



The City of Seattle

Landmarks Preservation Board

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

Name 1170 Republican St Year Built 1911
(Common, present or historic)

Street and Number 1170 Republican St

Assessor's File No. 7863500060

Legal Description Lot 7, Block 5, Sorenson's Addition to the City of Seattle according to the Plat thereof recorded in Volume 1 of Plats, Page 218, Records of King County, Washington.

Plat Name: Sorenson's Addition Block 5 Lot 7

Present Owner: Evergreen Lake LLC Present Use: Restaurant

Address: 752 108th Ave. NE, Bellevue WA 98004

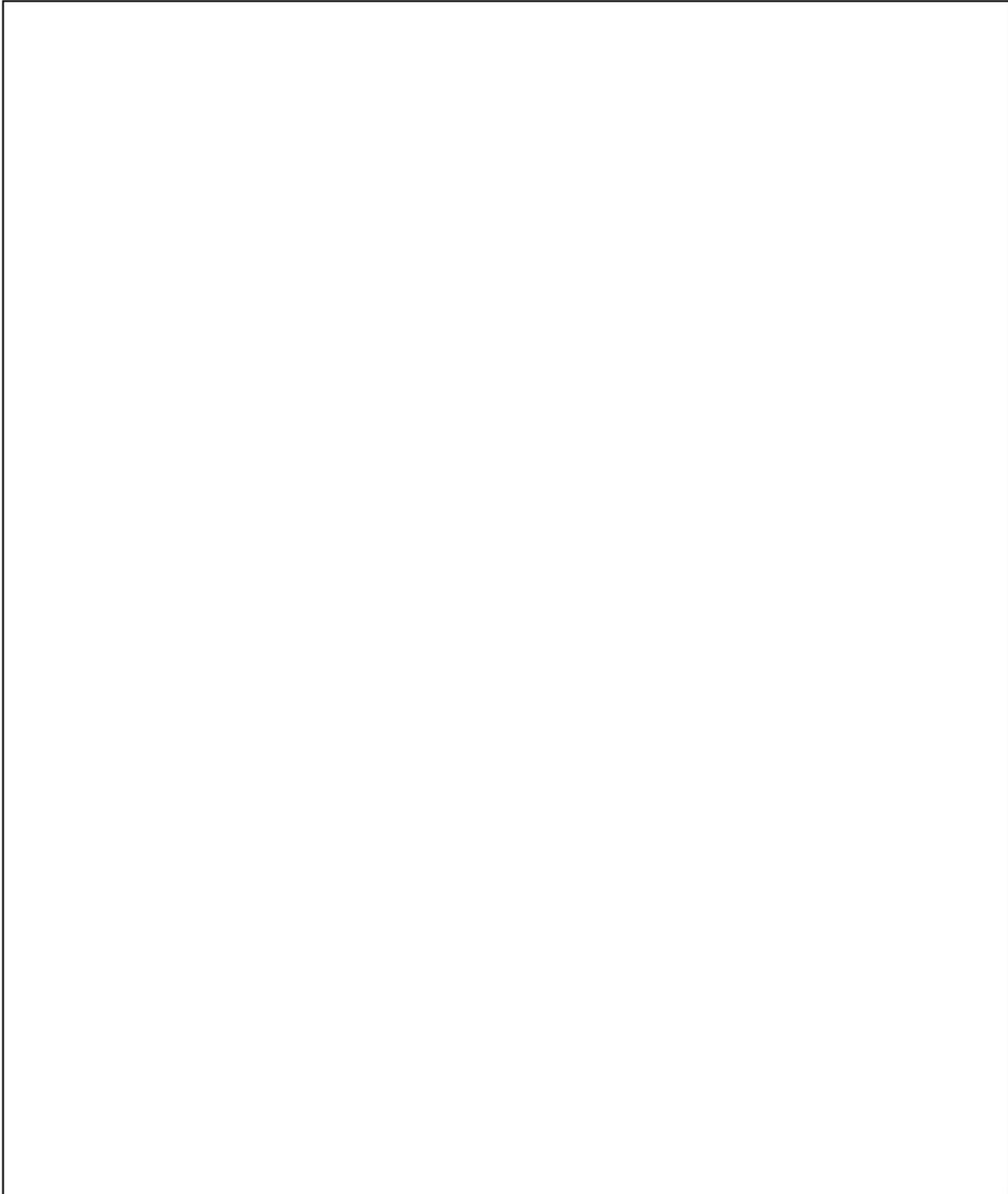
Original Owner: The McFarland Family

Original Use: Three Single Family Residences

Architect: E. McFarland & C. J. McFarland

Builder: E. McFarland & C. J. McFarland

Photographs



Submitted by: Steve Orser, Plus Investment LLC

Address: 752 108th Ave. NE, Bellevue WA 98004

Phone: (425) 502-9199 Date 11/10/2016

Reviewed: _____ Date _____
Historic Preservation Officer

1170 Republican Street

Landmark Nomination Report
1170 Republican Street, Seattle, WA
October 2016

Prepared by:
The Johnson Partnership
1212 NE 65th Street
Seattle, WA 98115-6724
206-523-1618, www.tjp.us



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1170 Republican Street Landmark Nomination Report

OCTOBER 2016

1. INTRODUCTION

This landmark nomination report provides information regarding the architectural design and historical significance of the building located at 1170 Republican Street, in Seattle, Washington sometimes known as the Row House Cafe or Neudorfer Engineering. The Johnson Partnership prepared this report at the request of Plus Capital Partners LLC.

1.1 Background

The City of Seattle's Department of Construction and Inspections (DCI)—formerly the Department of Planning and 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. As any proposed alterations or demolition of the subject building described within this report will require a permit from DCI, the owner is providing the following report to the staff of the Seattle Landmarks Preservation Board to resolve the status of the subject building.

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 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

Larry E. Johnson, AIA, Principal, Ellen F. C. Mirro, A.I.A., and Katherine V. Jaeger of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, conducted research to complete this report between August and October of 2016. Research was undertaken at the Puget Sound Regional Archives, Seattle Public Library, the Museum of History and Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com. The building and site were inspected and photographed to document the existing conditions in August and October 2016.

2. PROPERTY DATA

Historic Building Names: Neudorfer Engineering, Row House Cafe

Building Name: 1170 Republican Street

Original Address/es: 1164 Republican Street, 1168 Republican Street, 1170 Republican Street

Present Day Address: 1170 Republican Street

Location: South Lake Union neighborhood, Seattle, WA

Assessor's File Number: 7863500060

Legal Description: Lot 7, Block 5, Sorenson's Addition to the City of Seattle according to the Plat thereof recorded in Volume 1 of Plats, Page 218, Records of King County, Washington.

Date of Construction: 1911

Subsequent Construction dates: 1980, 2010, 2012

Original Use: Three Single-Family Residences

Subsequent Use: Office

Present Use: Restaurant

Original Owner/s: The McFarland Family

Subsequent Owner/s: Northwestern Mutual Fire Association

Present Owner: Evergreen Lake LLC

Original Designer & Builder: E. McFarland & C. J. McFarland

Zoning: SM-SLU/R 55/85

Property Size: 7,200 square feet

Building Size: 1,842 square feet

3. ARCHITECTURAL DESCRIPTION

3.1 Location and Neighborhood Character

The subject building is located in what is generally regarded as the greater South Lake Union area, and sometimes known as the Cascade neighborhood. The subject site is northeast of Seattle's Central Business District, about three blocks west of Interstate 5, and less than one-third mile south of Lake Union. The major nearby north-south arterial is Fairview Avenue, and the Mercer Street on-ramp to Interstate 5 is one block north of the subject property. The subject site sits on the corner of Republican Street and Minor Avenue N, both side streets. The Cascade Playground is located one block to the south of the subject site. Since the 1990s the immediate area has undergone rapid change from redevelopment of older properties, and has developed as a center for Seattle's technology industry. Three of the corners of Republican Street and Fairview Avenue contain buildings of six stories or more, all built within the last four years.

Nearby City of Seattle Landmarks include the Troy Laundry Building (311-329 Fairview Avenue N), Supply Laundry (1265 Republican Street), the New Richmond Laundry (224 Pontius Avenue N), Immanuel Lutheran Church (1215 Thomas Street), the Boren Investment Company Building (334 Boren Avenue N), The Seattle Times Building (1120 John Street), Pioneer Sand and Gravel (901 Harrison Street), the Firestone Building (400 Westlake Avenue N), the Fashioncraft Building (2022 Boren Avenue), and the Jensen Block (601-611 Eastlake Avenue E). *See figures 1-2.*

3.2 Site

The site is comprised of tax parcel 7863500060, on the northwestern corner of Republican Street and Minor Avenue N. The site measures 119.73' east-west and 57.22' north-south. The two existing buildings are located on the western two thirds of the site.

The southern building is composed of three original single-story wood-framed houses that were combined in 1980 to create a single structure. A concrete curb defines the southern edge of the site in front of the southern building. The curb effectively forms a planter, now filled with tall grasses, yucca, a few ferns, and a single small spruce tree on the planter's eastern end. The southern building is accessed by two doors in the center of each of the two easternmost original houses. Each entrance features concrete steps at the center, leading to covered wooden porch decks. At the eastern end, a wooden ramp leads to the porch deck. The southernmost original house has a wooden deck extending beyond the original line of the porch and up to the southern property boundary, accessed by a concrete ramp. This deck has a mature ornamental maple growing through it.

The building to the north is a two-story garage-type building constructed in 1998 of concrete masonry units (CMU) and wooden framing. A 26' x 18' courtyard or patio is located on the northwestern portion of the site, enclosed by a fence to the west and north, and by buildings to the south and east.

The 1998 garage building does not meet the minimum age requirement for designation under the Landmarks ordinance. It measures 48' east-west and 18' north-south. It measures 25' in height to the peak of the 6-in-12 sloped green metal-clad gable roof. The exterior walls are of CMU, except for the southern wall of the second story and southern portions of the eastern and western second-story walls, which are wood framed. An exterior stair on the eastern façade accesses the upper floor. This building will not be described in subsequent sections of this report.

The eastern third of the site is flat, cleared ground. *See figures 3-7.*

3.3 Building Structure & Exterior Features

The subject building could be considered a collection of connected vernacular Craftsman-style residences. The building measures approximately 30' north-south, including the six-foot open porches, and approximately 68' east-west. Originally each of the three houses was constructed as a separate 18' x 24' structure with a 6' covered porch on the southern side. *See figure 8.*

The westernmost building had a hipped roof with a small, hipped dormer for an attic vent window. The two eastern buildings had gable roofs with small square four-light gable end windows. The original roof forms still exist, but were connected in 1980 by flat roofs when the side yards were enclosed and the sidewalls opened to create a single building. Roof slopes are approximately 5-in-12. The original rafter tails are still exposed on the eastern and western façades of the building. The roofing is composition asphalt shingles on the sloped roofs, and composition roll roofing on the flat portions. HVAC equipment and venting is located on the roofs and skylights were installed in 2010 and 2012.

Also in 1980, the porches of the western two structures were enclosed, eliminating the original porch features. In 2010, the two westernmost porches were reconstructed, pushing the exterior wall back six feet to the north to its original location. The reconstruction was based on historical photographic evidence and used lumber salvaged from the subject site or from other sites, as available.¹ The reconstruction did not demolish the enclosed side yard between the two buildings, thus creating an approximately eight-foot-wide-by-6-foot-deep projecting bay between the original houses. The bay contains a horizontal fixed eight-light window. Porch posts are new four-by-four dimensional lumber with salvaged cedar casing. Reconstructed craftsman brackets support the porch roof bargeboards and porch beams.

Windows were salvaged and reused as decorative elements on the porches. New vinyl windows were installed in reconstructed openings. The work in 2010 rehabilitated the western two houses and changed the use to a restaurant. In 2012, the easternmost porch was reconstructed, and that portion of the building was added to the restaurant. The enclosed side yard portion of the wall contains an eight-light horizontal fixed window. Two original French casement windows exist on the western end of the building, and one original single-casement window is located on the eastern end.

The siding is painted salvaged horizontal cedar, with board-and-bat siding on the gable ends. Trim on the southern façade is salvaged cedar; the original and 1980 portions are painted, and the reconstructed portions from 2010 and 2012 are unpainted.

The northern façade on the western end contains a new door to access the northern patio, and is clad with salvaged and patched painted horizontal siding. The rest of the northern façade is inaccessible and has been highly altered. *See figures 9-17.*

3.4 Plan & Interior Features

The plan comprises three small dining areas, each between 244 and 304 square feet, arrayed along the southern side of the building. The northeastern corner contains the kitchen, the center northern portion, and an open coffee bar. The northwestern corner contains restrooms and a staff locker area.

The dining areas are linked by the enclosed original side yards, with three- and five-foot openings in the original exterior walls between the eastern and central houses, and seven- and sixteen-foot openings between the western and center houses. A tree trunk column supports the beam across the sixteen-foot opening. The enclosed original side yards have both original and reconstructed rafter tails from the original eaves, and enclose seven-foot-wide dining bays.

Wall sheathing is a combination of plywood, salvaged wooden siding and plywood. Flooring is patched original fir flooring; remnants of original linoleum and tile mark the locations of original kitchens and bathrooms in the houses. Floors in the enclosed side yards are of salvaged wood. Ceiling materials are as follows: plywood in the enclosed side yards, original and reconstructed panels in the center house, and vaulted gypsum wallboard in the northern house.

Trim is a combination of salvaged and new wood. *See figures 18-25.*

3.5 Documented Building Alterations

The permit record contains little evidence of changes to the original three houses before they were combined.

¹ Erin Maher, interviewed by Ellen Mirro, August 23, 2016.

In 1980, Robert Neudorfer, owner of Neudorfer Engineering, designed the connection of the houses to create an office space for his company. The consolidation involved enclosing the original side yards along with the porches of the central and western houses. These areas are labeled on the plans as “storage.” The original central fireplaces were removed at this time, as was the bathroom in the central house and all of the original kitchens.

In 2010, a permit was granted to reconstruct the porches of the central and western houses, and to change the use from an office to a restaurant. At this time the interiors were reconfigured to create the present arrangement in the central and southern houses. In 2012, another permit was granted to add a kitchen and additional dining area to the northern house. At this time the porch was reconstructed, and the interior reconfigured and refinished.

Date	Description	Designer	Permit #
1910	--	--	95129
1911	Build one story 18' x 24' residence @ 1164 Republican	NA	104452
1911	Build one story 18' x 24' residence @ 1168 Republican	NA	104683
1980	Change use to office, enclose and alter	Robert Neudorfer	--
1998	Change use from office to business, construct two-story storage and garage building	Brian Gary Architect	9803875
2010	Alter commercial building change use to coffee shop	Ralph Allen of Grace Architects	6200507
2012	Expand restaurant, alter per plan	Ralph Allen of Grace Architects	6331619

4. SIGNIFICANCE

4.1 Historic Neighborhood Context: South Lake Union and Cascade

The subject building is located in Seattle’s South Lake Union District and Cascade neighborhood. The neighborhood is defined for this report by Lake Union to the north, Denny Way to the south, Interstate 5 to the east, and Aurora Avenue (SR 99) to the west. The neighborhood, particularly the eastern side, was historically called the Cascade neighborhood. The neighborhood is also associated with the northern portion of the Denny Triangle neighborhood to the south. The collective area of South Lake Union, Cascade, and the Denny Triangle is often grouped as South Lake Union. This general area’s historical context is described below.

