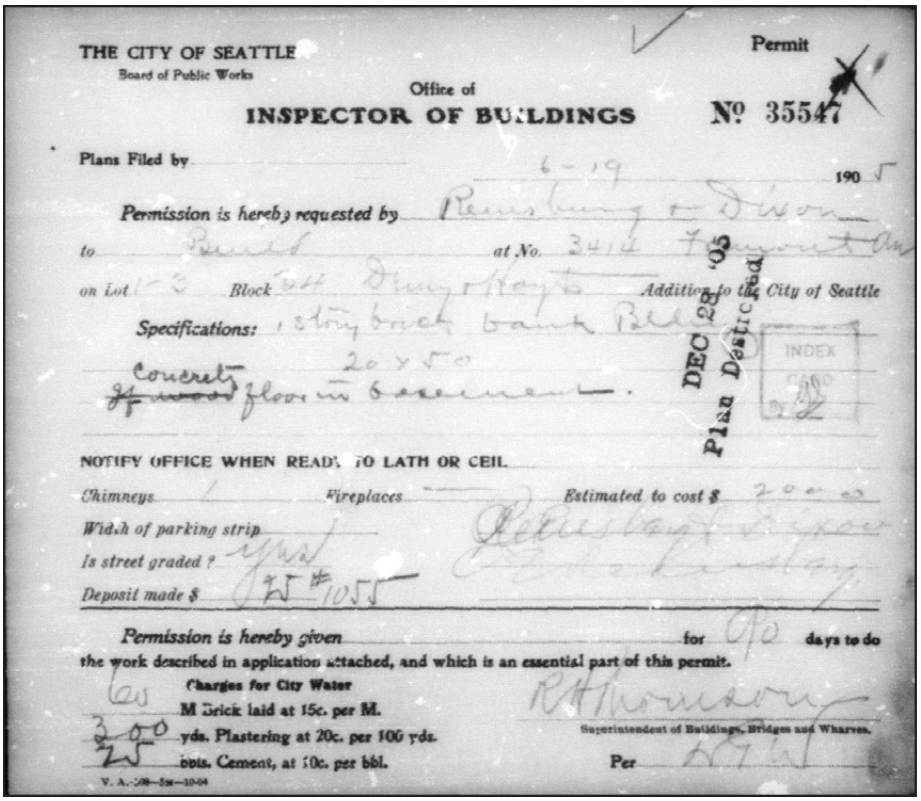


Figure 37 • 3414-3416 Fremont Avenue N, interior southern upper-floor unit

SDCI microfilm



THE CITY OF SEATTLE
Board of Public Works

Permit

Office of
INSPECTOR OF BUILDINGS

No 35547

Plans Filed by

6-19 190 5

Permission is hereby requested by Remsberg & Dixon

to Build at No. 3414 Fremont Ave

on Lot 1-2 Block 544 Denny Hoyts Addition to the City of Seattle

Specifications: 1 story brick bank Building

Concrete floor in basement. 20 x 50

DEC 28 '05
Plan Destroyed

INDEX

NOTIFY OFFICE WHEN READY TO LATH OR CEIL

Chimneys Fireplaces Estimated to cost $ 2000.00

Width of parking strip

Is street graded? yes

Deposit made $ 25 # 1055

Permission is hereby given for 90 days to do the work described in application attached, and which is an essential part of this permit.

Charges for City Water

M Brick laid at 15c. per M.

300 yds. Plastering at 20c. per 100 yds.

25 bbls. Cement, at 10c. per bbl.

R H Thomsen
Superintendent of Buildings, Bridges and Wharves.

Per

V. A.-508—8M—10-04

Figure 38 • Permit no. 35547, for a one-story brick bank building, 20'x50', to Remsberg & Dixon, 1905

Puget Sound Regional Archives



Figure 39 • King County Tax Assessor photo, 1937

Puget Sound Regional Archives

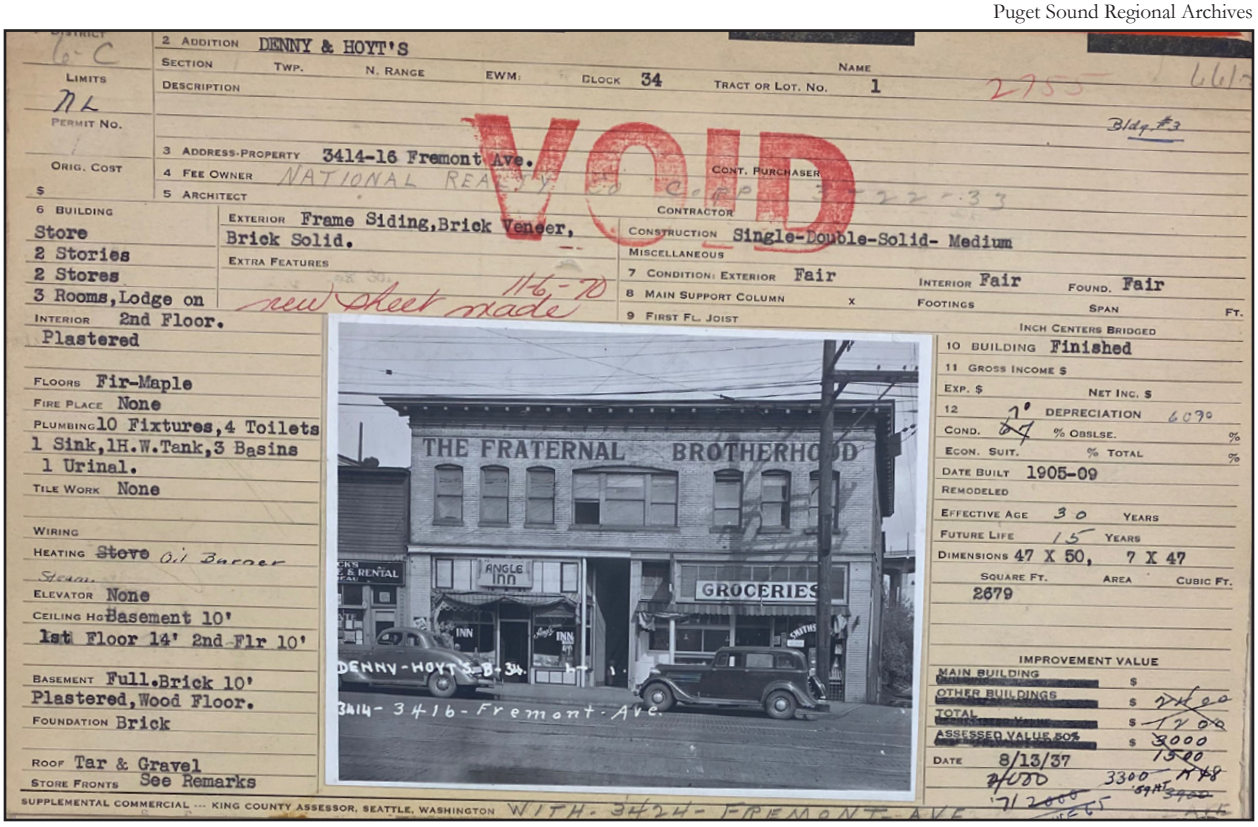


Figure 40 • King County Tax Assessor data, 1937 (unlike some other tax assessor data sheets, this building had a half sheet that was updated and revised in 1970.)

