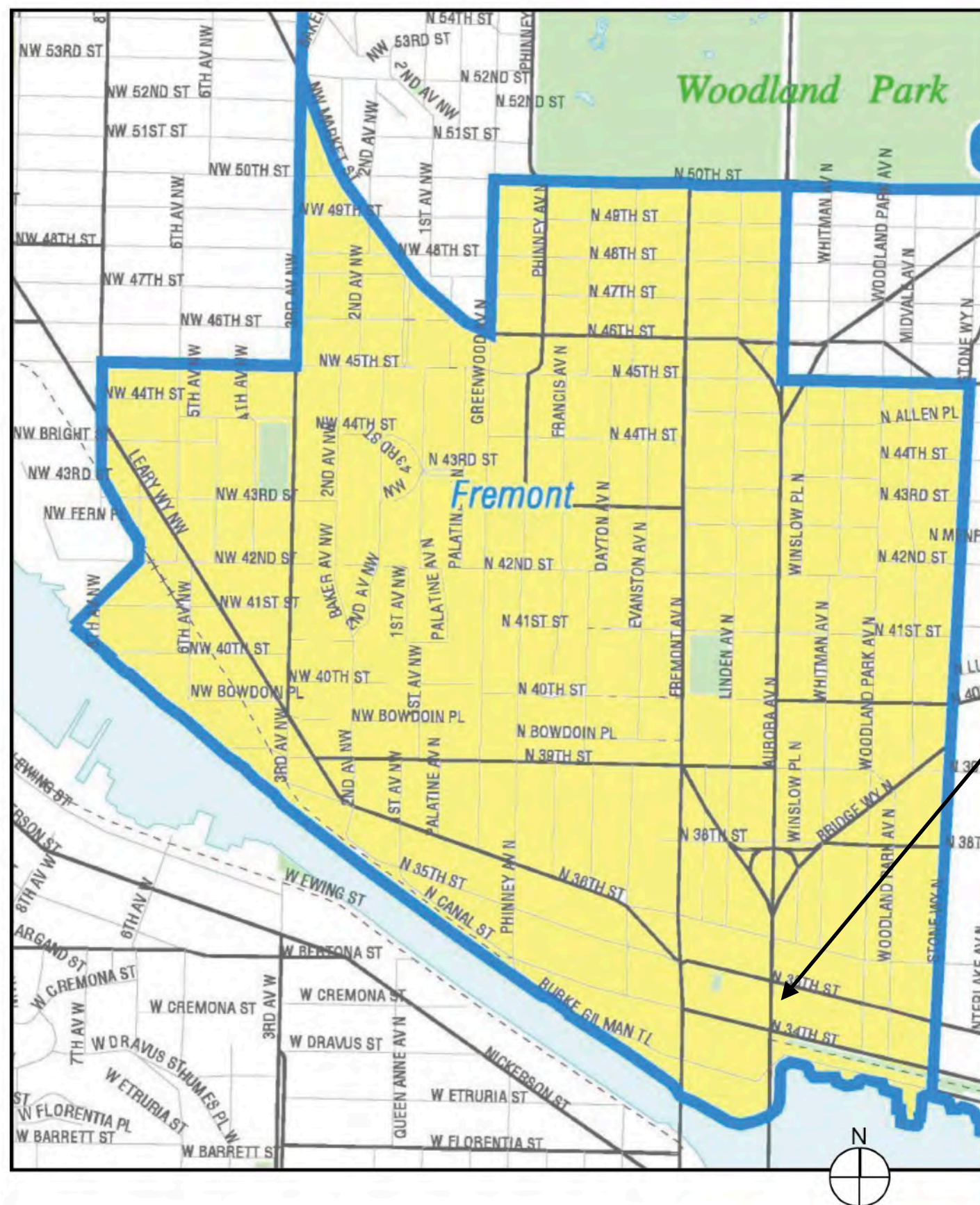
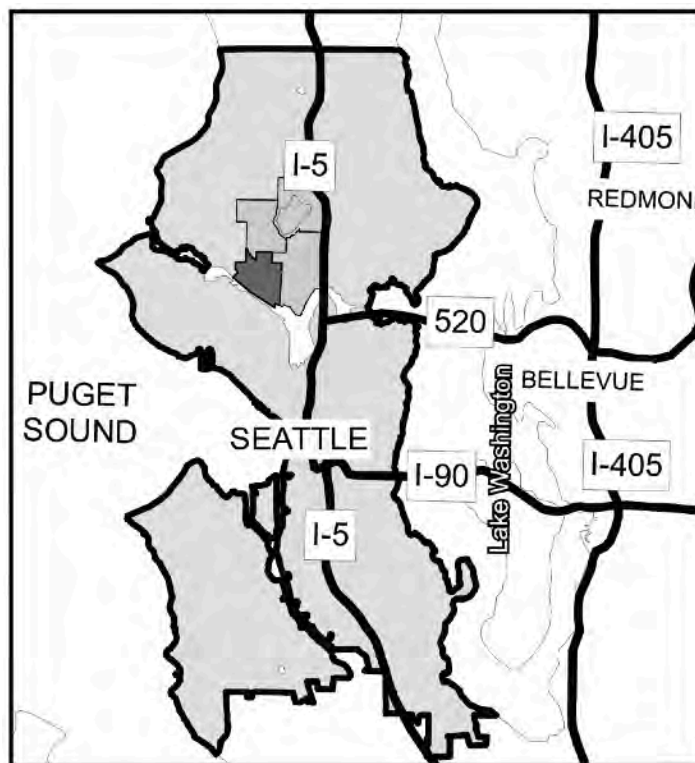