The immediate site area once lay near the bottom of a shallow valley between Denny and Capitol Hills that drained into a marsh at the southern end of Lake Union. The lake was called *meman hartshu* by the Duwamish tribe, who had a traditional summer camp on a meadow on Denny Hill near the present Seattle Center.²

For purposes of this report, we have divided this précis of neighborhood history into residential and commercial context.

² Louis Fiset, “Seattle Neighborhoods: Cascade and South Lake Union—Thumbnail History,” HistoryLink.org Essay 3178, April 9, 2003, http://www.historylink.org/essays/output.cfm?file_id=3178 (accessed January 20, 2006).

Residential Context

Rezius and Margaret Pontius settled in the area, filing a claim north of William N. Bell's claim (south of what is now Denny Way). Rezius and Margaret platted off portions of their claim, beginning in 1875 on the western side along what is now Fairview Avenue N, as a town site named Fairview. (What is now E Howell Street was then the northern limit of the city of Seattle.) The couple continued with additional town site plats in 1880 and 1883. The area was annexed into the city of Seattle in 1883. Rezius and Margaret platted the remaining southern portion of their claim in 1890, and built a large Queen Anne-style house (ca. 1889, John Parkinson) facing south towards Depot Street (now Denny Way).³ **See figures 26-28.**

Margaret Pontius was one of the founding members of the Ladies' Relief Society, organized in 1884 to provide housing for orphans. The first six children taken in by the group were lodged in the Pontius' home. The society eventually evolved into the Seattle Children's Home, now located in the Queen Anne Hill Neighborhood.⁴

From the 1890s through the early 1900s, the general area was predominantly residential, mainly composed of immigrant worker housing including both single-family residences and row housing. These buildings were typically modest in size and design and accommodated working class families, many either of Scandinavian or Russian heritage. The Cascade School (John Parkinson, destroyed 1955) was built in 1894 at the intersection of Pontius Street and Harrison Avenue, with several churches of various ethnic groups scattered through the greater neighborhood.⁵ **See figures 29-32.**

As the neighborhood grew, the Cascade School was expanded in 1898 with northern and southern wings (Saunders & Lawton). Residential development in the area remained the predominant use, although housing grew denser as blocks were developed.⁶ Between 1900 and the 1920 a number of apartment buildings were constructed throughout the neighborhood, including the Jensen Block (1906, City of Seattle Landmark), the Grandview Apartments (1907, Henderson Ryan), the Hollister Apartments (ca. 1910), and Carolina Court (1915, John A. Creutzer), all on the western side of Eastlake; the Brewster (1916, Warren H. Milner) at the southeastern corner of Minor Avenue N and John Street; and the Carlton (1926, Emil Guenther with Charles Saunders) at the northwestern corner of Mercer Street and Pontius Avenue, among others. **See figures 33-39.**

In many ways the neighborhood lost its center in 1949, when a major earthquake severely damaged the Cascade School. In 1955 the school district closed the school and demolished the building, replacing it with the district warehouse while retaining the old playground between Pontius Avenue N and Minor Avenue N as a city park. Further residential development within the neighborhood was officially discouraged in 1957, when the city's new zoning ordinance eliminated new residential uses in the Cascade neighborhood.

Several churches were built in the neighborhood, catering to the various nationalities of its mainly immigrant population, including Scandinavians, Greeks, and Russians. A Norwegian Methodist Episcopal church was built on the northeastern corner of the intersection of John Street and Howard (now Yale) Avenue prior to 1893.⁷ In 1912, Immanuel Lutheran Church (Watson Vernon) was built on the northwestern corner of Thomas Street and Pontius Avenue, and in 1921, St. Demetrios Church (destroyed), serving the Russian and Greek communities, was completed on the corner of Yale Avenue

³ Recorded Plats, King County, Washington, "Fairview Homestead Association, 1875;" Supplemental Plat of Fairview Homestead Association, 1890; Pontius Addition to the City of Seattle, 1880; Pontius Third Addition to the City of Seattle, 1883; Pontius Fourth Addition to the City of Seattle, 1883. Myra L. Phelps, *Public Works in Seattle: A Narrative History, The Engineering Department, 1875-1975* (Seattle, WA: Kingsport Press, 1978), p. 217.

⁴ David Wilma, "Women organize Seattle's first charity, The Ladies Relief Society, on April 4, 1884," HistoryLink.org essay 3398, posted June 26, 2001, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3398 (accessed September 30, 2010).

⁵ Fiset, 2003.

⁶ Sanborn Map Co., 1904-05, volume 3, pp. 259, 260, 282, 283.

⁷ Ibid.

N and N Thomas Street.⁸ The Russian Orthodox contingent eventually broke off and built St. Spiridon Orthodox Cathedral (City of Seattle Landmark, 1976) at the southeastern corner of Harrison Street and Yale Avenue between 1938 and 1941.⁹ The Bethany Lutheran Free Church (destroyed, ca. 1980) was built at the southeastern corner of John Street and Fairview Avenue in the early 1920s. **See figures 40-42.**

As commercial activities, including warehouses, laundries, smaller manufacturing companies, and automobile oriented uses replaced residence and the many ethnic churches, the urban character of the neighborhood changed to that of a service area for the central business district. Recent zoning changes have encouraged rapid developments of high-density office and residential buildings. The residential cottages, boarding houses and, apartment buildings were gradually torn down in favor of newer buildings constructed for other uses.¹⁰ Today a few buildings continue to be used for residential purposes in the neighborhood. These include: the existing apartment buildings named above; a rowhouse built in 1904, now called the Cascade Shelter project at 224 Minor Avenue; and an apartment building at 425 Eastlake constructed in 1910. These along with St. Spiridon (1938) Russian Orthodox Church and the Immanuel Lutheran Church (1907) remain as artifacts of a once-thriving residential neighborhood. **See figures 43-46.**

Industrial, Commercial, and Transportation Context

The first industrial use of the immediate site area was a narrow-gauge railroad built in 1872 by the Seattle Coal and Transportation Company. The rail was supported on trestles that extended from the southern end of Lake Union to the Elliott Bay waterfront along what is now Westlake Avenue.¹¹ From mines in Newcastle, coal was barged across Lake Washington, transported over the Montlake isthmus, and loaded on barges for transport to the loading dock on South Lake Union that is now the site of the Center for Wooden Boats. This railway line was abandoned in 1877 when a new railway south of town was built.¹² In 1882 David Denny built his Western Mill sawmill at the southwestern corner of the lake.¹³ The mill would later become Western Mill Company and eventually the Brace Hergert Mill. **See figures 47-48.**

The largest commercial enterprise in the immediate area before 1900 was the North Pacific Brewery (1889, later Hemrich Brothers Brewing Company), located between Lincoln (now Pontius) and Ward (now Yale) Avenues, and Mercer and Republican Streets.¹⁴ The brewery became the Hemrich Brothers Brewing Company with a major brew house expansion (1903-04, Theobald Buchinger, destroyed). **See figure 49.**

The development of streetcar lines by competitive companies spurred residential and commercial neighborhood growth in the late 1880s and 1890s. Seattle businessman L. H. Griffith purchased the former Seattle Coal and Transportation right-of-way for his Seattle Electric Railway and Power Company, and in 1889 built a street railway extending along the western side of Lake Union over a bridge at the northern end of the lake to the town of Fremont.¹⁵ In 1893, in expectation of serving the new state university and reaching the commercial area supporting it, David Denny ran the northern extension of his Rainier Power and Railway Company streetcar line along Howell Street, up Pontius and Howard (now Yale) avenues, along the eastern side of Lake Union along what is now Eastlake Avenue, over a trestle he built at the community of Latona, and through the town of Brooklyn

⁸ David Wilma, "St. Spiridon Orthodox Church in Seattle holds first service on September 18, 1895," HistoryLink.org Essay 3608, October 12, 2001, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=3608 (accessed September 30, 2010).

⁹ Wilma.

¹⁰ Fiset.

¹¹ Ibid.

¹² Ibid.

¹³ Walt Crowley, "South Lake Union: The Evolution of a Dream," HistoryLink.org Essay 4250, June 8, 2003, http://www.historylink.org/essays/output.cfm?file_id=4250 (accessed January 20, 2006).

¹⁴ Sanborn Map Co., *Insurance Map of Seattle, Washington* (New York: Sanborn Perris Map Co. Limited, 1893), Volume 2, pp. 68 and 75.

¹⁵ Leslie Blanchard, *The Street Railway Era in Seattle: A Chronicle of Six Decades* (Forty Fort, PA: Harold E. Cox, 1968), pp. 10-11.

northward to William and Louise Beck's private Ravenna Park.¹⁶

In 1906 Westlake Avenue was paved for wagon and auto traffic, and extended northward from Pike Street to Lake Union.¹⁷ The Westlake Avenue and Pike Street intersection was the location of the first Interurban Depot—Seattle to Everett. The Seattle Electric Company, owned by the Stone and Webster cartel, bought the line in 1909, and made various improvements to this and to their consolidated system of electric street railways.¹⁸ In 1913 the Ford Motor Company constructed a five-story assembly plant (John Graham Sr., City of Seattle Landmark) at the southern end of Lake Washington.

By the early 1920s, the Great Northern Railway built railroad tracks along Terry Avenue, serving the growing industrial warehouse district north of the Central Business District. The tracks also looped around Lake Union, serving the water-dependent industries along the shoreline made possible by the construction of the Hiram M. Chittenden Locks and the Lake Washington Ship Canal constructed between 1911 and 1917. The small freight depot located on Terry Avenue N between Harrison and Thomas streets was a far cry from the massive central station called for at South Lake Union in Virgil G. Bogue's 1911 "Plan of Seattle," prepared for the Municipal Plans Commission.¹⁹

In 1928, work commenced on the second and final Denny Regrade, which focused on a trapezoidal area bounded by Virginia Street to the south, Fifth Avenue to the east, Thomas Street to the north, and Westlake Avenue to the west, resulting in the lowering of the grade throughout that area, and removing Denny Park, which had for years loomed over the surrounding commercial district.²⁰ **See figure 32.**

After the 1920s, the South Lake Union area slowly evolved into a mixed residential and commercial district. Several commercial laundries were located in the greater neighborhood, including the Metropolitan Laundry Building (1917, later called the New Richmond Laundry, City of Seattle Landmark), built in 1917 at Pontius Avenue N and Thomas Street; the Supply Laundry (City of Seattle Landmark), initially completed between 1908 and 1912, at Yale Avenue N and Republican Street; and the Troy Laundry Building (V. W. Voorhees, with additions by Henry Bittman, City of Seattle Landmark), built in 1927 at the northwestern intersection of Fairview Avenue and Republican Street.²¹ **See figures 50-52.**

In the mid-to-late 1920s, Puget Sound Traction, Light & Power Company was converting their interurban lines to bus service and created a bus garage and repair facility for their North Coast Lines on the former site of the former Pontius mansion at Pontius Avenue N and Denny Way.²²

Between the mid-1920s and the beginning of World War II, several other major commercial business operations were located in the neighborhood. In 1930 the Seattle Times relocated to a new site at the northeastern corner of the intersection of John Street and Fairview Avenue N, an Art Moderne building (1930, Robert Reamer, City of Seattle Landmark).²³ George Horluck built a large brewery at Westlake Avenue and Mercer Street in 1933, responding to the end of prohibition. **See figure 53.**

The Aurora Speedway was constructed in the early 1930s, east of Dexter Avenue, with the George Washington Memorial Bridge crossing high above the Lake Washington Ship Canal near Lake Union's northern end.

The United States Navy built a Naval Reserve Armory (1942, William R. Grant with B. Marcus Priteca, City of Seattle Landmark), serving as an advanced training facility, on the site of the Brace Hergert Mill between 1941 and 1942, using funds provided by the Works Progress Administration.

Fairview Avenue N continued to be the neighborhood's primary commercial street. The Washington

¹⁶ Ibid., p. 38.

¹⁷ Fiset.

¹⁸ Blanchard.

¹⁹ Virgil G. Bogue, "Plan of Seattle," Report of the Municipal Plans Commission (Seattle, WA: Lowman & Hanford Co, 1911), pp. 78-83, 128-129.

²⁰ Myra L. Phelps, *Public Works in Seattle: A Narrative History of the Engineering Department, 1875-1975* (Seattle, WA: Seattle Engineering Department, 1978), pp. 29-31.

²¹ Karin Link, "2003 Cascade Historic Survey: Buildings, Objects & Artifacts, Context Statement," <http://www.cityofseattle.net/neighborhoods/preservation/ContextCascade04.pdf> (accessed September 30, 2010).

²² Sanborn Map Co., 1917-1950, Volume 4, pp. 469, 470, 484, 485.

²³ Link.

State Game Department built its new International Style headquarters (James C. Gardiner and Associates) on Fairview Avenue N near Mercer in 1948. *See figure 54.*

By the 1960s, Interstate 5 severed the area from Capitol Hill. In 1964, PEMCO built the first tower of its Eastlake Avenue office complex, with additional construction continuing through 1983. REI built its new flagship store (Mithun Partners) in 1994 on an entire block on the western side of Eastlake Avenue between John and Thomas streets. *See figures 55-56.*

The area remained fairly stable until property values increased as result of major land acquisition stimulated in the 1990s by the Seattle Commons proposal and redevelopment of these properties by major area developers. A new streetcar line running down Westlake now connects the South Lake Union, Cascade, and Westlake areas with the CBD. Since this time most of the historical residential uses in the neighborhood have been replaced with development for office buildings and other commercial uses for the technology industries moving into the neighborhood.