Puget Sound Regional Archives

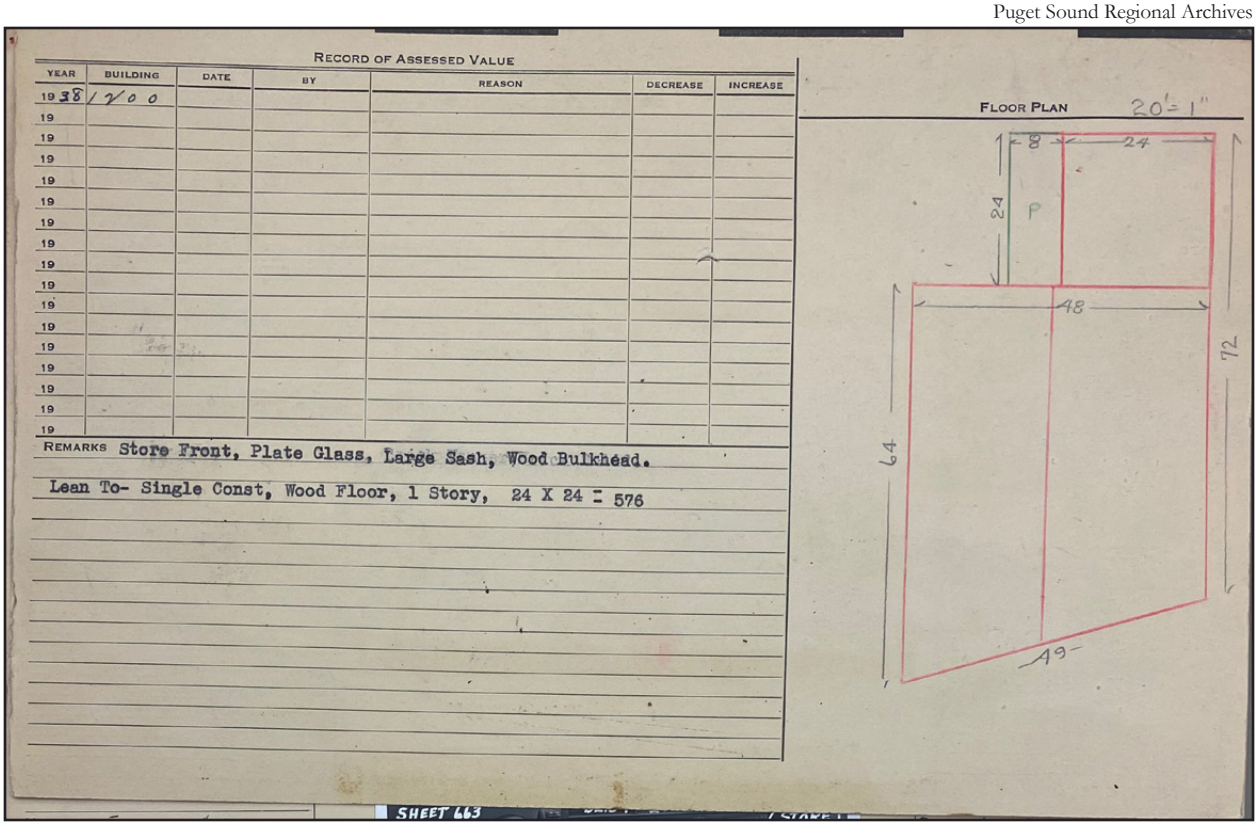


Figure 41 • King County Tax Assessor data, 1937 (above is the backside of the sheet)

Puget Sound Regional Archives

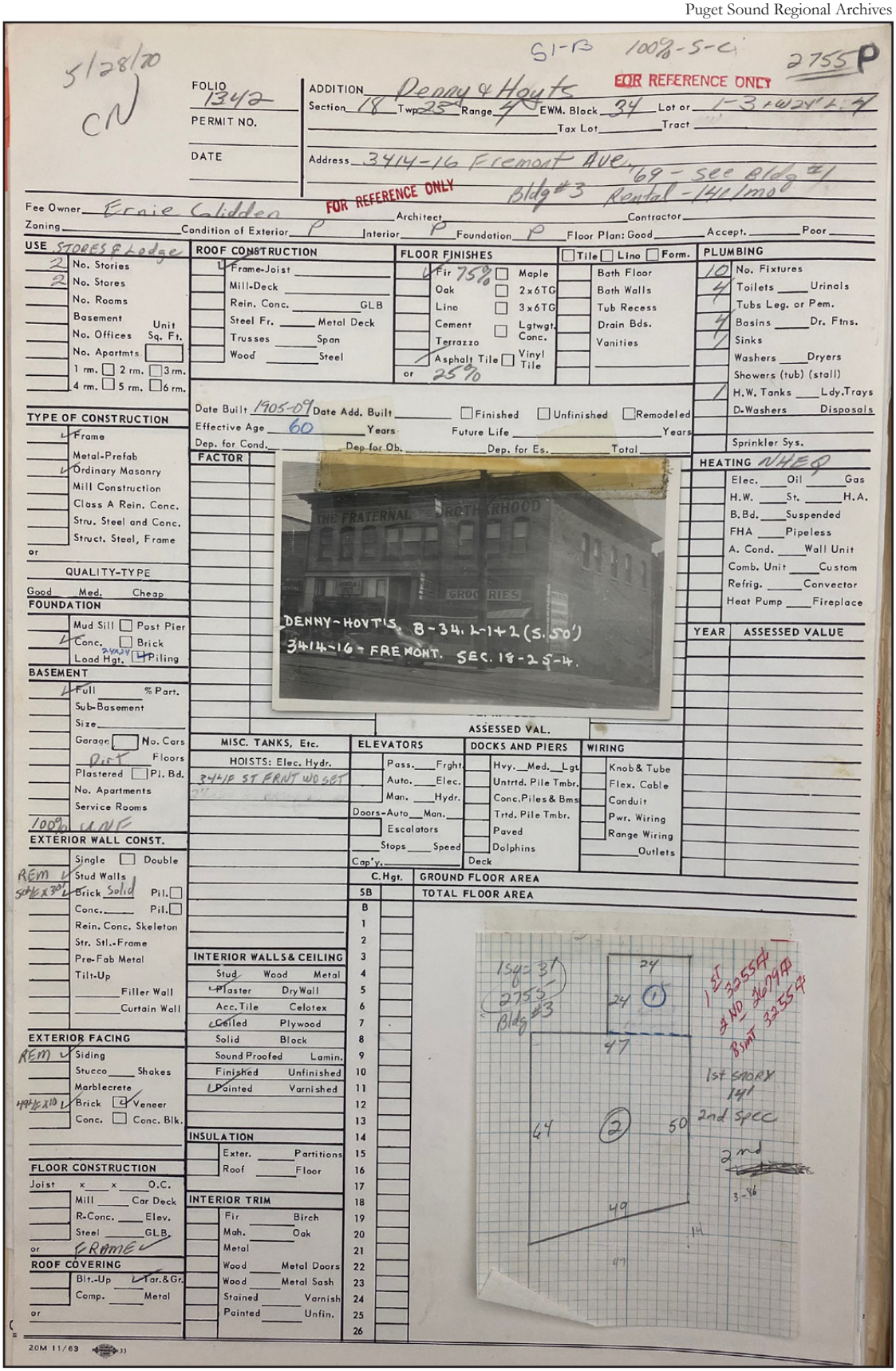


Figure 42 • King County Tax Assessor data, 1970

David R. Judkins via University of Washington Libraries, CUR 967



Figure 43 • Advertisement for the sale of Denny & Hoyt's Addition, 1888

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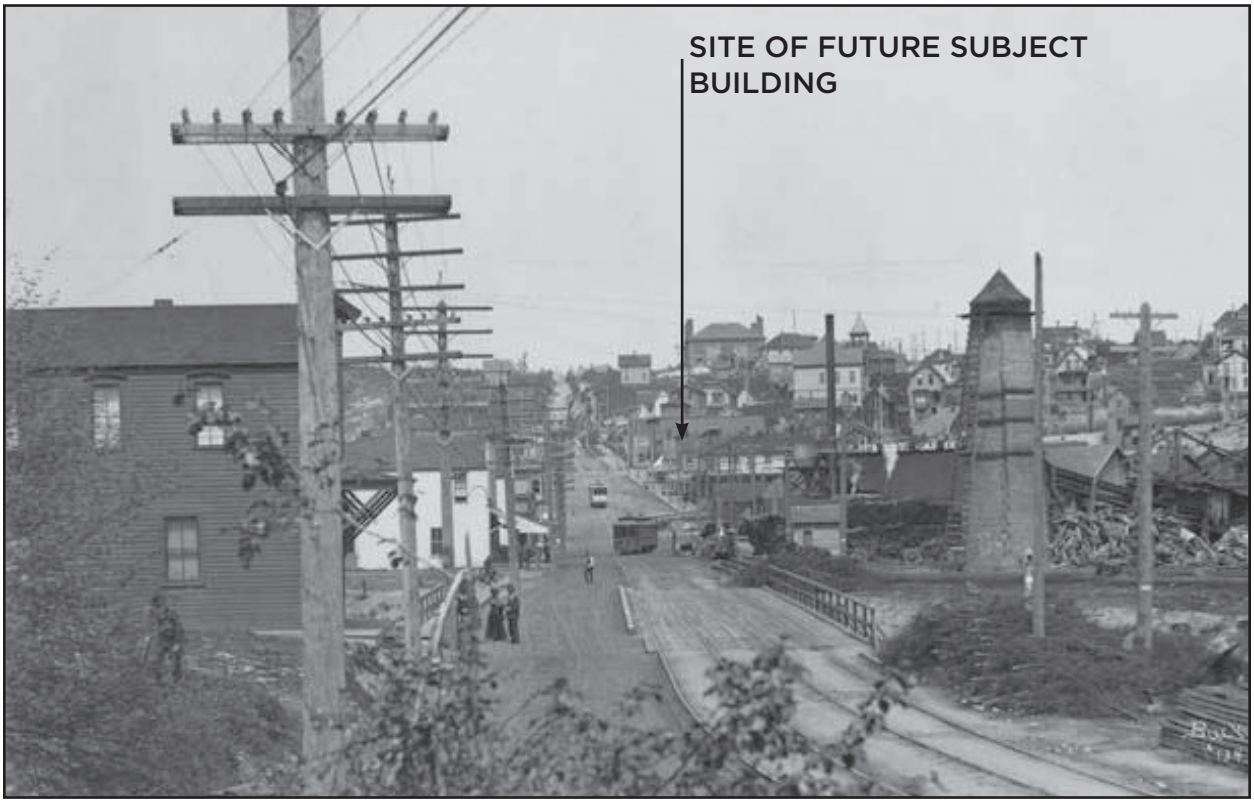


Figure 44 • Fremont Avenue viewing north, Seattle, 1892

David Rumsey

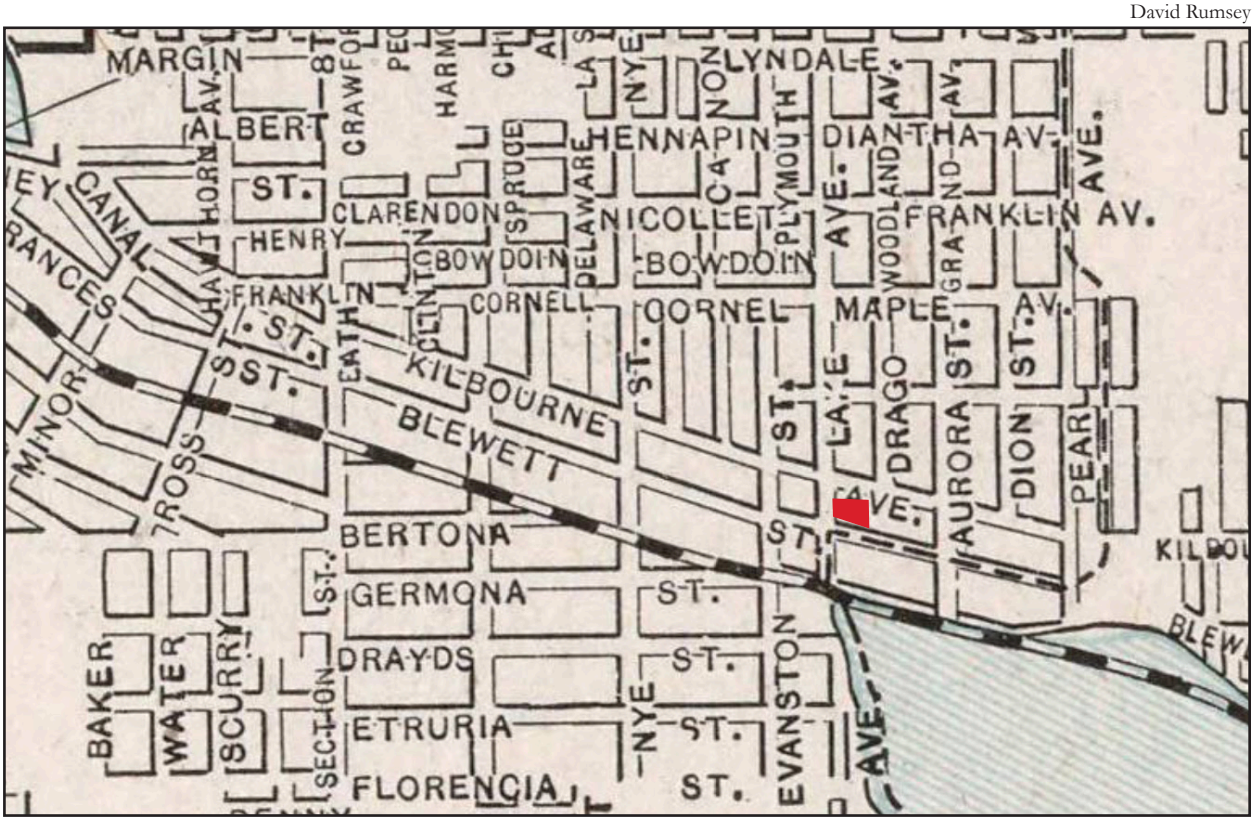


Figure 45 • 1901 Atlas Map of Seattle and Environs (George Franklin Cram and Eugene Murray Aaron)

MOHAI SHS10729

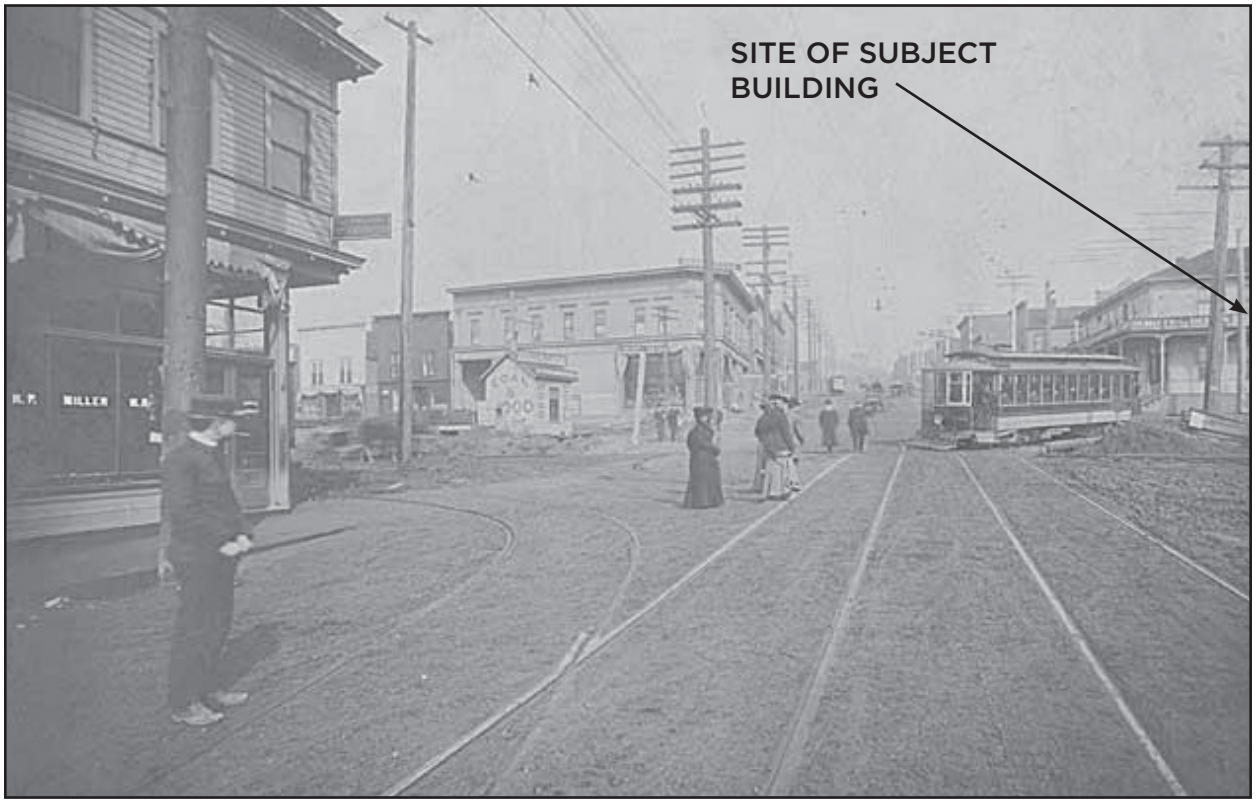


Figure 46 • Looking north on Fremont Avenue, ca. 1905

Asahel Curtis via University of Washington Libraries, CUR 132



Figure 47 • Beginning of the Fremont Cut, widening the Outlet/Ross Creek, 1906

James P. Lee via University of Washington Special Collections LEE132



Figure 48 • Fremont & Ross Transfer Co., northeastern corner of Fremont Avenue and N 35th Street, 1910 (demolished)