Note: for additional information, refer to “2003 Cascade Historic Survey, Buildings, Objects & Artifacts, Context Statement,” prepared by Karin Link, Thomas Street History Services. The context statement is available online at:

<http://www.cityofseattle.net/neighborhoods/preservation/ContextCascade04.pdf>

4.2 Building History: 1170 Republican Street

The existing structure was originally three separate vernacular Craftsman-style bungalows. On the eastern side of the lot was a two-story house, addressed alternately as Republican Street and Minor Avenue N. Each of the three subject bungalows was 18 feet wide and 24 feet deep, with a 6-foot-by-24-foot porch on the southern, street, side of the house. On the 1911 building permits for 1164 and 1168 Republican Street, the owner was listed as E. McFarland, and the applicant was listed as C. J. McFarland.²⁴ The permit for the third house at 1170 Republican was not available. The McFarland family—parents William and Hannah and their sons Colin and Earl—probably all had interest in the property. All lived at the house at 1172 Republican Street at different times.²⁵ William and Earl worked in the construction industry and were the builders of the houses. By 1936, the Northwestern Mutual Fire Association owned the buildings, and they were still operated as residential rentals.²⁶ *See figures 57-60.*

The houses addressed at 1164, 1168, and 1170 were rented as “furnished three-room bungalows with a bath.” In 1922, applicants were directed to Mrs. McFarland, who lived at 1172 Republican Street, alternately addressed on Minor Avenue.²⁷ Tenants of the cottages included a range of working class individuals, couples and young families. A. S. Morehouse, a boilermaker, lived in 1170 in 1920.²⁸ Ralph R. Turner, a paint spray operator who worked at the nearby Ford Motor Company lived in 1170 Republican Street in 1929.²⁹ Other working class men living in the cottages include Austin Shipman, an elevator operator at Smith Tower in 1936, and Arthur Wingo, a truck driver in 1949. The Shipman, Bjerke, and Brooks families had babies in 1936, 1941 and 1951, respectively, while living in the cottages.³⁰

By 1938, the house at 1172 was being occupied by the Parmeter family, who ran a beer distributing business from the address. They occupied it as a residence until 1980.³¹

In 1980, Neudorfer Engineering combined the buildings and enclosed the porches, leaving the existing roofs intact, and enclosing the original side yards of the buildings. They used the two-story

²⁴ City of Seattle Building permits #104452 and #104683.

²⁵ Polk’s City of Seattle Directories.

²⁶ King County Tax Assessor records # 7863500060, at Puget Sound Regional Archives.

²⁷ *Seattle Times*, classified advertisement, May 14, 1922, p. 52.

²⁸ *Seattle Times*, “Arrested for Government,” January 23, 1920, p. 5.

²⁹ *Seattle Times*, advertisement, September 5, 1929.

³⁰ *Seattle Times*, “Births,” September 23, 1936, p. 26. “Births,” December 11, 1941. “Births,” August 30, 1951, p.17.

³¹ Polk’s City of Seattle directories.

house at 1172 for storage.³² *See figures 61-64.*

In 2010 the use changed again when the Row House Cafe reconstructed the porches of the original cottages, added a kitchen and changed the use to a restaurant. The two-story house at 1172 was demolished in 2016. *See figures 65-68.*

4.3 Historic Architectural Context: Vernacular Craftsman-Style Residences

Between 1900 and the 1920, the city of Seattle experienced tremendous growth, and the population swelled from 80,671 to 315,312 people.³³ New suburban tracts, many built along new streetcar routes, were developed and thousands of homes were built, the vast majority of them being one- to one-and-a-half-story Craftsman bungalows, also known as California bungalows.

During later part of the nineteenth century, North American architects adopted the Victorian Queen Anne style for wood-frame construction by adapting the previous Stick style, which had previously dominated residential construction. Utilizing balloon framing, and later western or platform framing, most houses could be erected quickly and inexpensively by any competent crew of carpenters. By the turn of the century, however, a new philosophy was promoted to the middle class, the prospective owners of new houses. This philosophy eschewed the pretention and fussiness of the Victorian gingerbread style and over-furnished interiors. In his 1904 book *The Simple House*, Charles A. Keeler encouraged a new style of residence “infused with the art spirit.” Other proponents of the new, simpler style of building and lifestyle, including designer and furniture manufacturer Gustav Stickley and writer and artist Elbert Hubbard, drew inspiration from the English Arts and Crafts movement, and adapted those ideas to suit American tastes. *See figures 69-70.*

The Craftsman bungalow was ideally suited to this new philosophy. The bungalow’s etymological root was the *bangala*, a Bengali word referring to a typical native dwelling of that region in India. Essentially an eighteenth century European adaptation of these dwellings, the colonial English bungalow was a one-story building with an encircling porch or “verandah” located on a private compound. Essentially a modified cottage, the colonial bungalow was a simple detached building containing all the possible conveniences of western civilization. In the 1890s, several variations of bungalows were built in England as second homes at seaside resorts and rural retreats.³⁴ *See figures 71-72.*

The first known American use of the term “bungalow” is thought to have been in the *American Architect and Building News* in 1880, referring to a summer home on Cape Cod. A. W. Brunner’s *Cottages or Hints on Economical Building*, published in 1884, illustrates a one-and-a-half-story Queen Anne cottage “bungalow” with several porches and an attic that was the forerunner of the “upper room” so characteristic of the California bungalow. Brunner’s bungalow lacked the entry and parlor that characterized the Queen Anne house. Brunner considered the bungalow as a reform in domestic architecture: “Simplicity, elegance and refinement of design demanded, an outward display, overloaded with cheap ornamentation, is no longer in favor.” He hoped that his book would inspire those who desired “inexpensive homes which shall be at the same time cozy and picturesque.”³⁵ *See figure 73.*

By the time the bungalow form reached California in the late 1800s, bungalows had become one- or one-and-a-half-story houses, with low sloped roofs with overhangs with unenclosed rafter tails. Roofs had generous overhangs, and gable roof overhangs were generally supported by knee braces or brackets. The roof also typically had a small dormer window, or attic vent made to look like a window, over the main portion of the house. They were usually horizontal in massing, and integrated into the landscape by the use of local material such as cobblestones and transitional plantings. The

³² Robert R. Neudorfer, “1164-1170-72 Republican Street,” permit drawings #590413, collection of Erin Maher.

³³ City of Seattle, “Decennial Population, City of Seattle, 1900-2000,” Strategic Planning Office, http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdd017686.pdf (accessed September 7, 2016).

³⁴ Robert Winter, *The California Bungalow* (Los Angeles, CA: Hennessey & Ingalls, Inc., 1980), pp. 19, 21.

³⁵ Winter, pp. 21-22. A. W. Brunner, *Cottages or Hints on Economical Building* (New York, NY: William T. Comstock, 1884).

California bungalow usually featured cedar shingles, horizontal bevel siding, or stucco. Chimneys were made of stone, brick, or a combination of the two. Even the cheapest bungalow featured a partial or full-width front porch, some wrapping partially around to the side. A variation of the bungalow form was the so-called “airplane” bungalow, which had a partial upper floor centered on the structure with rows of windows resembling an airplane cockpit. Principal interior features included a large living room, often with a fireplace nook, and a rear kitchen. An arched opening often separated the living room from the dining room. Servants’ rooms were seldom included, as the owners were typically middle class. Interiors were meant to be cozy and restful, offering retreat for the husband returning from work, while the small kitchens were lighter and stressed efficient operation for the homemaker. The majority of bungalows did include some elements of mass production: typically doors, windows, and built-in furnishings such as bookcases, desks, or folding beds. The main interior rooms often had a simple wood wainscot, and ceilings frequently featured coffering of the same wood. *See figures 74-75.*

Although other forms of bungalows were built throughout the United States and Canada, California bungalows were popular outside of California in Northwest cities including various neighborhoods in Seattle, Tacoma, Everett, Vancouver and Spokane, Washington and Portland and Eugene, Oregon. Other North American cities with notable numbers of California bungalows include Missoula, Montana, Chicago, Illinois, and Salt Lake City, Utah.

The popular low-cost California bungalow, contemporarily ridiculed by the East Coast architectural establishment, were—in spirit, if not in fact—non-professionally designed and often a do-it-yourself product. Pattern books featuring bungalows were readily available, bringing the style to families who could not afford custom designs. Local Seattle entrepreneur Jud Yoho, among others, hired designers to produce plan for houses in the California bungalow style and subsequently published plan catalogs. Factories throughout the United States also turned out the various exterior details particular to the style for national distribution. Sears, Roebuck and Co., Montgomery Ward and Co., the Aladdin Co., and others, produced hundreds of thousands of bungalow-style kit homes that arrived by railroad with everything needed to construct a house, including the hardware, screws, and nails. *See figures 76-77.*

4.4 Building Owner and Contractor: the McFarland Family

The original owner of two of the buildings at 1164 and 1168 Republican Street was listed on the permit as “E. MacFarland,” who resided at 3508 Meridian Street in Seattle.³⁶ The contractor was listed as “C. J. McFarland.”³⁷ Both Earl McFarland, a bricklayer, and his father William, also a bricklayer, resided at 1172 Republican Street in 1903 and 1904. In 1903, Colin J. McFarland, William’s older son, lived nearby with his wife Nellie at 522 Fairview Avenue. It is likely that the McFarland family had equal interest in the property, and Earl and Colin were listed on the permit as owner and contractor, arbitrarily. Between 1906 and 1920 Earl resided at 3508 Meridian Avenue with his father and his mother, Hannah McFarland. Earl worked for his father in the construction industry during that period. William was a contractor, and Earl was listed on the 1910 and 1920 censuses as a bricklayer.³⁸ In 1922 William died in the house at 1172 Republican Street.³⁹ Colin worked as a bookkeeper and clerk until he and Nellie moved to Los Angeles by 1920. Earl became a welder after 1920 and married Rosalia, moving to Newell Street by 1922. Earl died on November 5, 1934.⁴⁰

³⁶ City of Seattle Building Permits #104683 and 104452.

³⁷ Ibid.

³⁸ United States Census Bureau, 1910 U.S. Census, Seattle Ward 10, King, Washington, Roll: T624_1661, Page: 11A, Enumeration District: 0178, FHL microfilm: 1375674. United States Census Bureau, 1920 U.S. Census.

³⁹ *Seattle Times*, death notices, “McFarland,” March 17, 1922, p. 10.

⁴⁰ Ancestry.com, Washington, Deaths, 1883-1960

4.5 Other Associated Business & Individuals: Robert Neudorfer & Neudorfer Engineers

The substantial alteration to the structure in 1980 was constructed for Neudorfer Engineers, and designed by the owner, Robert F. Neudorfer. Neudorfer Engineers is a group of consulting mechanical engineers who specialize in the design and commissioning of HVAC systems. Robert Neudorfer established R. F. Neudorfer and Associates in 1970. In 1974, the company was located at 1154 E Olive Way. The company incorporated and changed its name to Neudorfer Engineers, Inc. in 1980, the same time it moved to the building at 1170 Republican Street. Robert F. Neudorfer died in 1986. The company maintained its office at 1170 Republican Street for 30 years.

Robert's son Bill currently heads the firm. Neudorfer Engineers is certified by the National Environmental Balancing Bureau (NEBB), for which Bill Neudorfer served as a past president. He has taught at the University of Washington, and conducted courses for the NEBB, the Washington State Energy Office, and the American Society of Heating, Refrigeration and Air Conditioning Engineers, Inc. (ASHRAE).

Neudorfer Engineers employs between 11 and 50 people in two locations, one in Seattle at 5516 First Avenue S, the other in Portland, Oregon, at 1500 NE Sandy Boulevard.

Prepared by:
Larry E. Johnson, AIA
Ellen F. C. Mirro, AIA
Katherine Jaeger
The Johnson Partnership
1212 NE 65th Street
Seattle, WA 98115
www.tjp.us

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- Sanborn Map Co., 1904-05, volume 3, pp. 259, 260, 282, 283.
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- . Classified advertisement. May 14, 1922, p. 52.
 - . "Arrested for Government." January 23, 1920, p. 5.
 - . Advertisement. September 5, 1929.
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APPENDIX 1

FIGURES

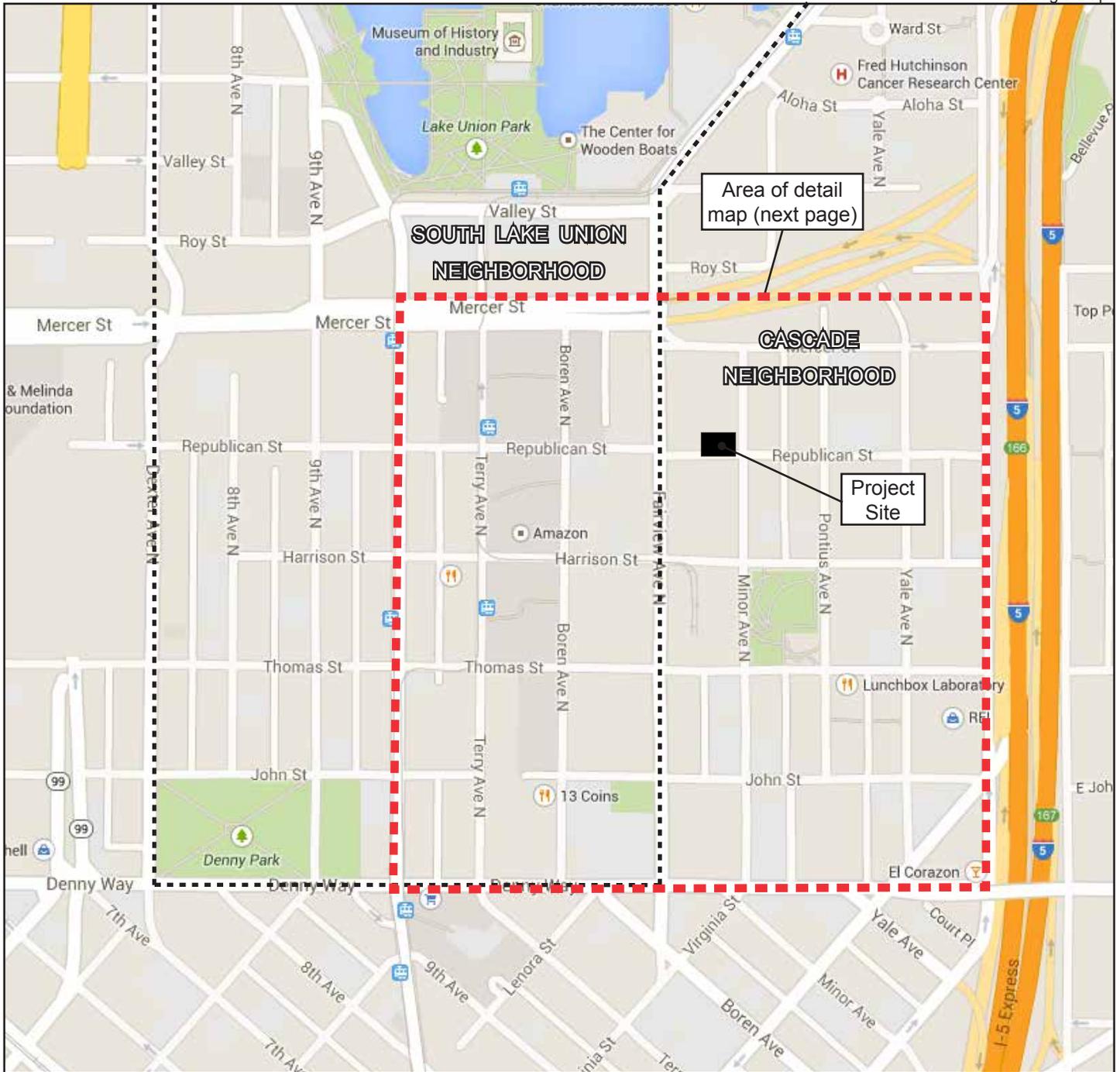
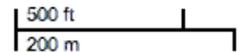


Figure 1 • Location Map



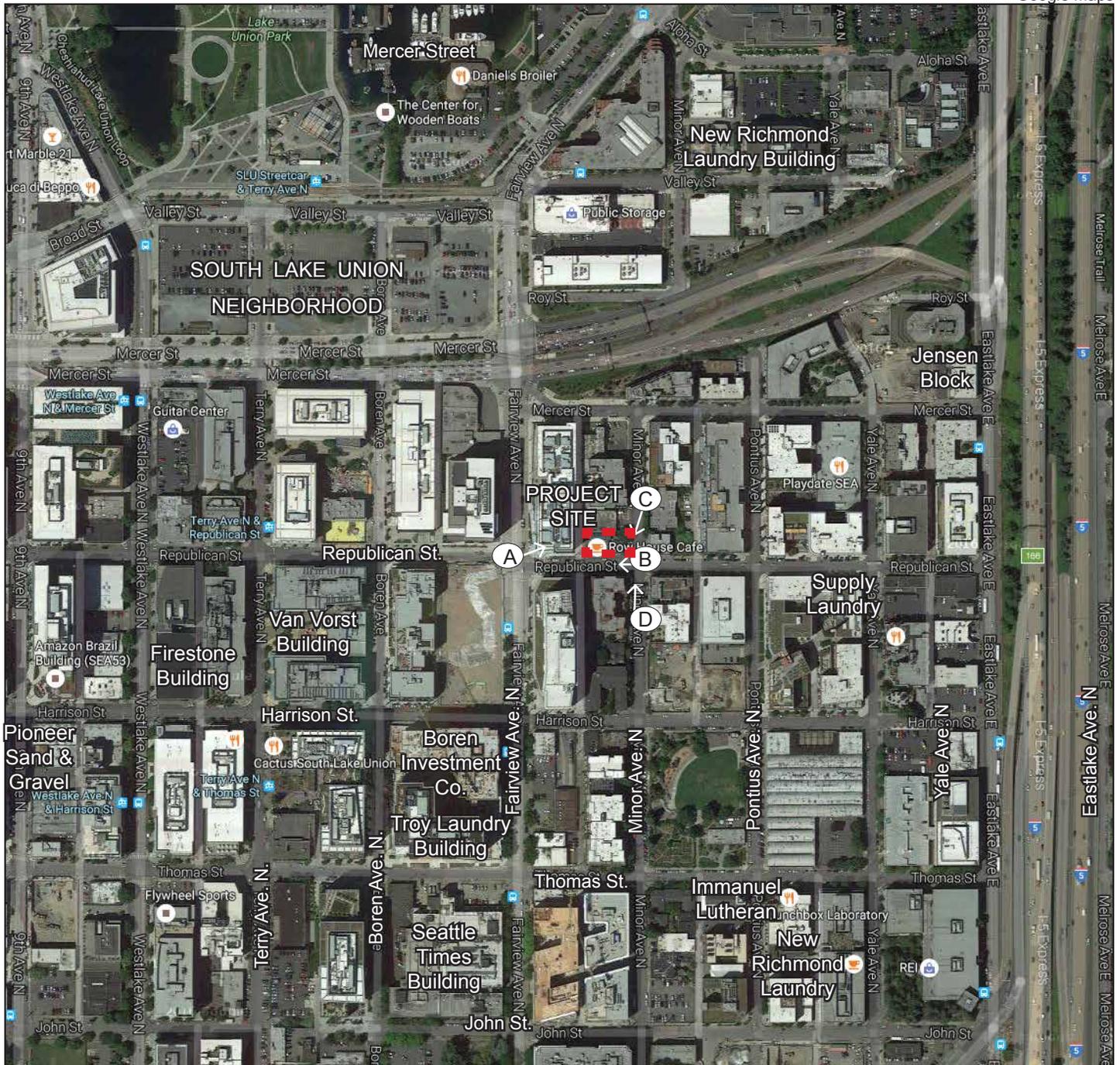


Figure 2 • Neighborhood Aerial

View referenced in this document





Figure 3 • View A - Viewing east along Republican Street

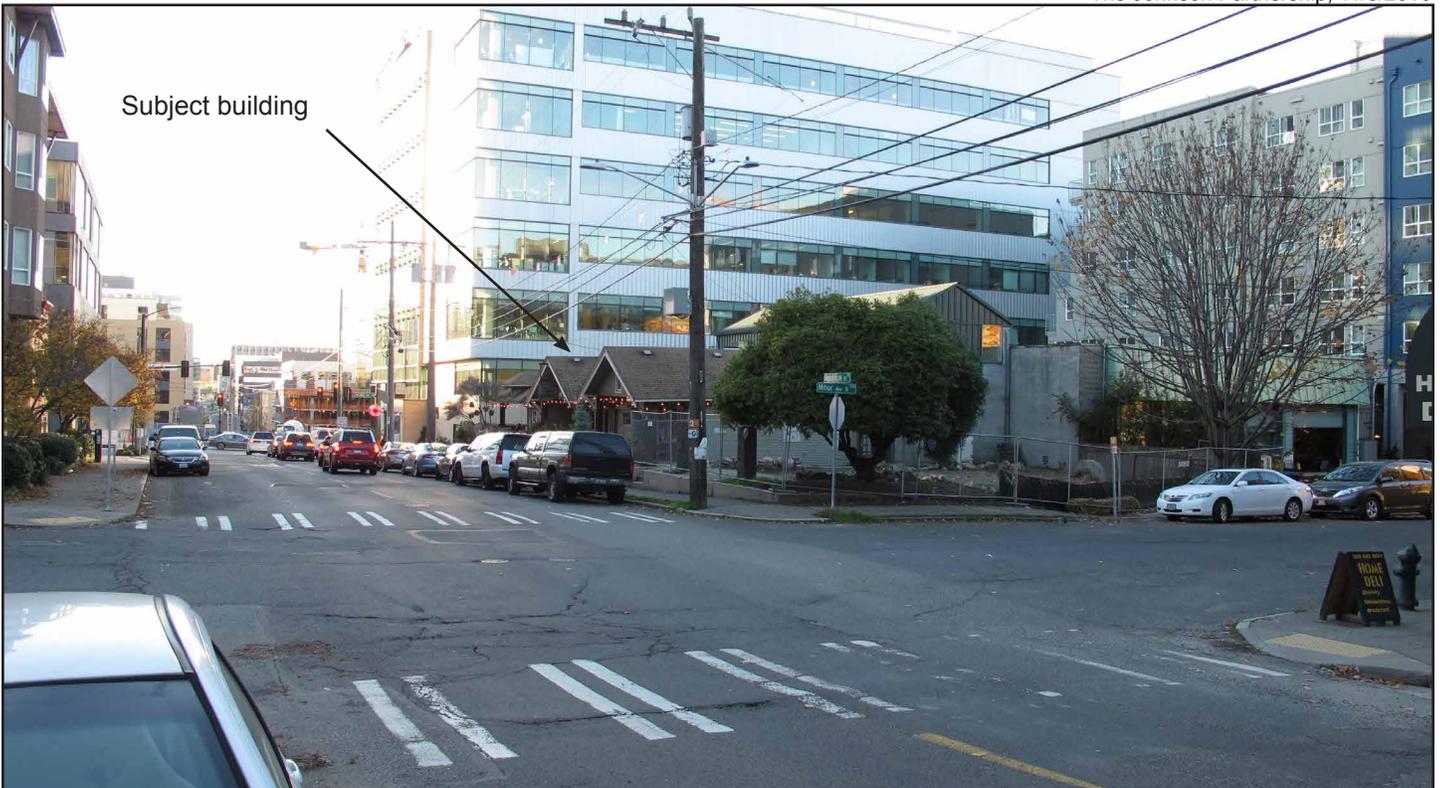


Figure 4 • View B - Viewing west along Republican Street



Figure 5 • View C - Viewing southwest from Fairview Avenue N



Figure 6 • View D - Viewing west from corner of Fairview Avenue N and Thomas Street

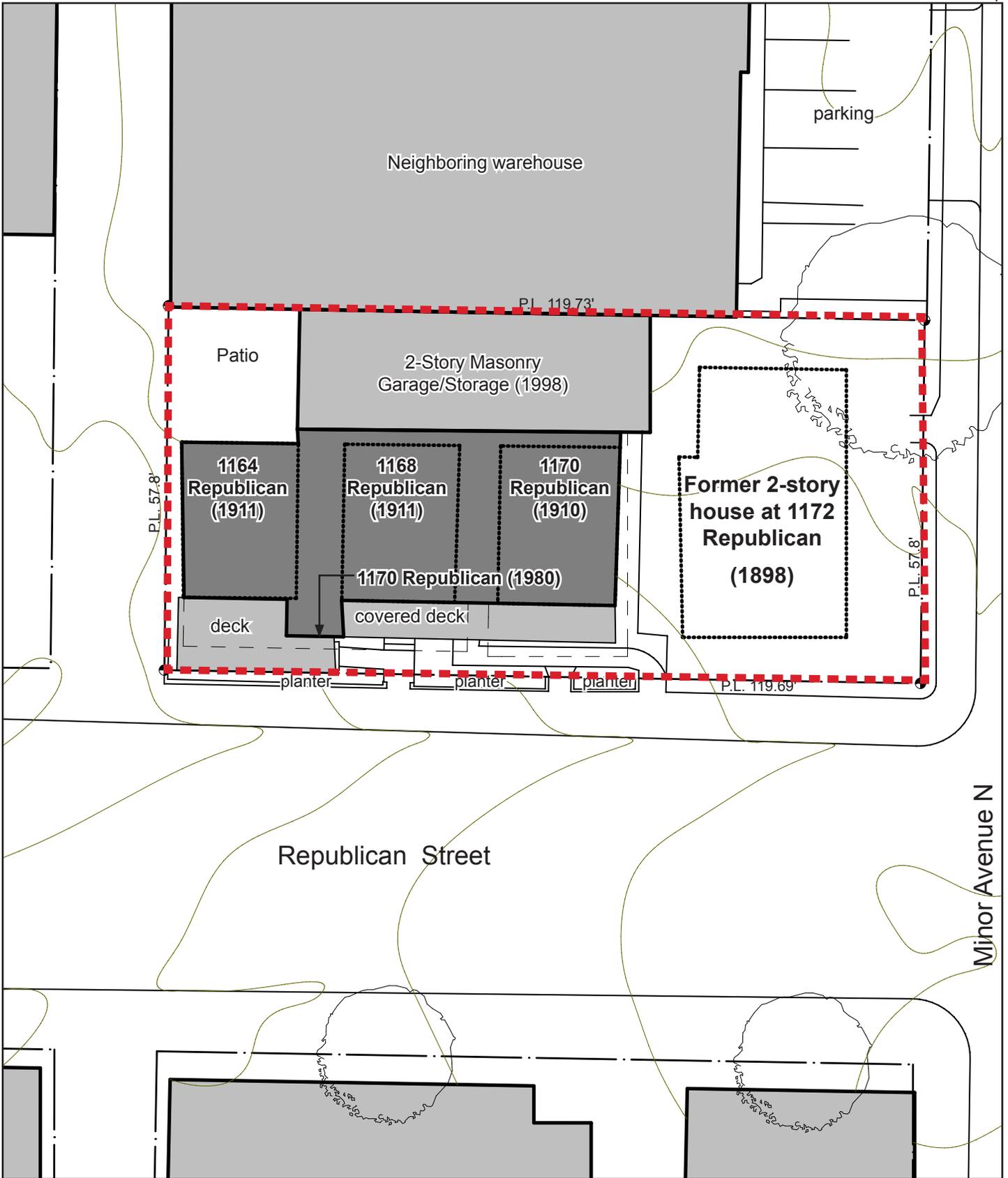


Figure 7 • Site Plan

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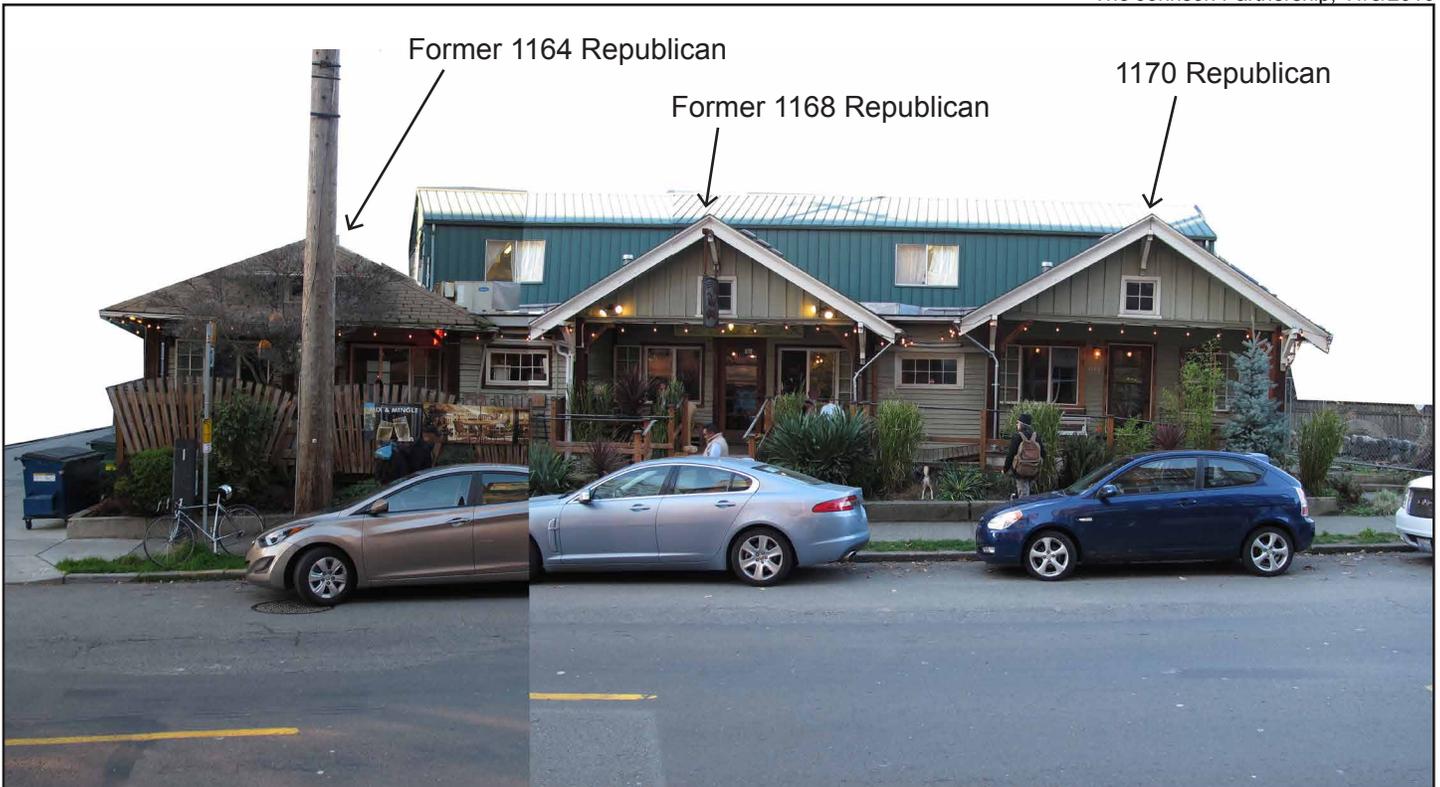


Figure 8 • Photo montage of 1170 Republican Street, southern façade



Figure 9 • 1170 Republican Street, eastern façade.