James P. Lee via University of Washington Special Collections 2006.7.2



Figure 49 • Opening day of Fremont Bridge, 1917 (City of Seattle Landmark)

Cary W. Tolman for *Seattle Post-Intelligencer*, via MOHAI, 2000.107.173.03.05



Figure 50 • *People Waiting for the Interurban* by Richard Beyer, 1982 (extant)

Phil H. Webber via MOHAI 2007.107.166.11.02



Phil H. Webber
via MOHAI 2007.107.166.11.03

Figure 51 • Construction of the Fremont Troll and designers, 1990 (extant)

Courtesy of Paul Dorpat



Figure 52 • 1908 Baist Map, showing subject site

Courtesy of Paul Dorpat



Figure 53 • 1913 Baist Map, showing subject site

King County iMap

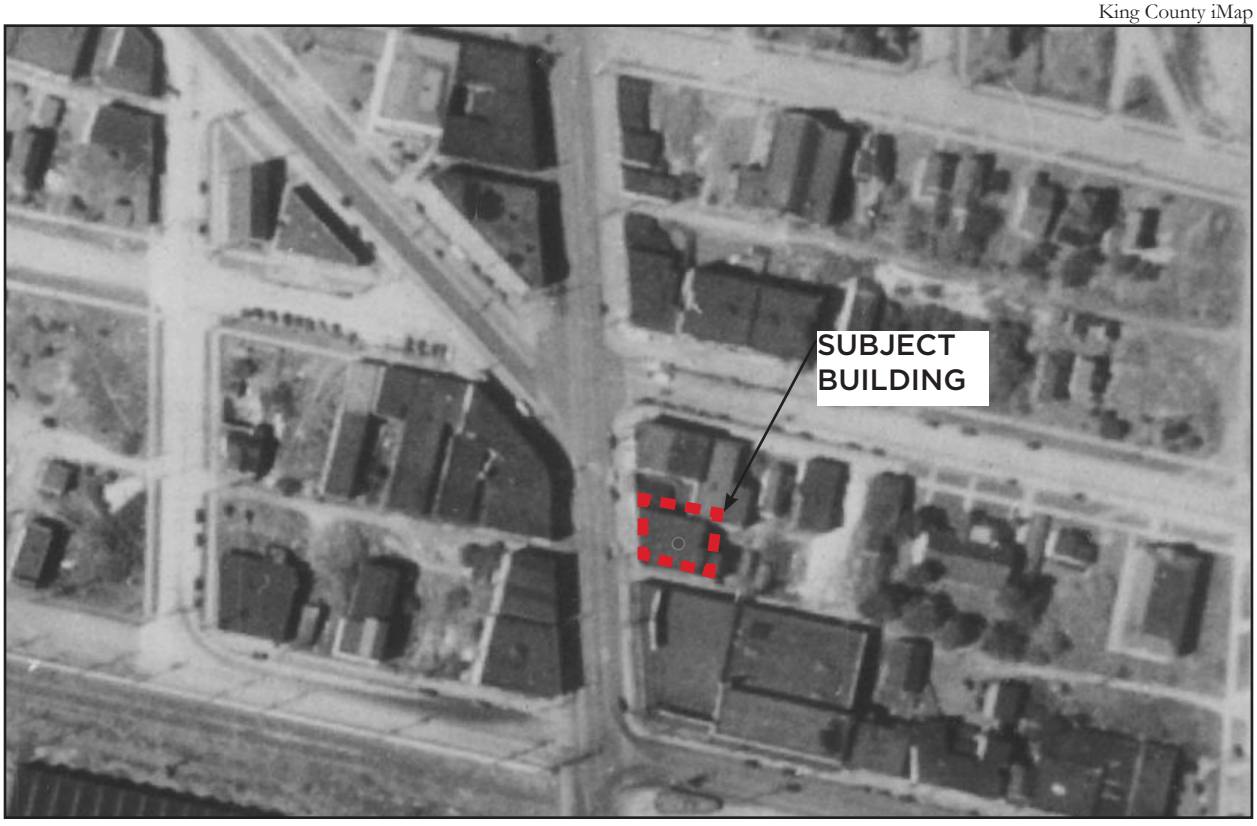


Figure 54 • 1936 King County aerial photograph, showing subject building

University of Washington Libraries, Special Collections SEA0069

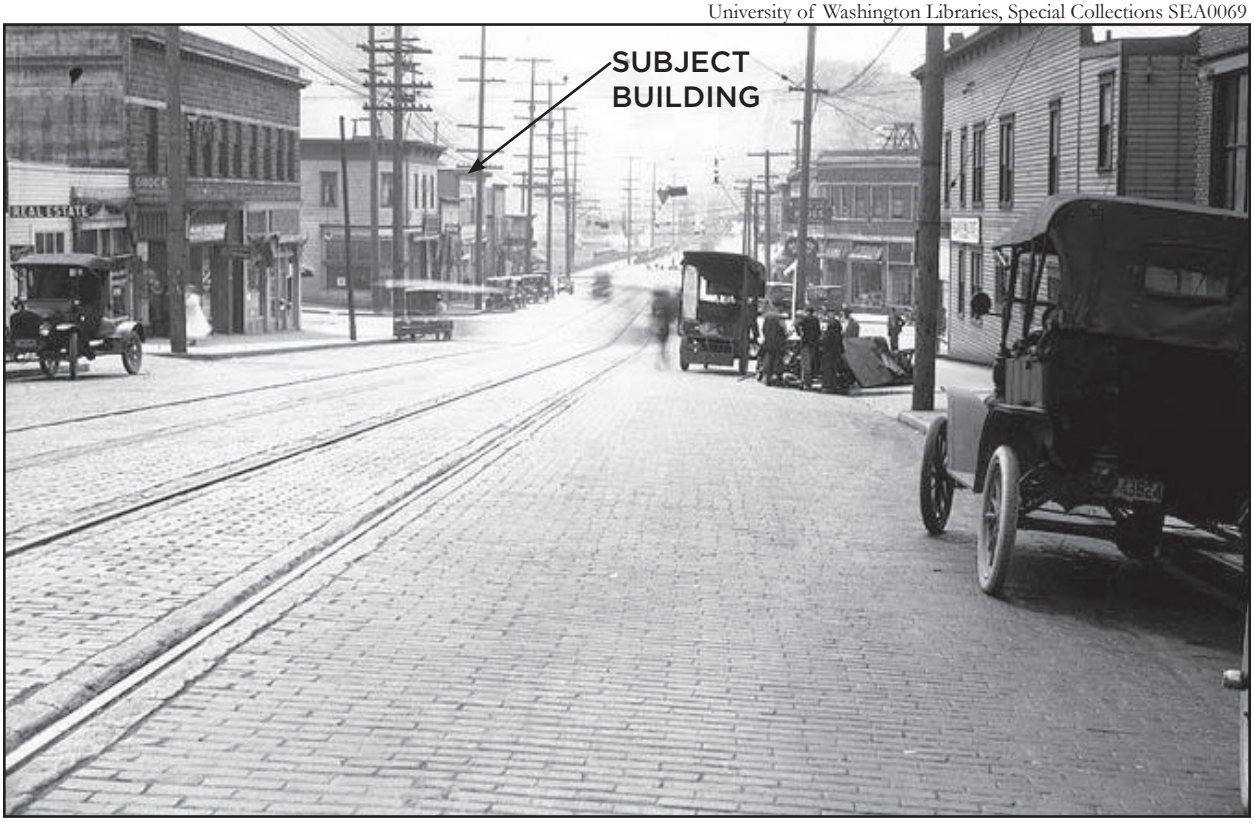