Figure 10 • 1170 Republican Street, western façade, former 1164 Republican



Figure 11 • 1170 Republican Street, western façade, showing garage at rear



Figure 12 • 1170 Republican Street, southern façade, detail of dormer, former 1164 Republican



Figure 13 • 1170 Republican Street, southern façade, covered porch, former 1164 Republican



Figure 14 • 1170 Republican Street, southern façade, detail of 1980 side yard enclosure



Figure 15 • 1170 Republican Street, southern façade, covered porch, former 1168 Republican



Figure 16 • 1170 Republican Street, southern façade, detail of gable end on porch, former 1170 Republican



Figure 17 • 1170 Republican Street, southern façade, detail of covered porch



Figure 18 • 1170 Republican Street, eastern façade viewing north



Figure 19 • 1170 Republican Street



Figure 20 • 1170 Republican Street, interior viewing east



Figure 21 • 1170 Republican Street, interior viewng north, former 1168 Republican

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Figure 22 • 1170 Republican Street, interior at enclosed former side yard



Figure 23 • 1170 Republican Street, interior at easternmost dining area



Figure 24 • 1170 Republican Street, interior at enclosed former side yard



Figure 25 • 1170 Republican Street, detail of reconstructed eave, interior of enclosed former side yard



Figure 26 • Pontius house, ca. 1870

MSCUA, UW Libraries, Photo Collection 282



Figure 27 • Southern end of Lake Union with Denny Mill, 1885



Figure 28 • Pontius Mansion, ca. 1890, with children on porch

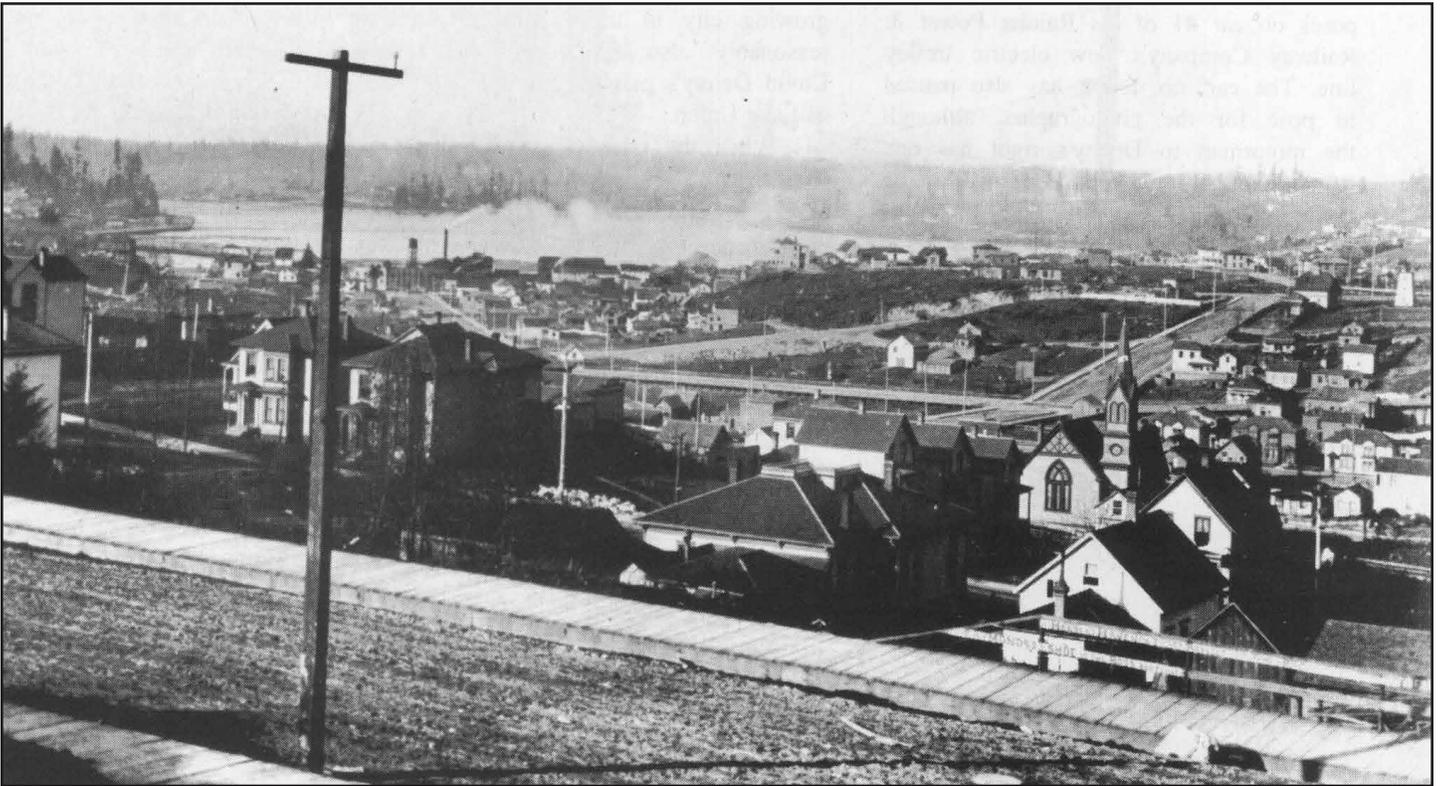


Figure 29 • Westlake Avenue N looking northeast towards Lake Union, 1891



Figure 30 • Typical worker housing, 511 Minor Avenue, photographed 1937



Figure 31 • Typical boarding house, 535 Minor Avenue, photographed 1937

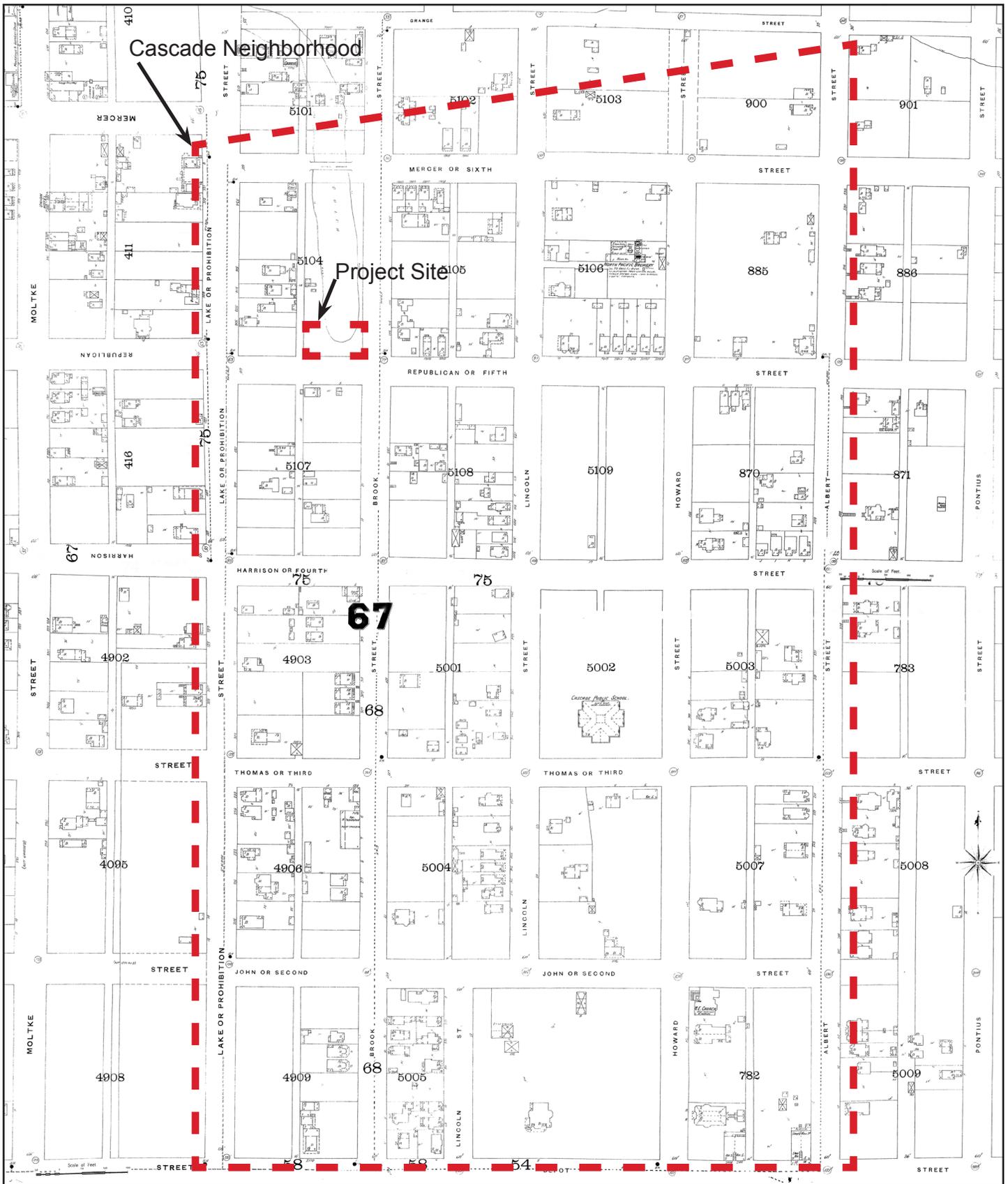


Figure 32 • Sanborn Insurance Maps, 1893, vol. 2, sheets 67-68, 74-75

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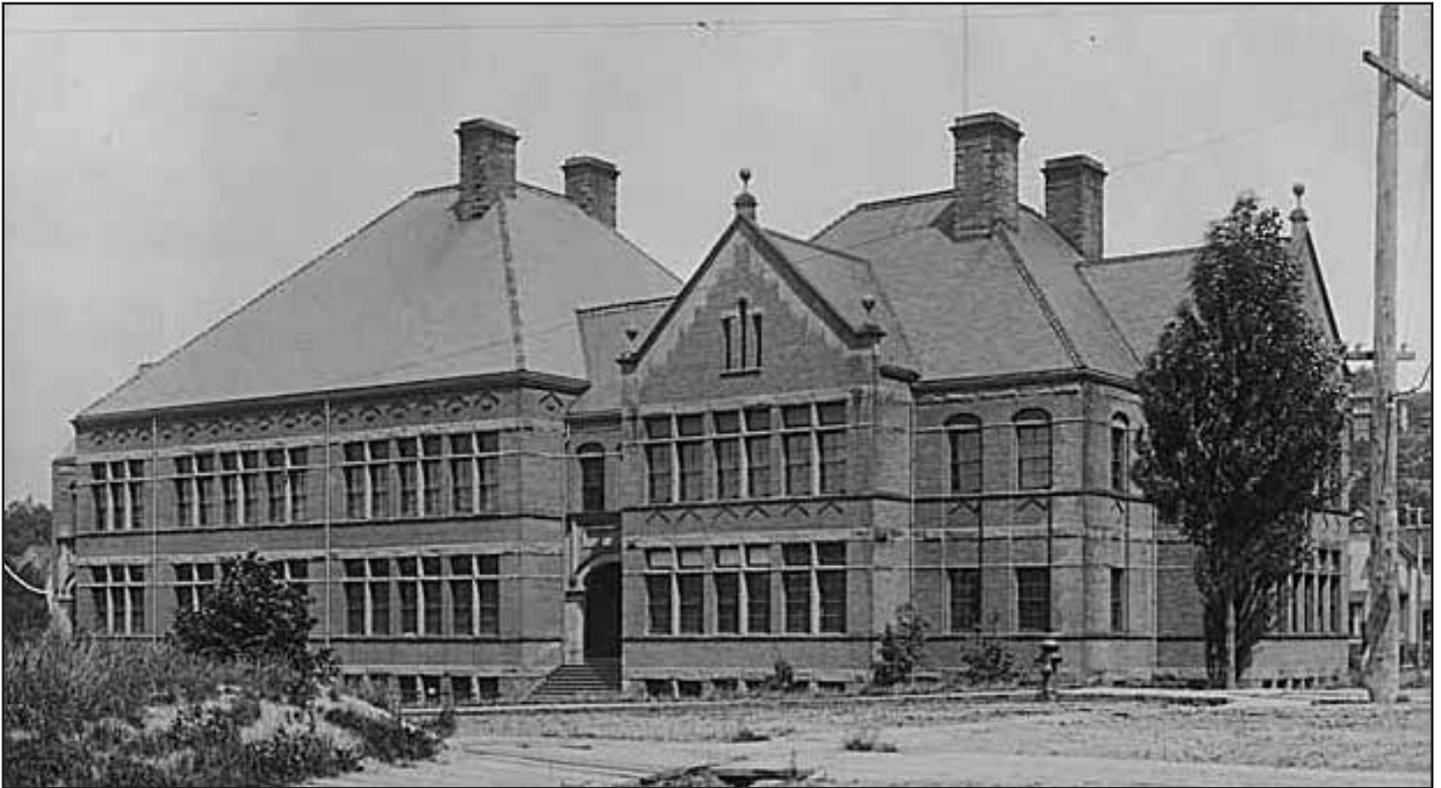


Figure 33 • Cascade School (1894, John Parkinson)



Figure 34 • Cascade School with additions (1898, Saunders and Lawton)