Figure 55 • Fremont Avenue, viewing toward the Fremont Bridge, June 15, 1921

University of Washington Libraries Digital Collections SEA0078

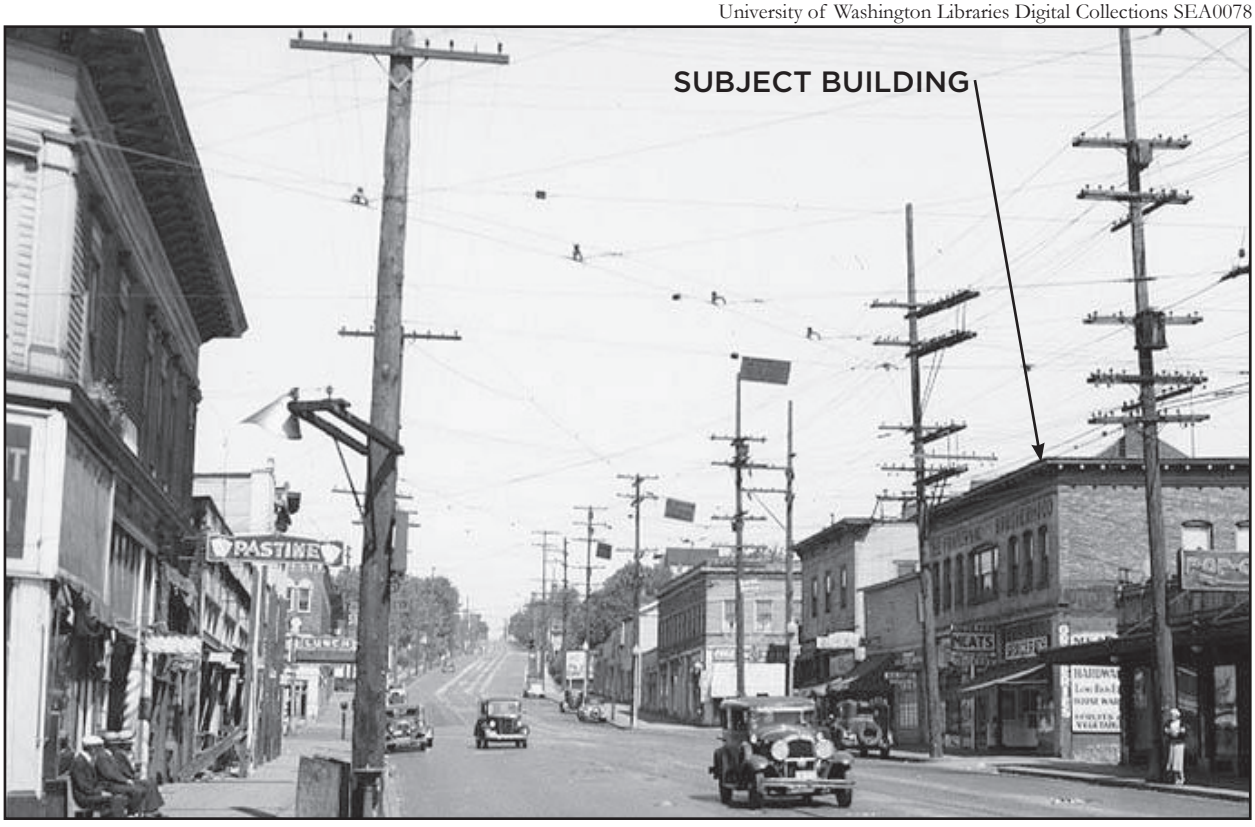


Figure 56 • Fremont Avenue, viewing north from N 34th Street, ca. 1935

MOHAI 2000.107.173.03.03



Figure 57 • Fremont Avenue, viewing south, 1955

Seattle Public Library spl_wl_str_00331

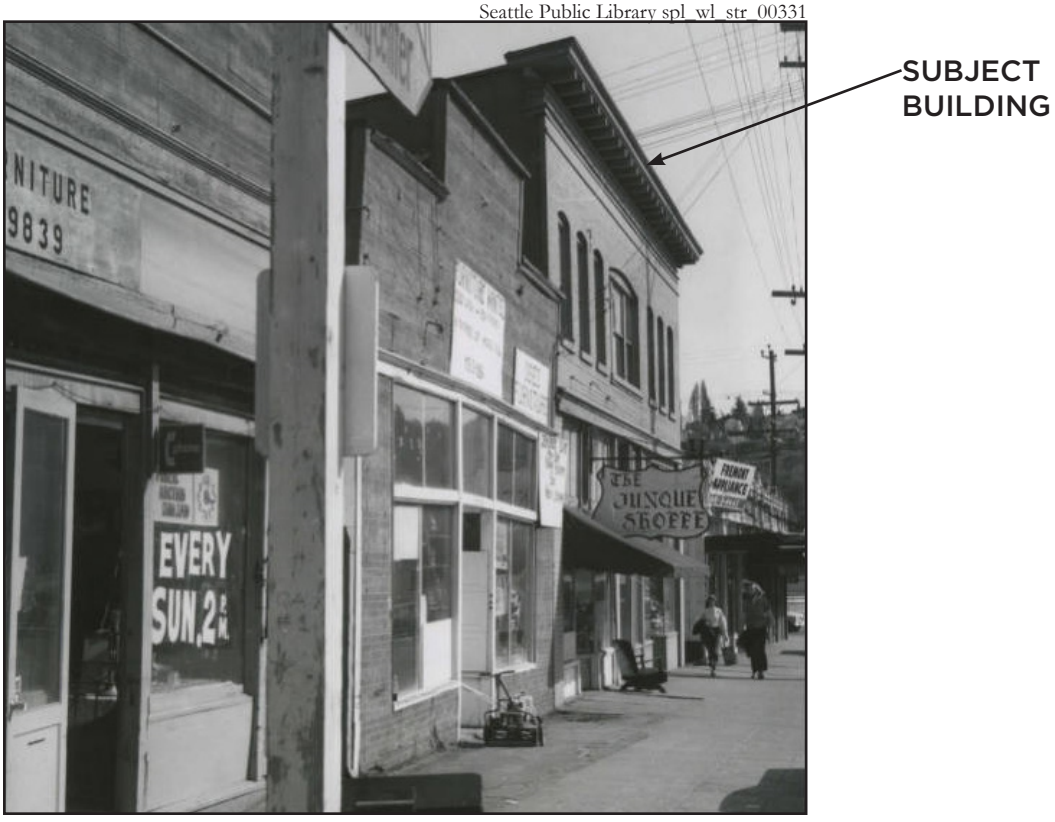


Figure 58 • View SE of storefronts on Fremont Ave, April 12, 1971

Seattle Public Library Werner Lenggenhager Photograph Collectionbox 43, folder 10



Figure 59 • 3424 Fremont Avenue N & 707-709 N 35th Street, 1973 (subject building not in view)

Seattle Municipal Archives 179528

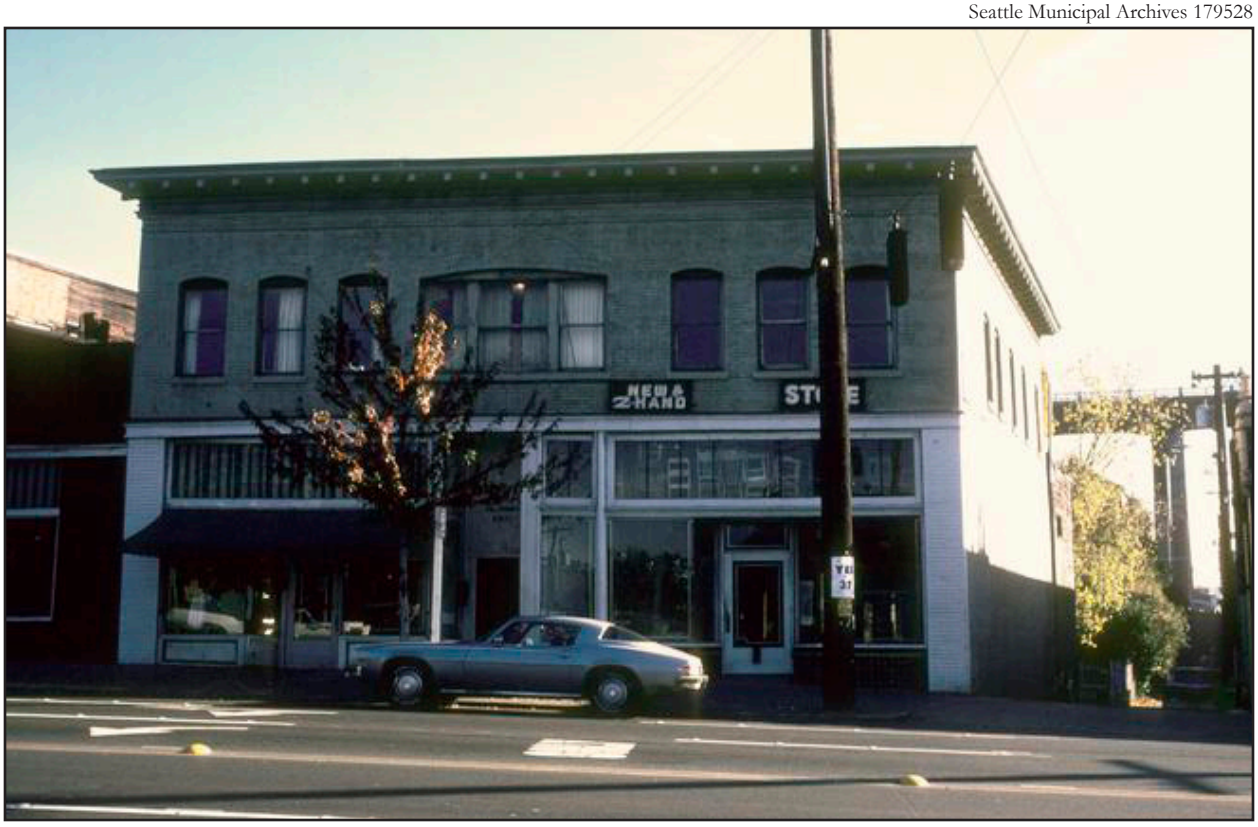


Figure 60 • 3414 Fremont Avenue North, 1979

Courtesy Valarie Bunn, Wedgwood in Seattle History



Figure 61 • Samuel P. Dixon (front) and Charles E. Remsberg in their bank building at 3416 Fremont Ave N., 1904