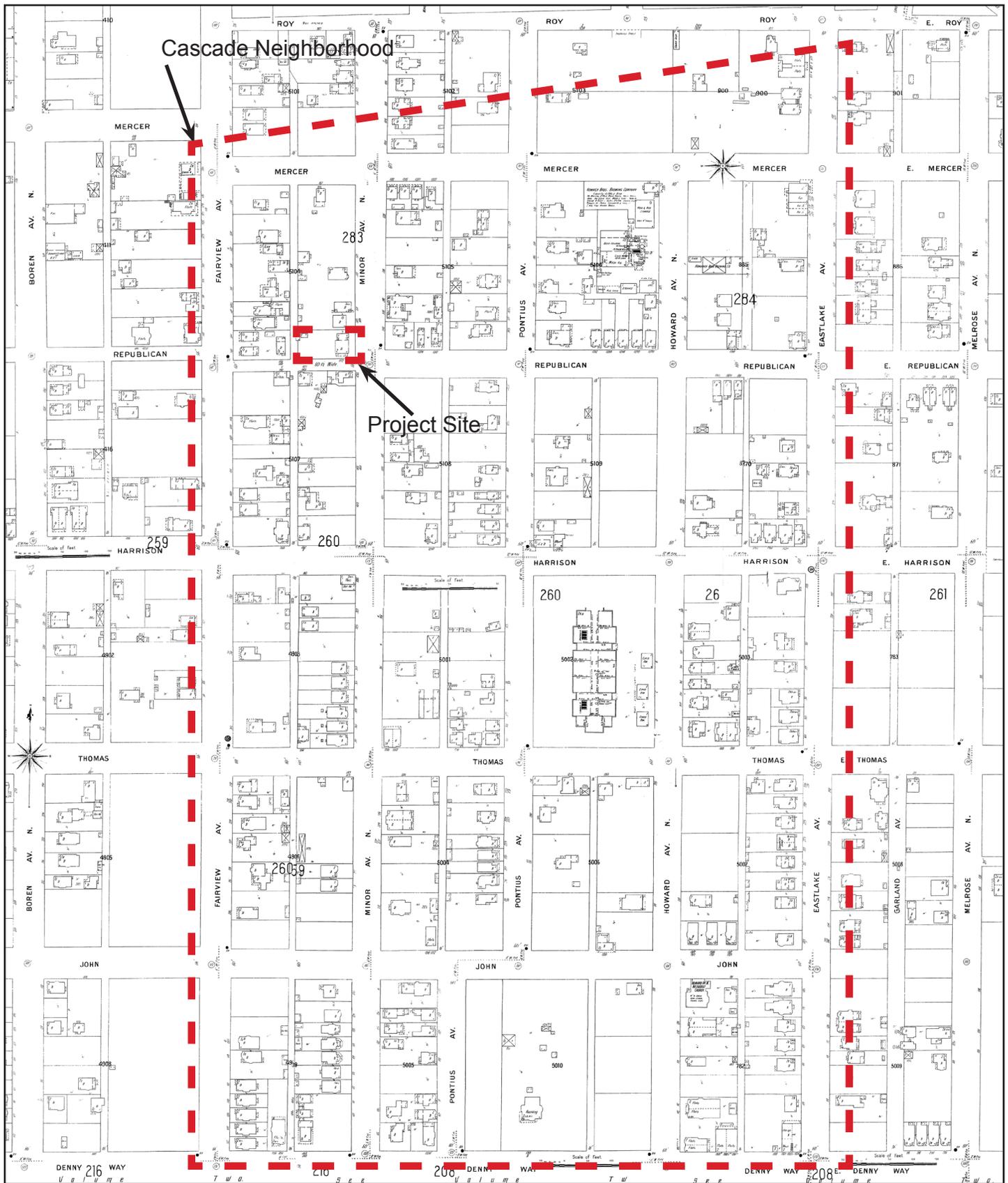


Figure 35 • Sanborn Insurance Maps, 1904-1905, vol. 3, sheets 259-262, 282-284

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Figure 36 • Grandview Apartments, 409 Eastlake Avenue (1907, Henderson Ryan)



Figure 37 • Jensen Block, 1320 Mercer Street (1906, City of Seattle Landmark)

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Figure 38 • The Carlton, 603 Pontius Avenue (1926, Emil Guenther with Charles Saunders)

MSCUA, UW Libraries, Calvin F. Todd Photographs, CFT0041



Figure 39 • Hollister Apartments, 715 Eastlake Avenue (ca. 1915, demolished)



Figure 40 • Immanuel Lutheran Church (1912, Watson Vernon)

Paul Dorpat



Figure 41 • St. Demetrios Greek Orthodox Church (1921)



Figure 42 • St. Spiridon Cathedral (1938-1941, City of Seattle Landmark)



Figure 43 • Final Denny Regrade viewing northeast, ca. 1930

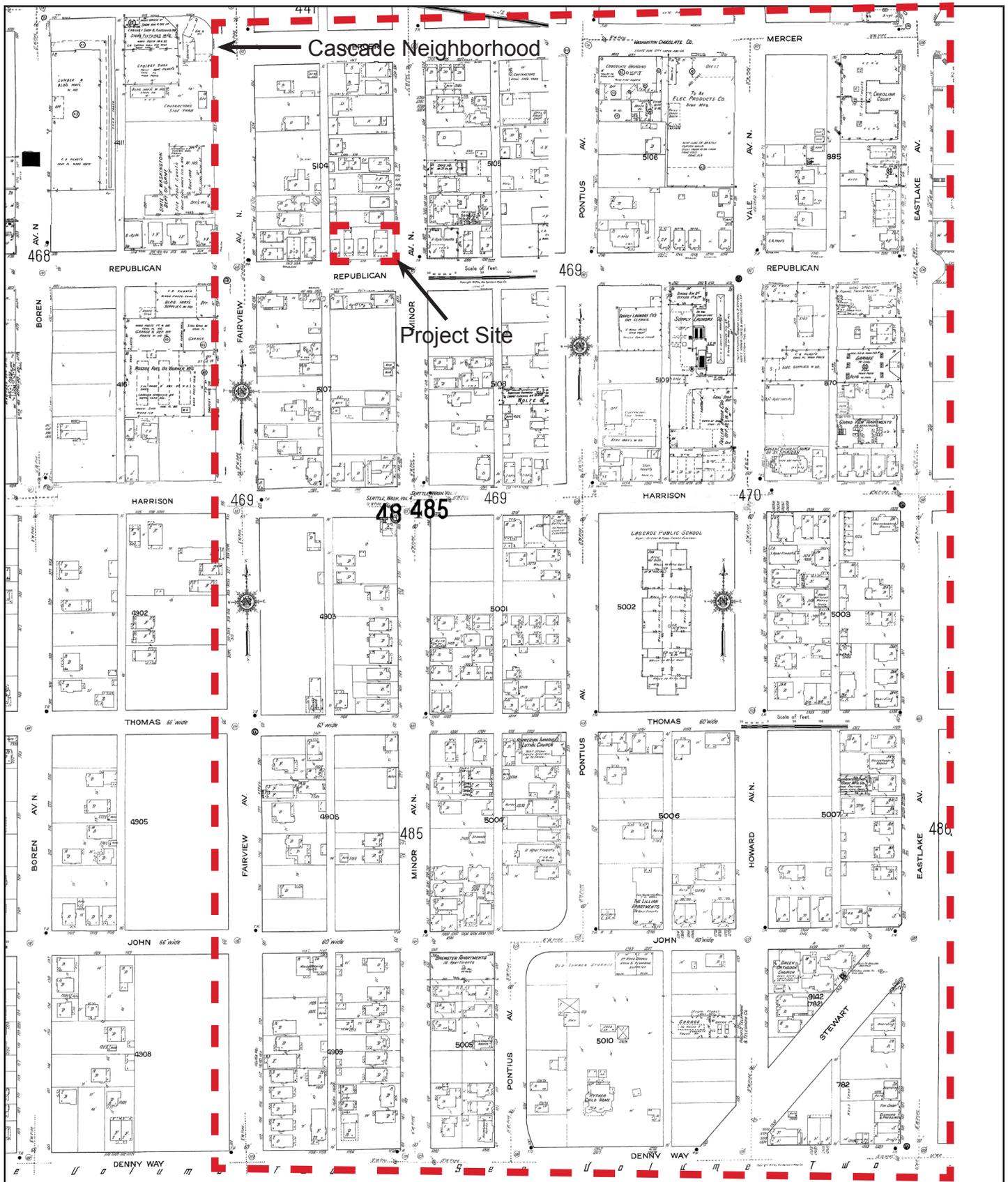


Figure 44 • Sanborn Insurance Maps, 1905-1950, vol. 4, sheets 484-485, 468-470

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Figure 45 • 224 Minor Avenue, Cascade Shelter Project, built 1904

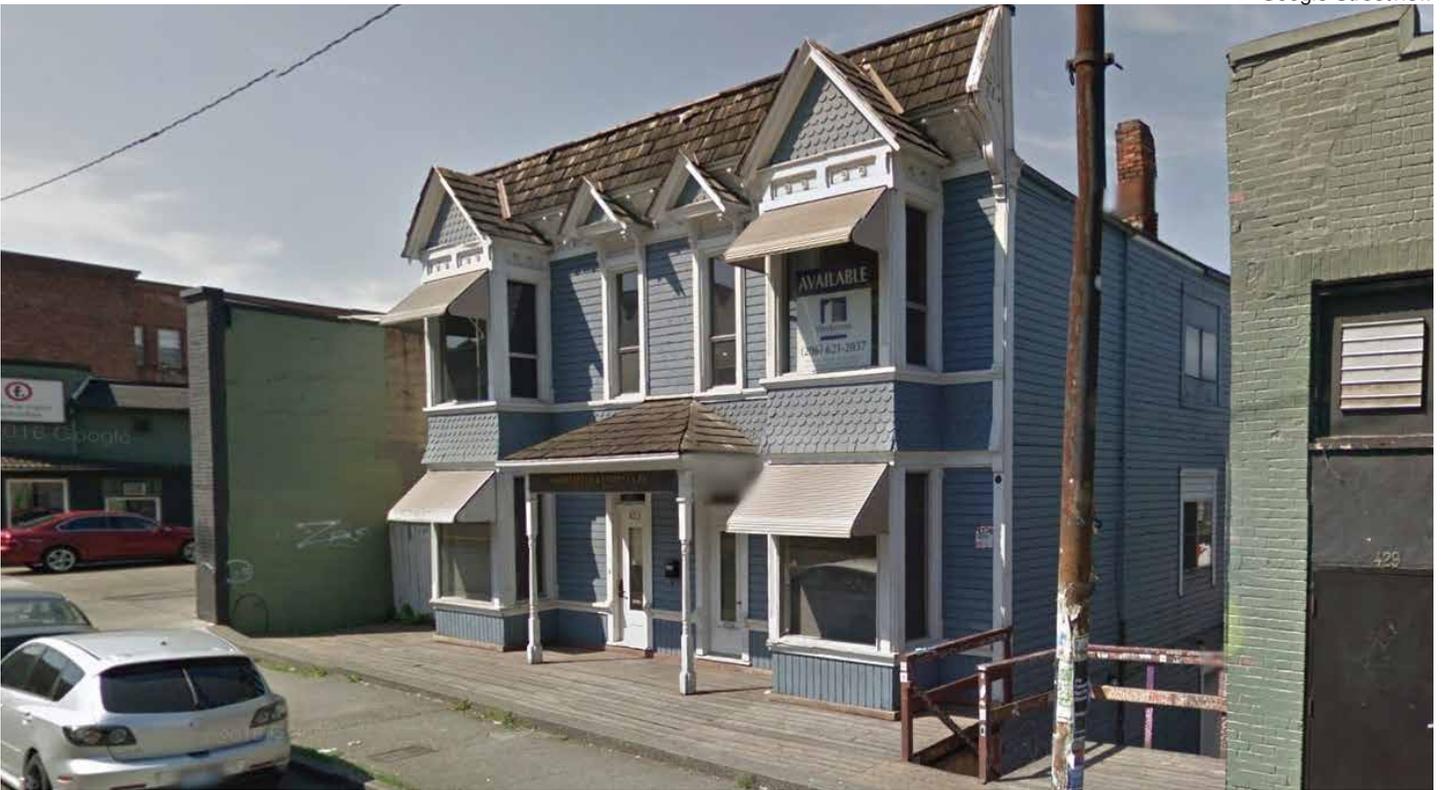


Figure 46 • 425 Eastlake Avenue, built as an apartment building, 1910

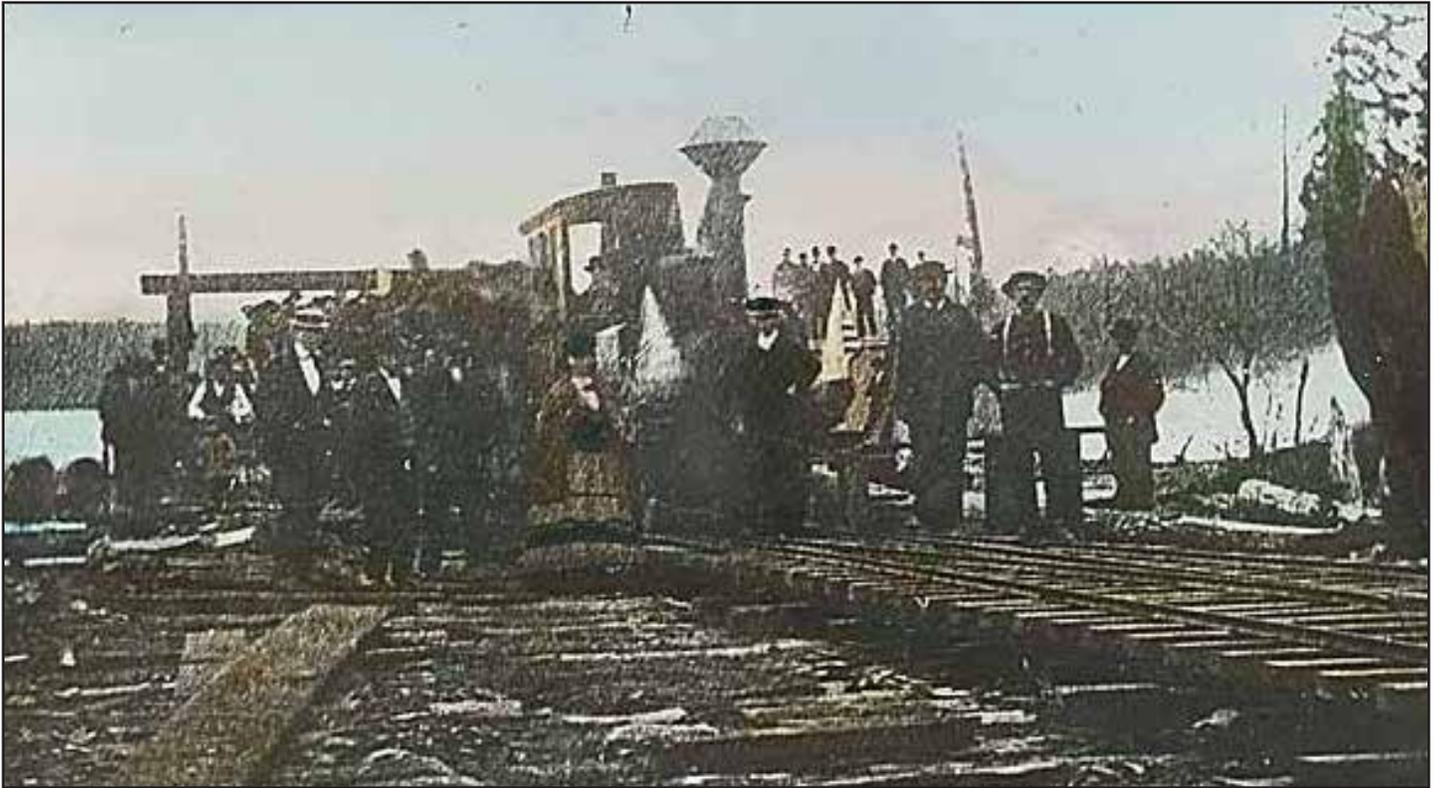


Figure 47 • Seattle Coal and Transportation Company, ca. 1875

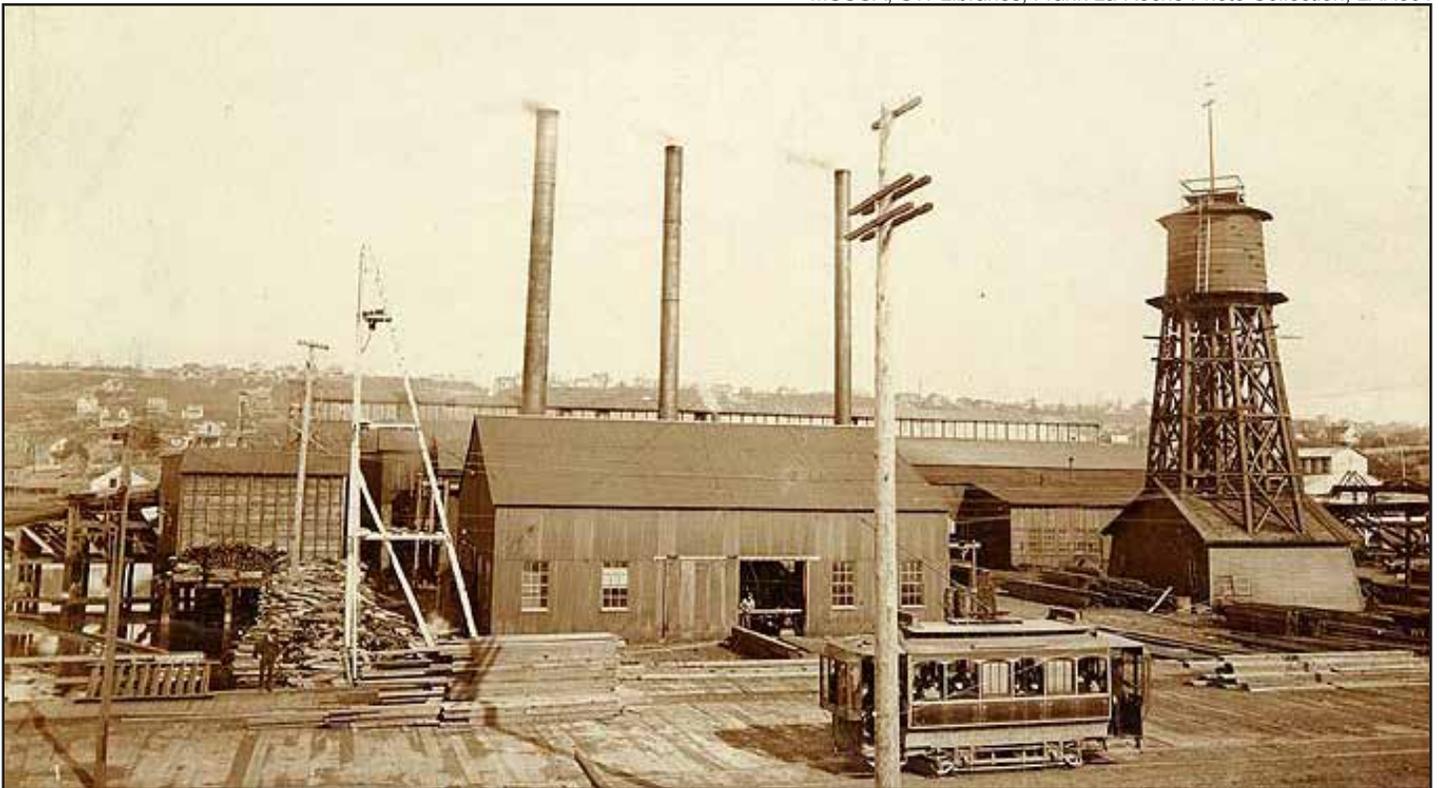


Figure 48 • Streetcar passing Western Mill Company, ca. 1891



Figure 49 • Hemrich Brothers Brewery, 1889



Figure 50 • Supply Laundry, 1917

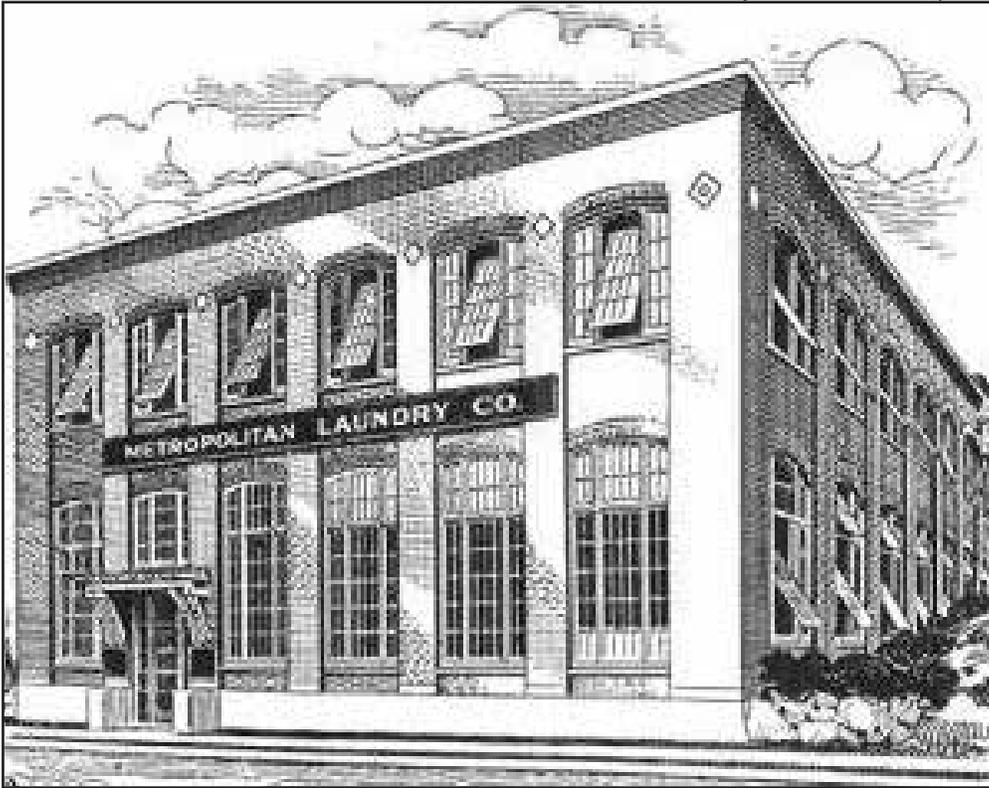


Figure 51 • Metropolitan Laundry Building (1917)

The Johnson Partnership, 8/27/2010



Figure 52 • Troy Laundry (1927, Victor Voorhees, City of Seattle Landmark)



Figure 53 • Seattle Times Building (Robert C. Reamer, 1930, City of Seattle Landmark)

MUSCUA UW Libraries, Photo Collection, 251



Figure 54 • Washington State Game Department (1948, James Gardiner)



Figure 55 • Aerial of South Lake Union showing Horlucks Brewery, 1934



Figure 56 • South Lake Union viewing toward freeway construction from Space Needle, 1962



Figure 57 • 1164 Republican Street, 1937



Figure 58 • 1168 Republican Street, 1937



Figure 59 • 1170 Republican Street, 1937

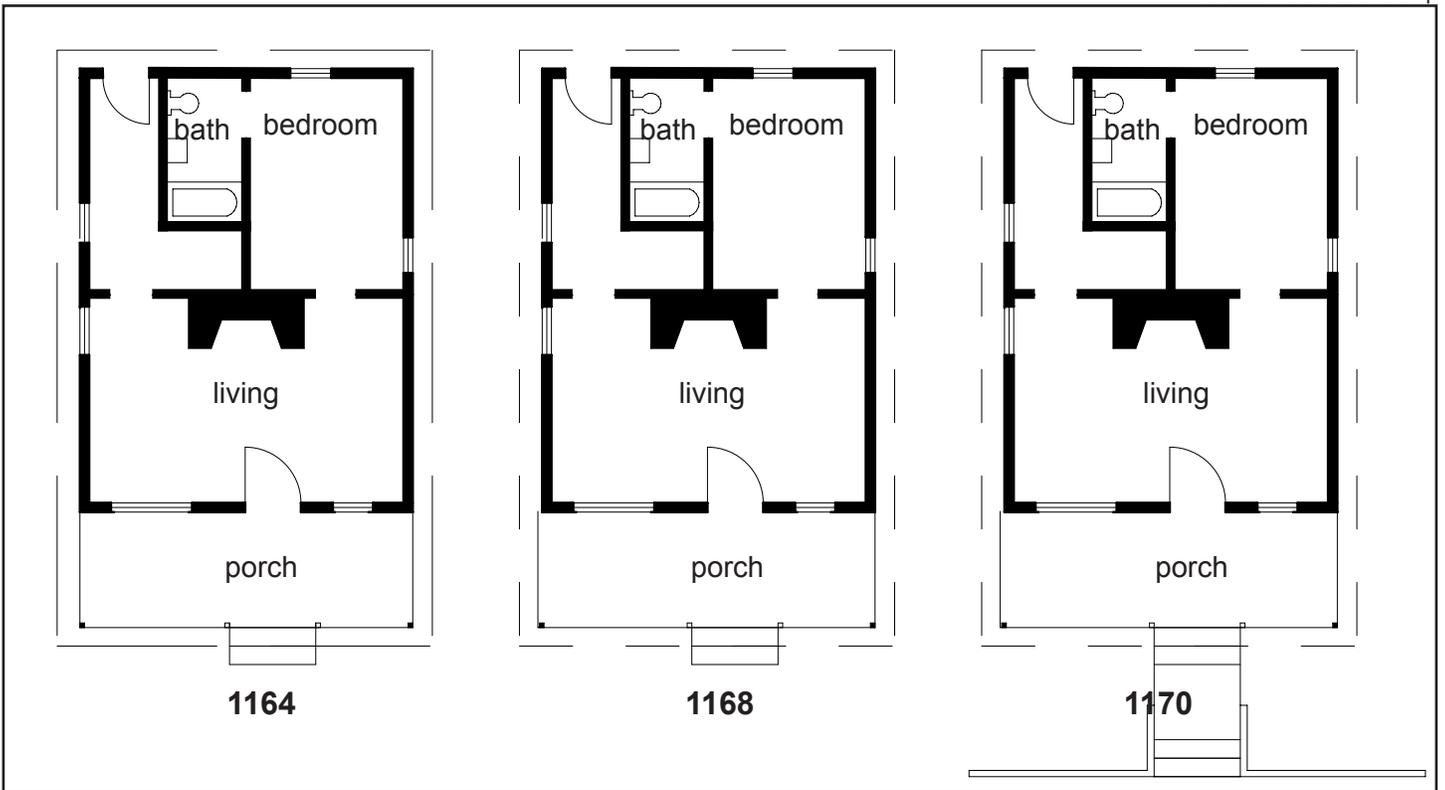


Figure 60 • Sketch plan, 1164, 1168, and 1170 Republican Street, before 1980

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Figure 61 • 1170 Republican Street, Neudorfer Engineers, 1980