Seattle Times



Figure 62 • C. E. Remsberg, 1912

Seattle Post-Intelligencer



Figure 63 • Cartoon of C. E. Remsberg in Seattle Times, 1913

M. Rieder Publications, no. 8958

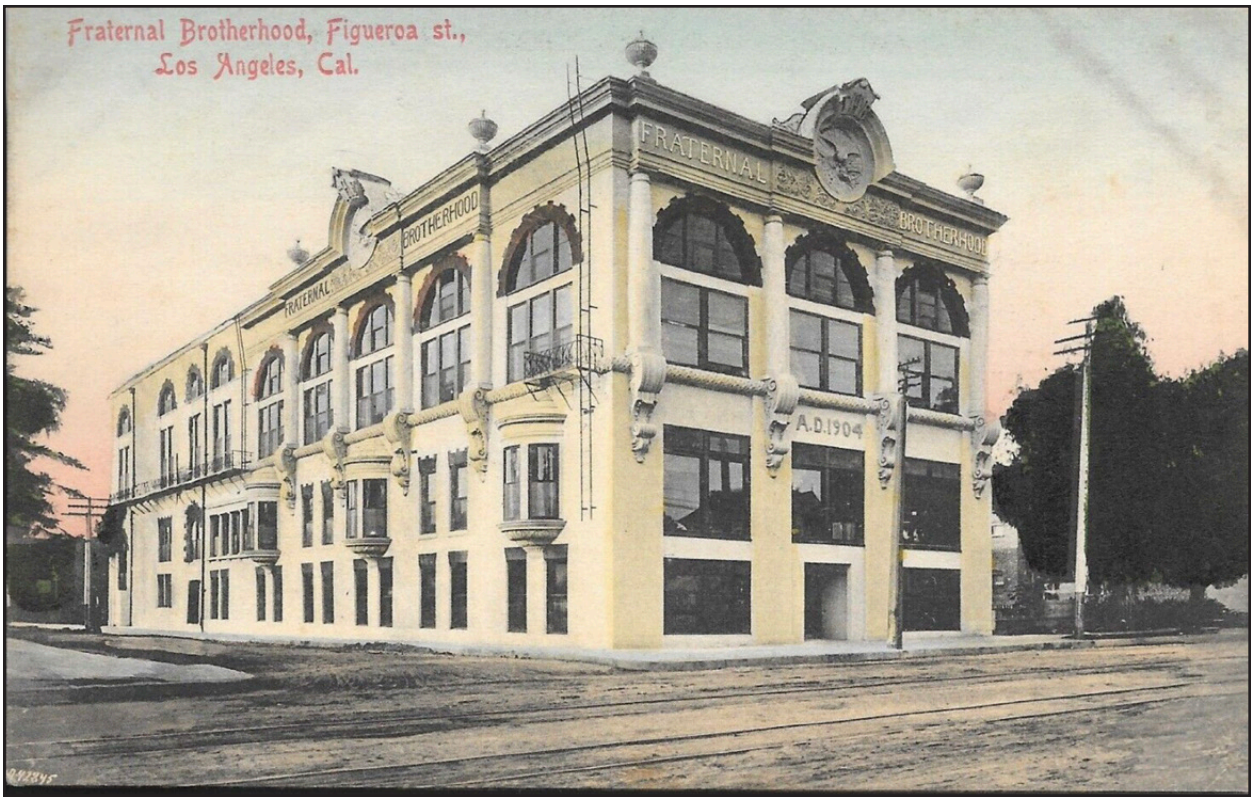


Figure 64 • Fraternal Brotherhood Hall, Los Angeles, 1904

eBay

Frank H. Nowell via University of Washington Libraries AYP390

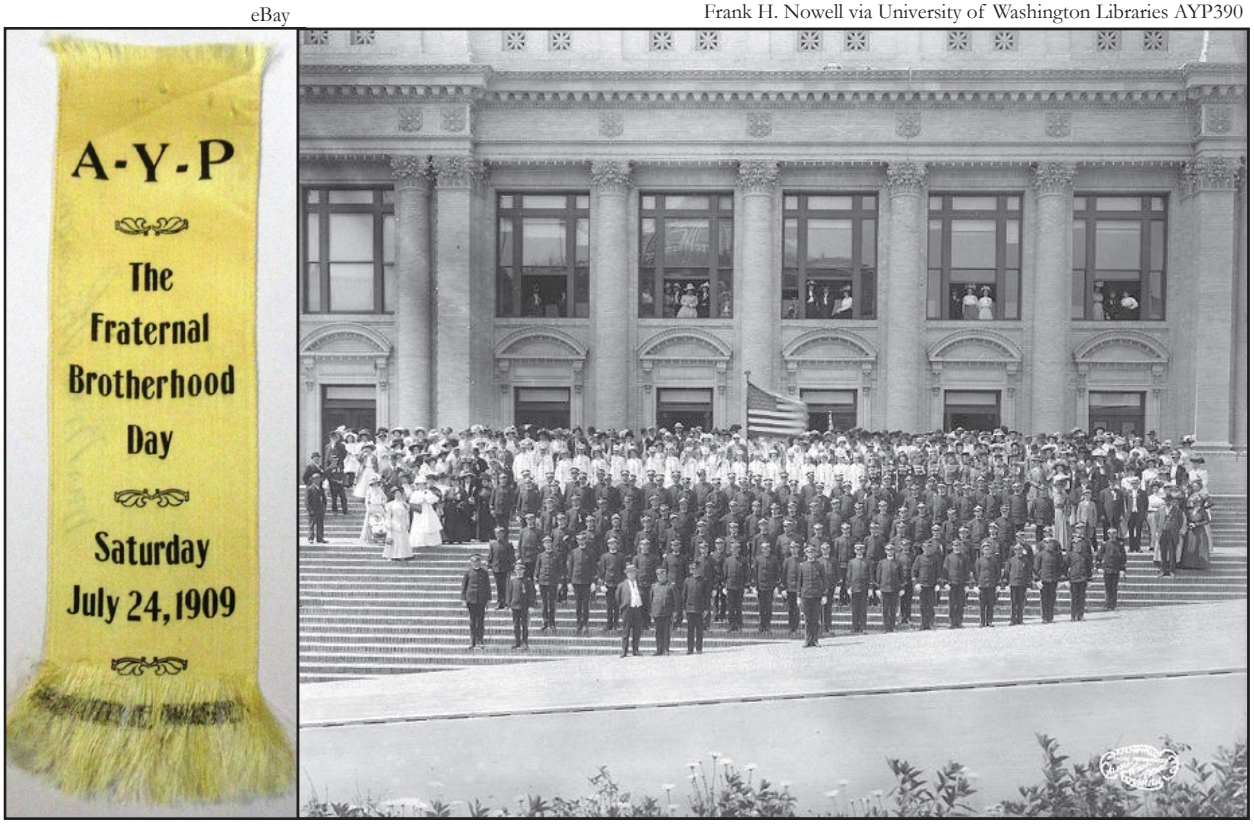


Figure 65 • Fraternal Brotherhood assembled at the Alaska-Yukon-Pacific Exposition, and commemorative ribbon, July 1909

Seattle Department of Neighborhoods



Figure 66 • Elks Temple Building/Matthes Block (1903/1920, Ballard Avenue Historic District)

Joe Mabel, 2008



Figure 67 • Odd Fellows Hall (Carl Breitung, 1909)