Erin Maher



Figure 62 • 1170 Republican Street, Neudorfer Engineers, 2009



Figure 63 • 1170 Republican Street, interior, 2009

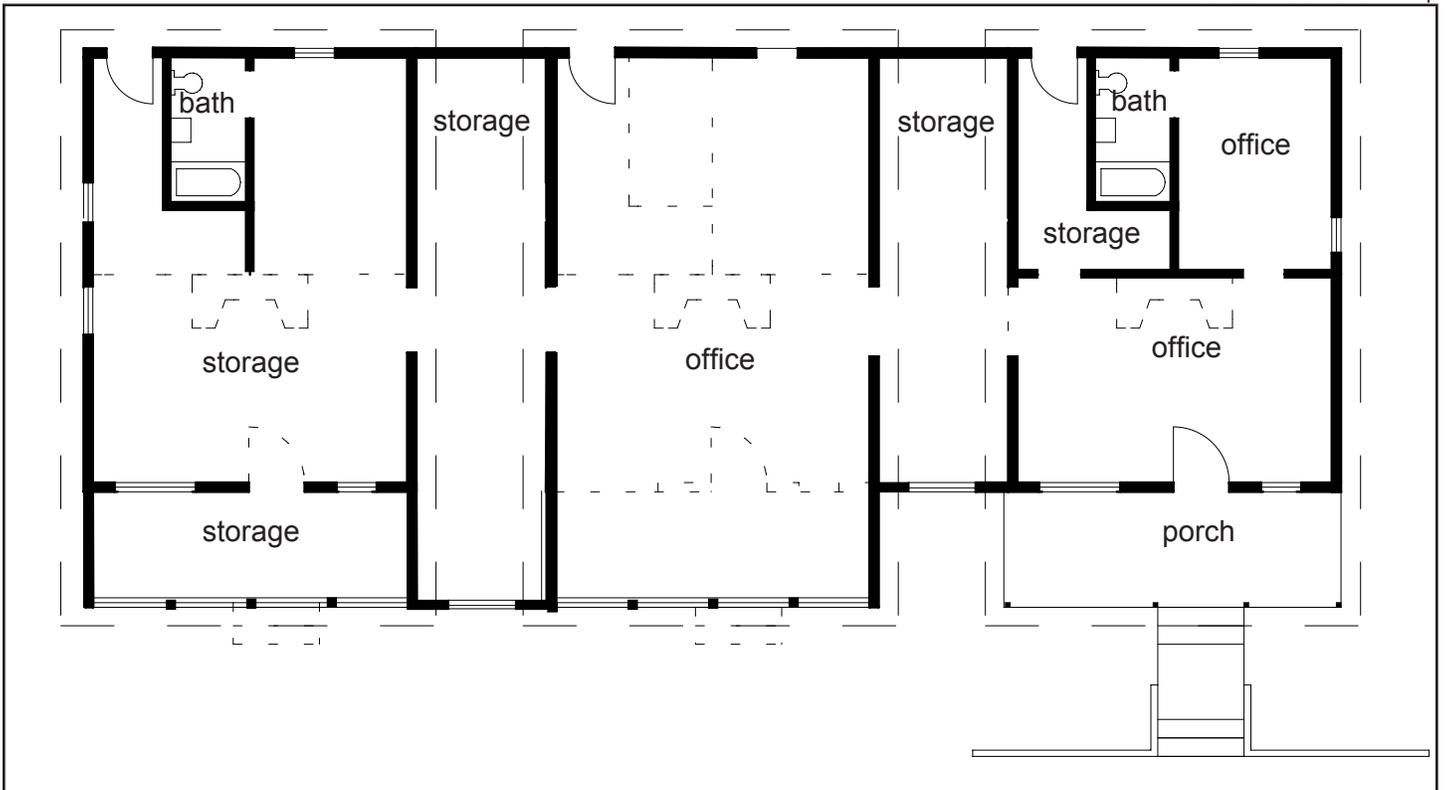


Figure 64 • 1170 Republican Street, sketch plan, Neudorfer Engineers



Figure 65 • 1170 Republican Street, Row House Cafe



Figure 66 • 1170 Republican Street, interior, 2010



Figure 67 • 1170 Republican Street, interior during 2010 construction

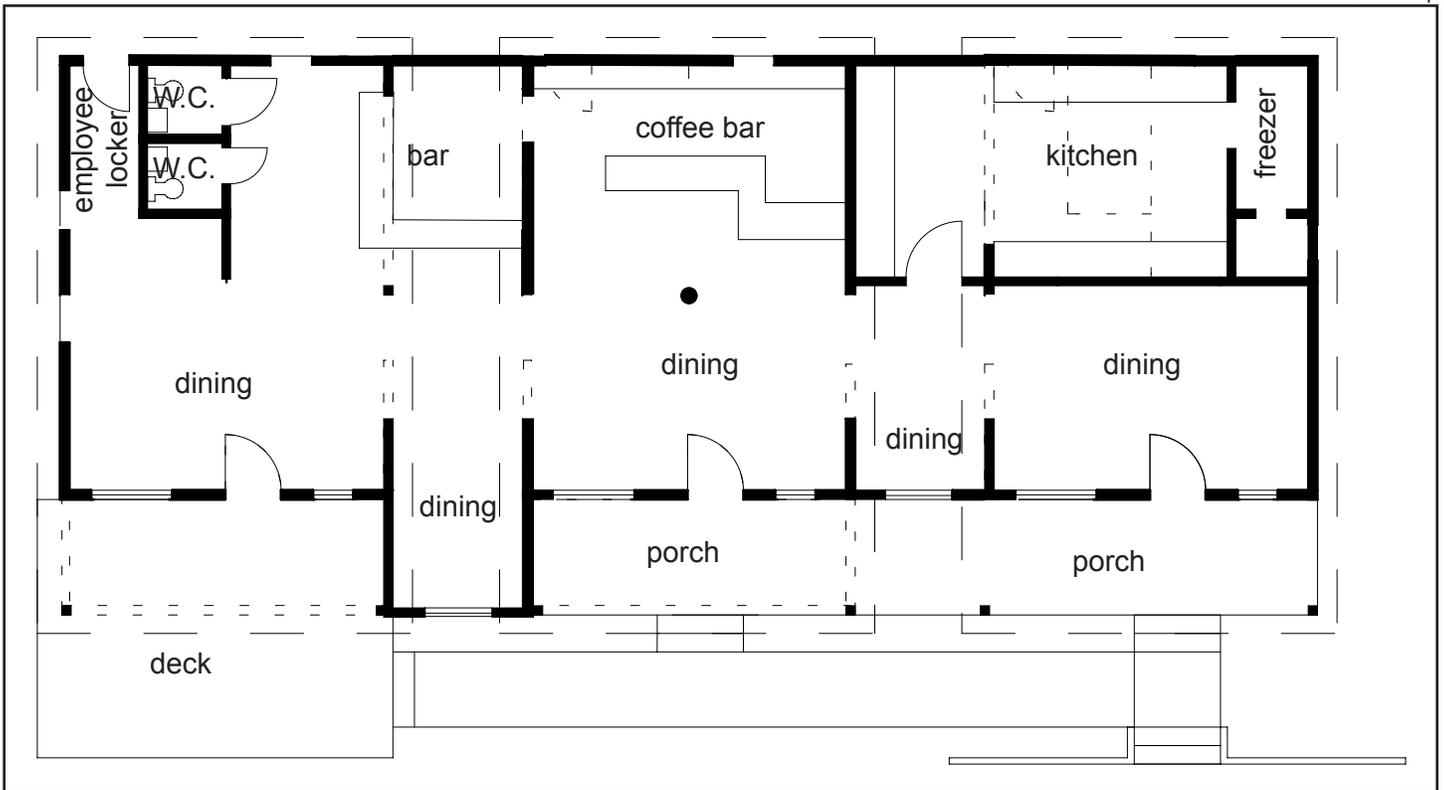


Figure 68 • 1170 Republican Street, sketch plan, Row House Cafe



Figure 69 • “Shingled Home Adorned with Vines,” *The Simple House*, Charles A. Keeler, 1904



Figure 70 • “The Living Room,” Gustav Stickley, *Craftsman House*, 1905

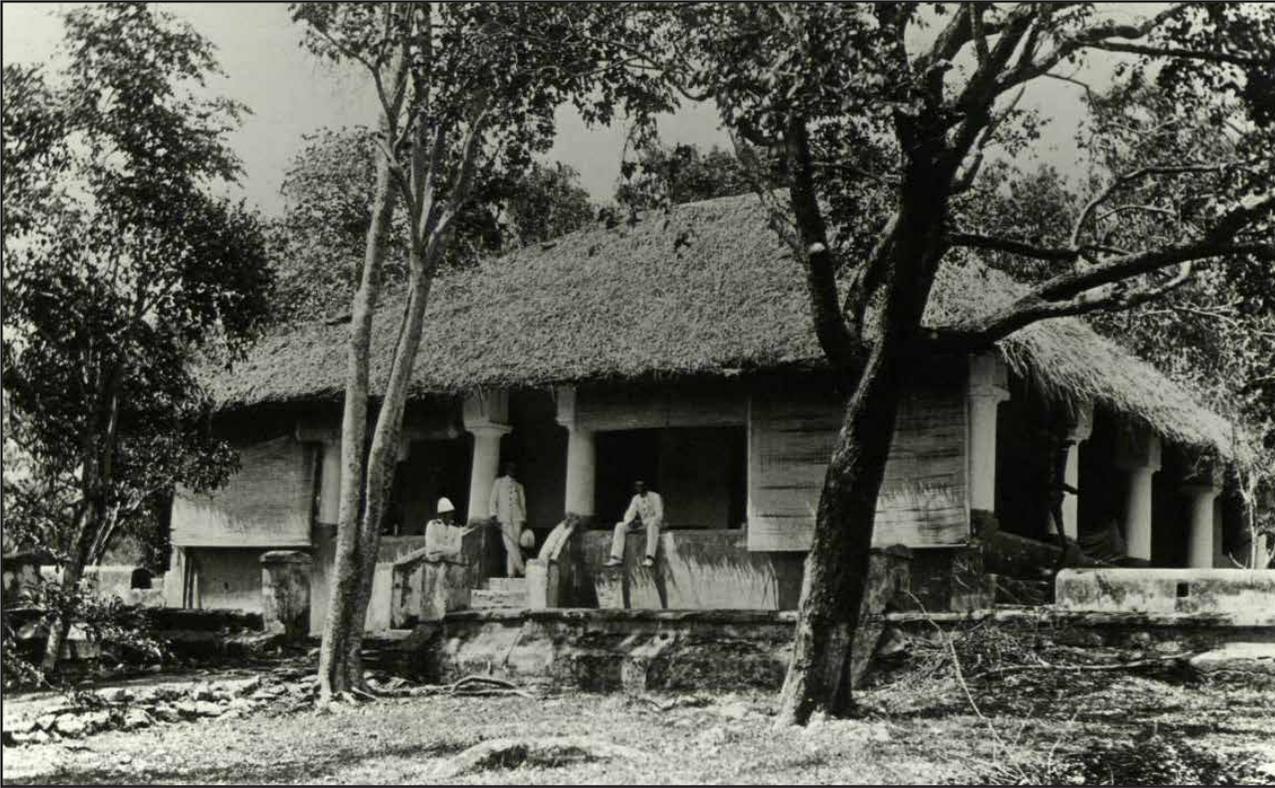


Figure 71 • British colonial bungalow in India

Robert Winter, *The California Bungalow*, 1980



Figure 72 • Typical early 20th century English bungalow, Moreton-in-Marsh, Cotswolds

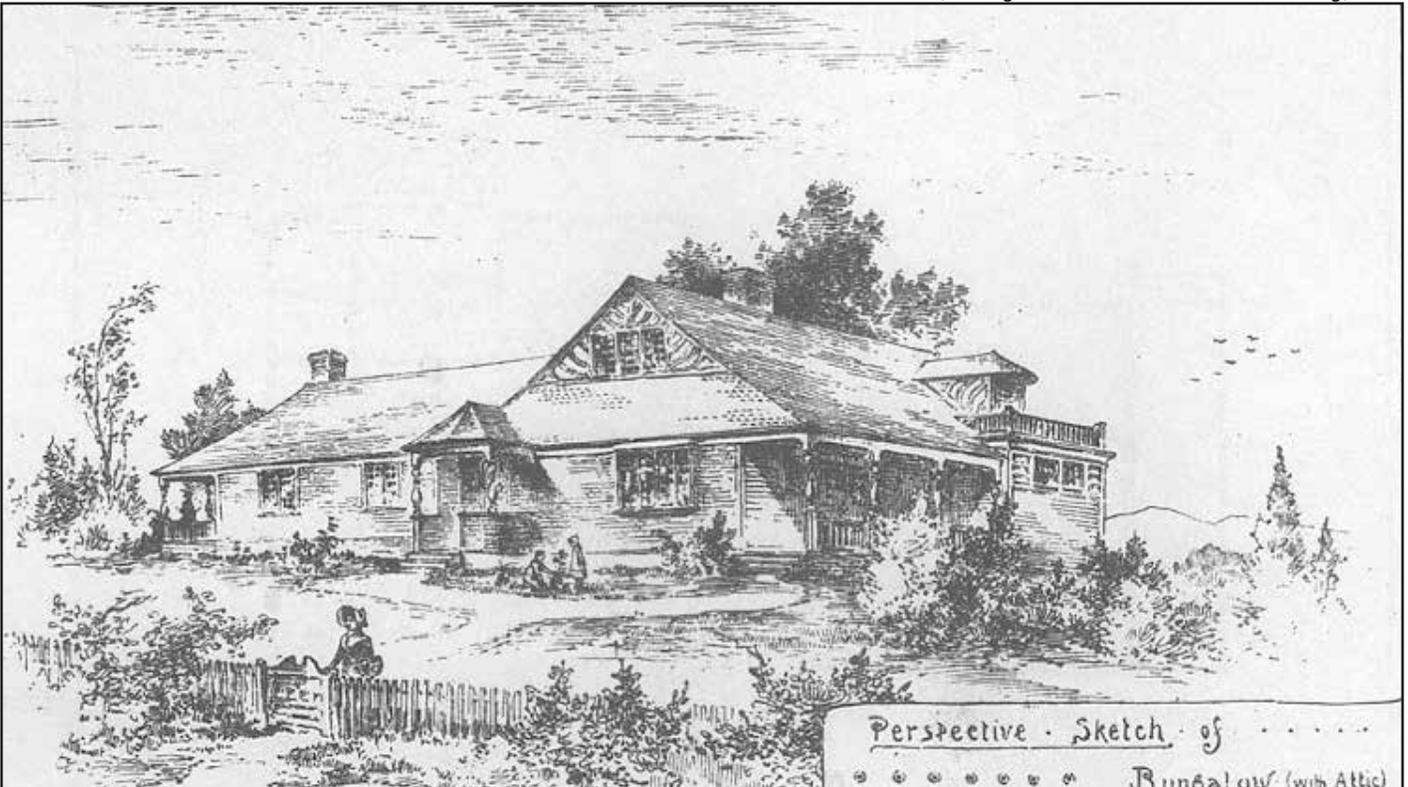


Figure 73 • Bungalow with attic, from *Cottages or Hints on Economical Building* by A. W. Brunner, 1884



Figure 74 • "Airplane" bungalow

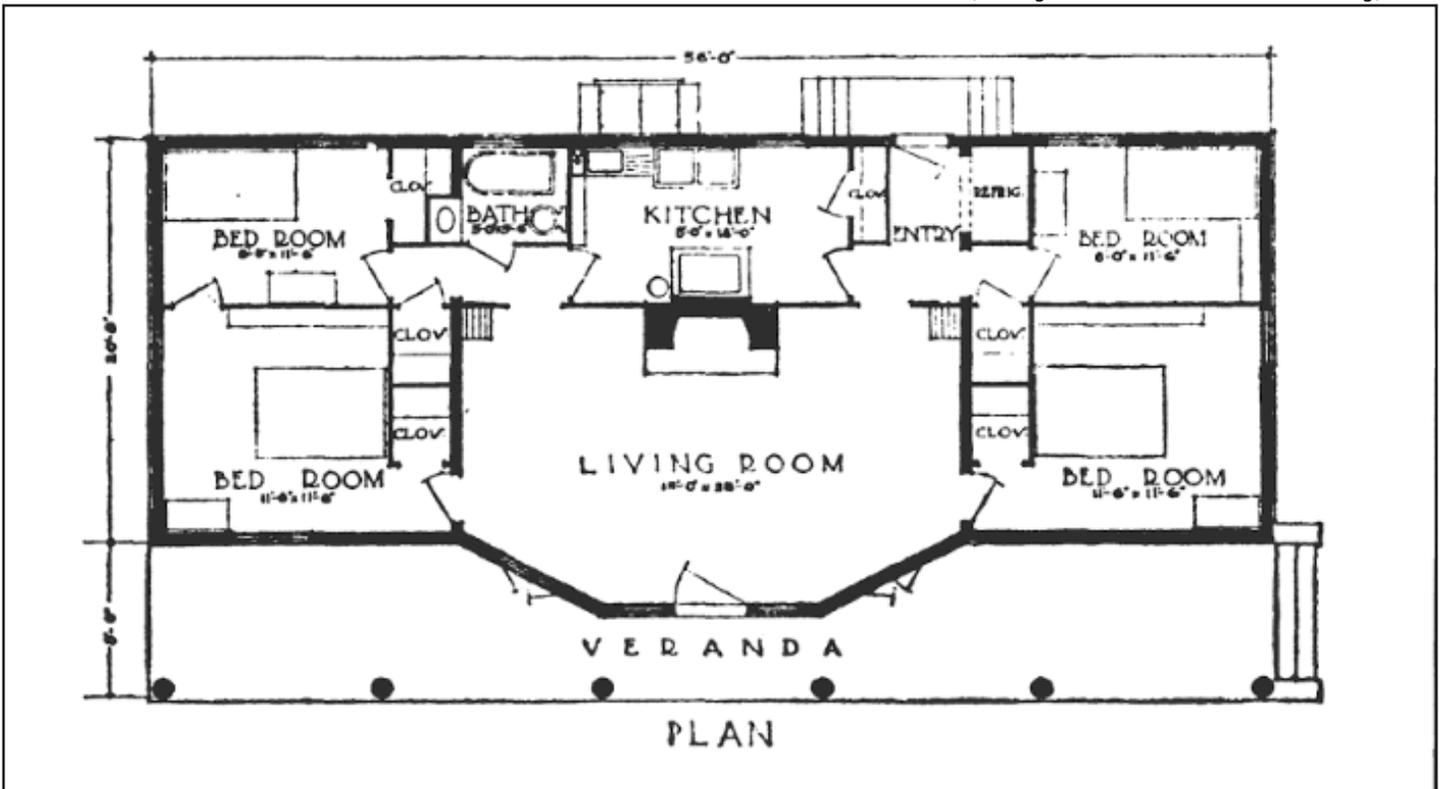


Figure 75 • Plan of bungalow with large living room and rear kitchen

Jud Yoho, #327



Figure 76 • Jud Yoho, plan number 327, "Half Timber and Granite."



Figure 77 • Sears, Roebuck and Co., "Bandon" bungalow-style kit home, 1923

APPENDIX 2

ARCHITECTURAL DRAWINGS