Joe Mabel, 2016



Figure 68 • Knights of Columbus Hall (1912, City of Seattle Landmark)

University of Washington Libraries WAR0134



Figure 69 • Pioneer Hall (1910), ca. 1915

https://gilmanpark.files.wordpress.com/2011/05/seat_2.jpg



Figure 70 • Ark Lodge no. 126 (1921, J. L. McCauley, Columbia City Landmark District)

St John's Lodge F&AM No. 9



Figure 71 • St. John's Lodge No. 9, no date

Courtesy of Lawton Gowey



Figure 72 • Seattle Labor Temple, Sixth Avenue & University Street, 1905 (demolished)

MOHAI



Figure 73 • Masonic Lodge Building, Capitol Hill (Charles Saunders, 1915, Now SIFF Theater Egyptian)

Seattle Times



Figure 74 • Founding members of Fraternal Order of Eagles, 1923

MOHAI 1983.10.8486



Figure 75 • First Eagles Hall, Seventh Avenue and Pine Street (1904, James Eustace Blackwell & Robert L. Robertson, demolished)

Joe Mabel, 2007



Figure 76 • Gee How Tin Oak Association Building, 519 7th Ave S (Chinatown/International District)

Densho digital repository 259-305



Figure 77 • Japanese American Citizens' League, Fourth national convention, Seattle, September 1936

Puget Sound Regional Archives



Figure 78 • Prince Hall Masonic Lodge, 1973 (City of Seattle Landmark, nomination pending)

UW Libraries Digital Collections CUR1236

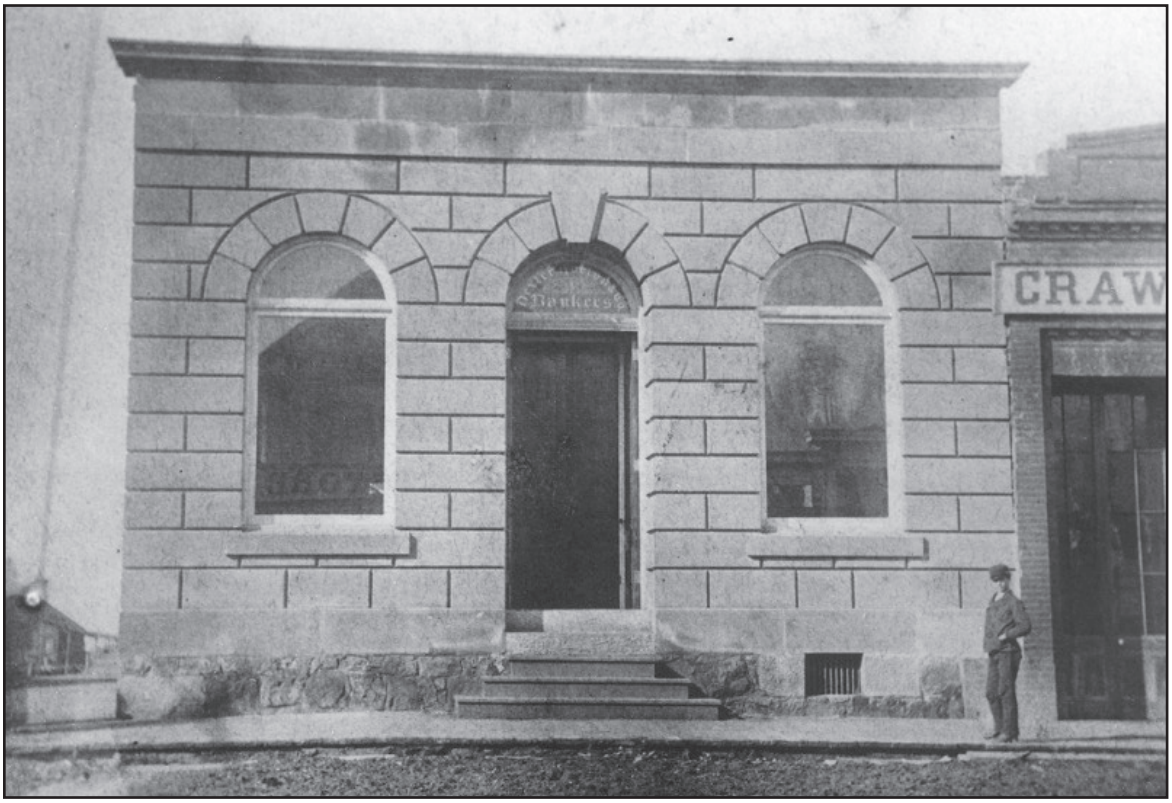


Figure 79 • Dexter Horton Bank, 1876 (demolished)

MOHAI 1983.10.2144



Figure 80 • Bank of Commerce Building (Yesler building, 1890-91, Elmer Fisher, Pioneer Square Preservation District)

Seattle Public Library spl_shp_40182



Figure 81 • Seattle National Bank Building (Interurban Building, 1890-92, Parkinson & Evers, Pioneer Square Preservation District)

MOHAI 1983.10.9010



Figure 82 • Northern Bank & Trust/Seaboard Building, 1506 Westlake Avenue (1906, 1909-10, Van Siclen, City of Seattle Landmark)

Larry E. Johnson



Figure 83 • University National Bank (1912, George F. Hughes & Beezer Brothers, City of Seattle Landmark)

MOHAI 2000.107.165.18.01



Figure 84 • Seattle National Bank/United Way Building, 720 Second Avenue (1922, Doyle & Merriam, City of Seattle Landmark)

Steve Morgan 2014



Figure 85 • Puget Sound Bank of California, 815 Second Ave (1924, John Graham Sr., City of Seattle Landmark)

Puget Sound Regional Archives

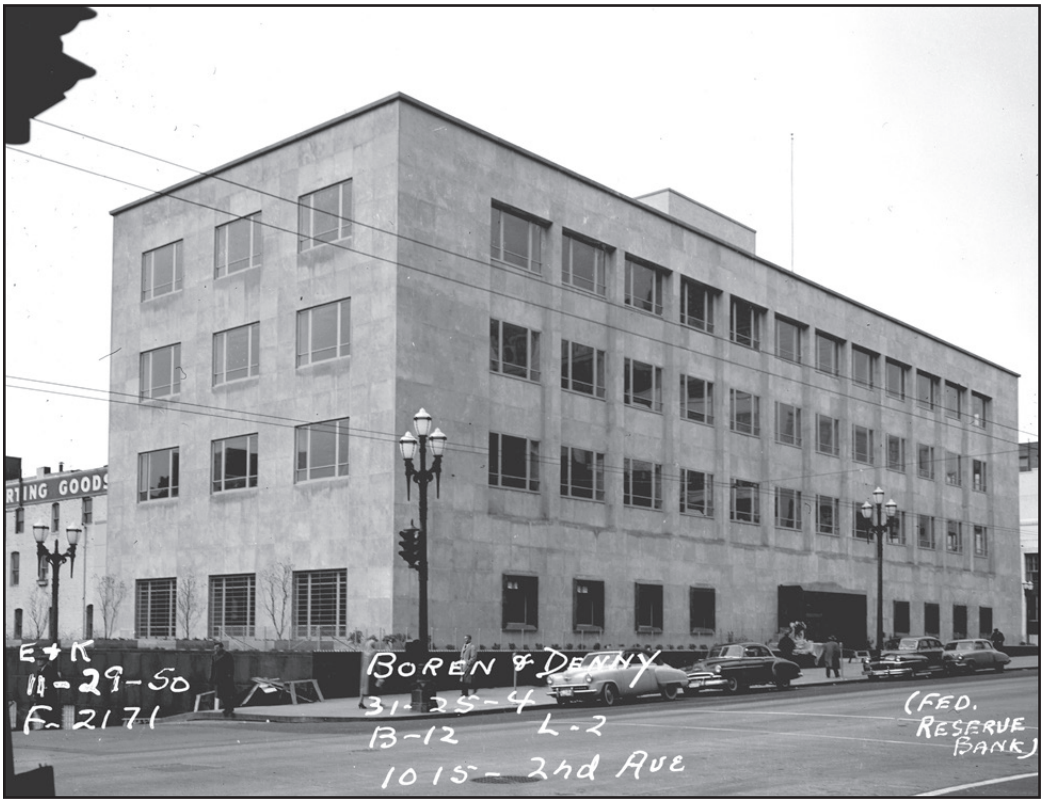


Figure 86 • Federal Reserve Bank of San Francisco, 1015 Second Avenue (1949, NBBJ, altered, City of Seattle Landmark)

Joe Mabel 2011



Figure 87 • Seattle First National Bank, 566 Denny Way (1950, John W. Maloney, City of Seattle Landmark)

Department of Neighborhoods



Figure 88 • Rainier Valley State Bank, 4820 Rainer Avenue S, Columbia City (1922, Victor Voorhees, Columbia City Landmark District)

Department of Neighborhoods



Figure 89 • Toby Building, 4850 Rainier Avenue S, Columbia City (1903, Columbia City Landmark District)

Department of Neighborhoods



Figure 90 • Scandinavian American Bank/Canal Bank, 5300 Ballard Avenue NW (1902, Ballard Avenue Landmark District)

Department of Neighborhoods

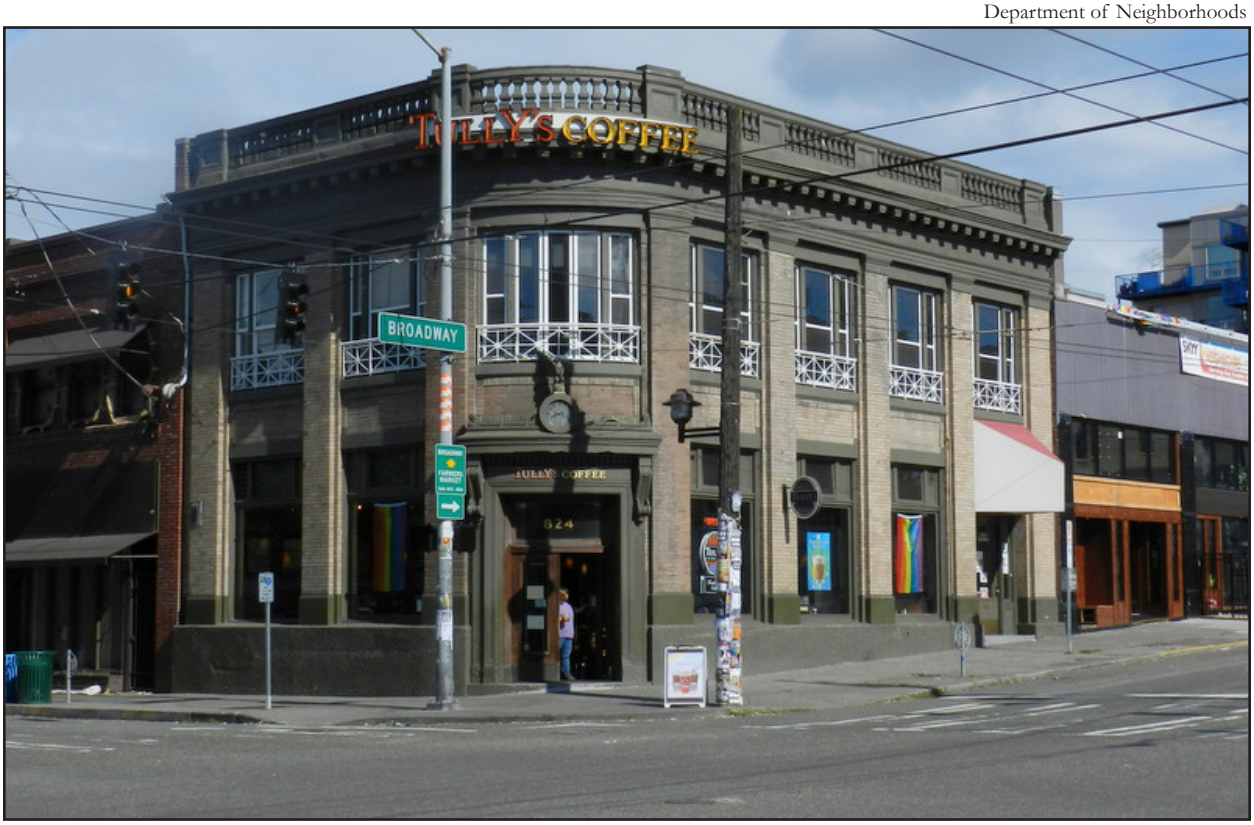


Figure 91 • Broadway State Bank, 824 E Pike Street (1913, Beezer Brothers)

Department of Neighborhoods



Figure 92 • First Security Bank, 216 Broadway (1928)

Joe Mabel 2017



Figure 93 • Seattle Electric Company Building (Fremont Trolley Barn/Red Hook Ale Brewery/Theo Chocolate) 3400 Phinney Avenue N, 1905, City of Seattle Landmark

Studio TJP



Figure 94 • Fremont Hotel (1906, City of Seattle Landmark, NRHP)

Studio TJP



Figure 95 • 3508 Fremont Avenue N (1906)

King County Tax Assessor



Figure 96 • 4258-4262 Fremont Avenue N (1906)

King County Tax Assessor



Figure 97 • Northfield Block, 4250-4256 Fremont Avenue N (1909)

Studio TJP



Figure 98 • Dubliner Building, 3515 Fremont Avenue N (1911)

King County Tax Assessor



Figure 99 • Swiftwater Building, 4235 Fremont Avenue N (1913)

King County Tax Assessor



Figure 100 • Apartment building, 708 N 35th Street (1907)

King County Tax Assessor



Figure 101 • One-story commercial Spanish Revival stucco building at 615 N 35th Street (1907)

Studio TJP



Figure 102 • 3501 Fremont Avenue N (1927)

King County Tax Assessor

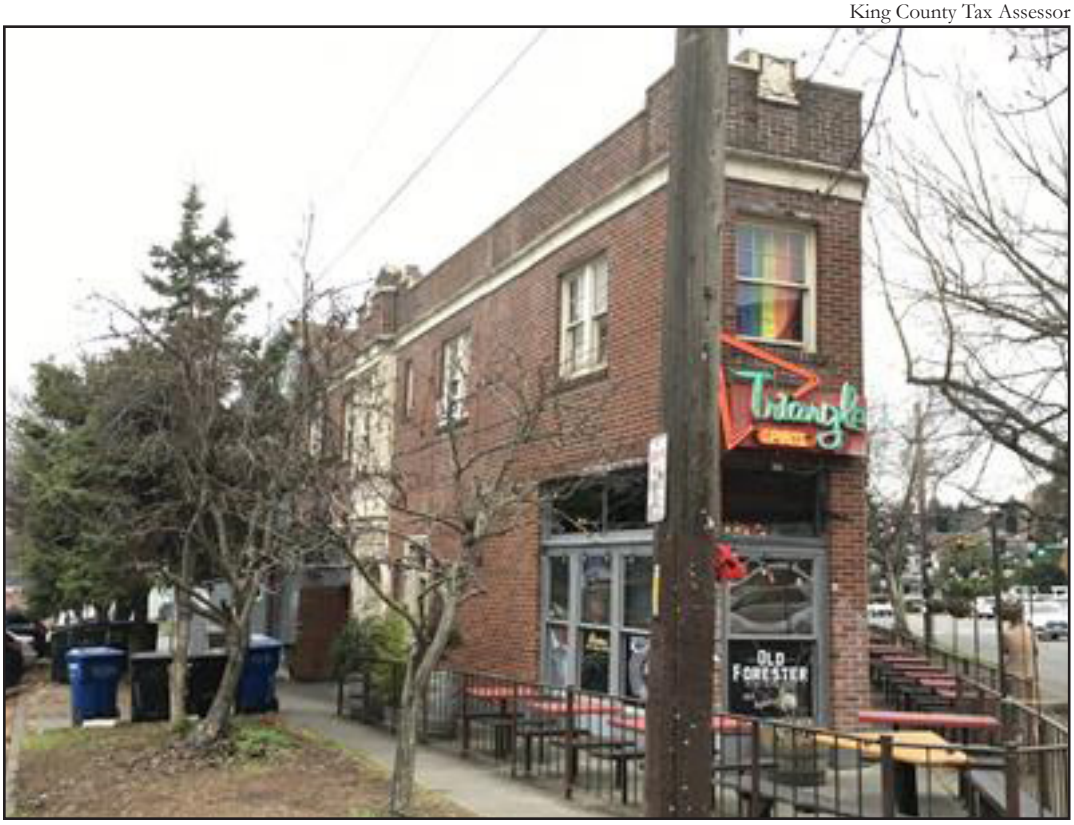


Figure 103 • 606 N 35th Street (1926)

Studio TJP



Figure 104 • McKenzie Building, 3402 Fremont Avenue N (1926)