3414-3416 FREMONT AVENUE N

CITY OF SEATTLE LANDMARK DESIGNATION HEARING
JUNE 7, 2023



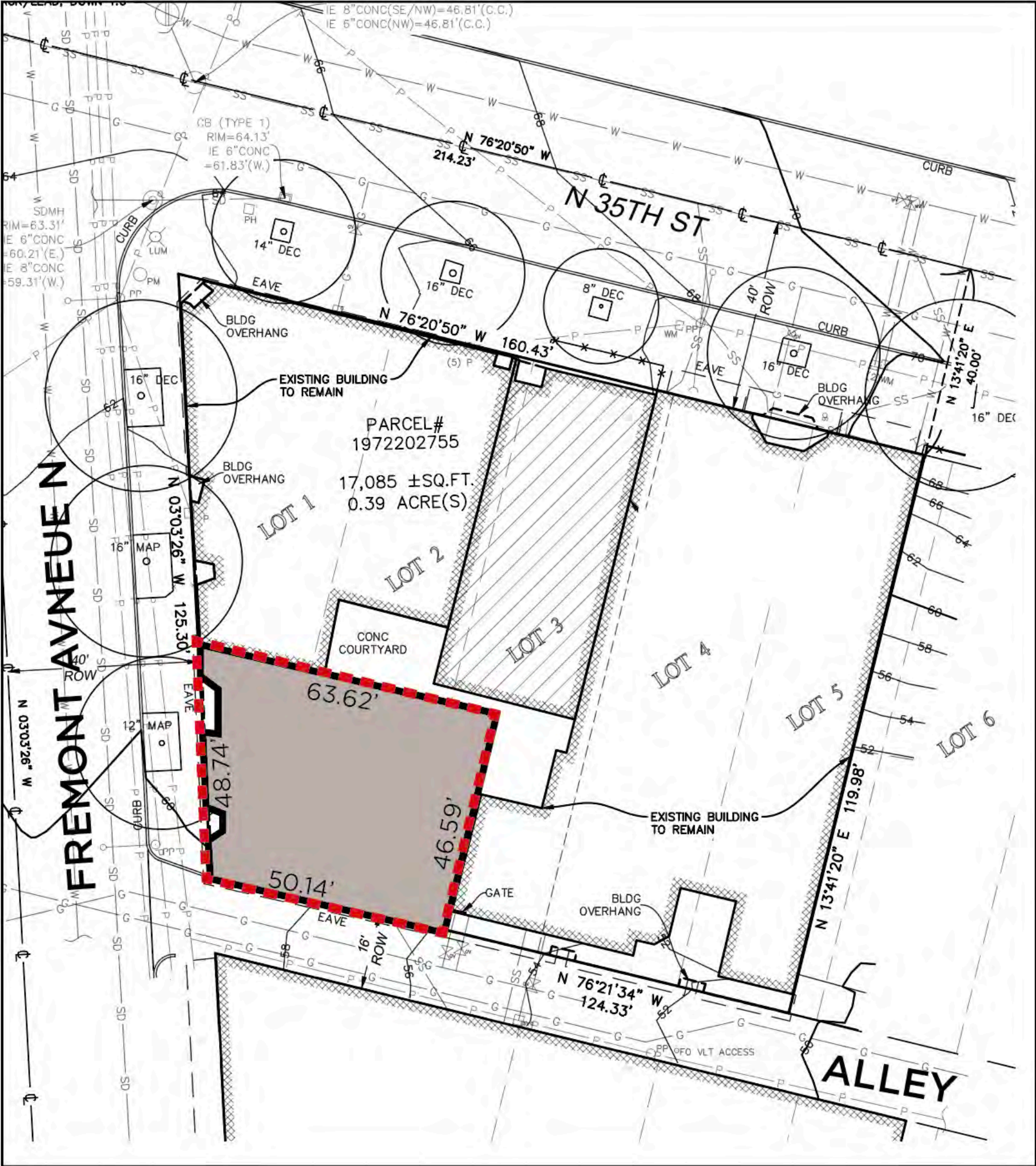
Subject Site

Neighborhood map
Seattle City Clerk's
Neighborhood Atlas

Aerial View



Site Plan





The
LUCKY'S PHO



EST. 2009

運
SEATTLE

3414

STORE HOURS

MONDAY 10PM-8:30PM
TUESDAY CLOSED
WEDNESDAY 12PM-4:30PM
THURSDAY 10PM-8:30PM
FRIDAY 10PM-8:30PM
SATURDAY 12PM-8:30PM
SUNDAY 12PM-8:30PM

CLOSED

NO DOGS ALLOWED
NO SMOKING
NO DRUGS
NO ALCOHOL
NO VANDALISM
NO LOITERING
NO LOUD MUSIC
NO LOUD PHONES



The
LUCKY'S PHO



EST. 2009

運
SEATTLE







LUCKY'S PHO

LAZY COW
BAKERY







EXIT



BLINK

CLINTAS









MADE IN
SEATTLE, WA
USA

SWITCH

FX
LOOP

ATTN

WARNING
NO HOT SURFACES
PLATE HEAT

TBD













ZONE 10

Center Wall
Shelving
+ Product Racks

ZONE 11

East Oven,
Product Racks +
Prep Area 4

ROUND
TOOTH
DOUBLE POINTED
MADE IN CHINA

AMBITEK

AMBITEK

100

100



ZONE 19
Apron, Rag Storage
Mop Sink + Dirty Bins

Kit
Aerosol Auditors

Various plastic bags and containers on a shelf.

Blue jugs and cleaning supplies on a shelf.

White paper and other items on a shelf.

Sink area with a yellow mop bucket and cleaning tools.









PHYSICAL INTEGRITY

An object, site or improvement which is more than twenty-five (25) years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the city, state, or nation, if it has integrity or the ability to convey its significance.

Site & Building History

THE CITY OF SEATTLE
Board of Public Works

Office of
INSPECTOR OF BUILDINGS

Permit
No 35547

Plans Filed by _____ 6-19

Permission is hereby requested by Remsburg & Dixon
to Build at No. 3414 Front Ave
on Lot 1-3 Block 24 Denny Way Addition to the City of Seattle

Specifications: 1 story brick bank Blk
20 x 50
Concrete
of wood floor in basement

NOTIFY OFFICE WHEN READY TO LATH OR CEIL.

Chimneys _____ Fireplaces _____ Estimated to cost \$ 2000

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.

Superintendent of Buildings, Bridges and Wharves.
Per R. H. Thompson

INDEX
1905

DEC 28 '05
Plan Destroyed

V. A. 508-52-10-04

1905

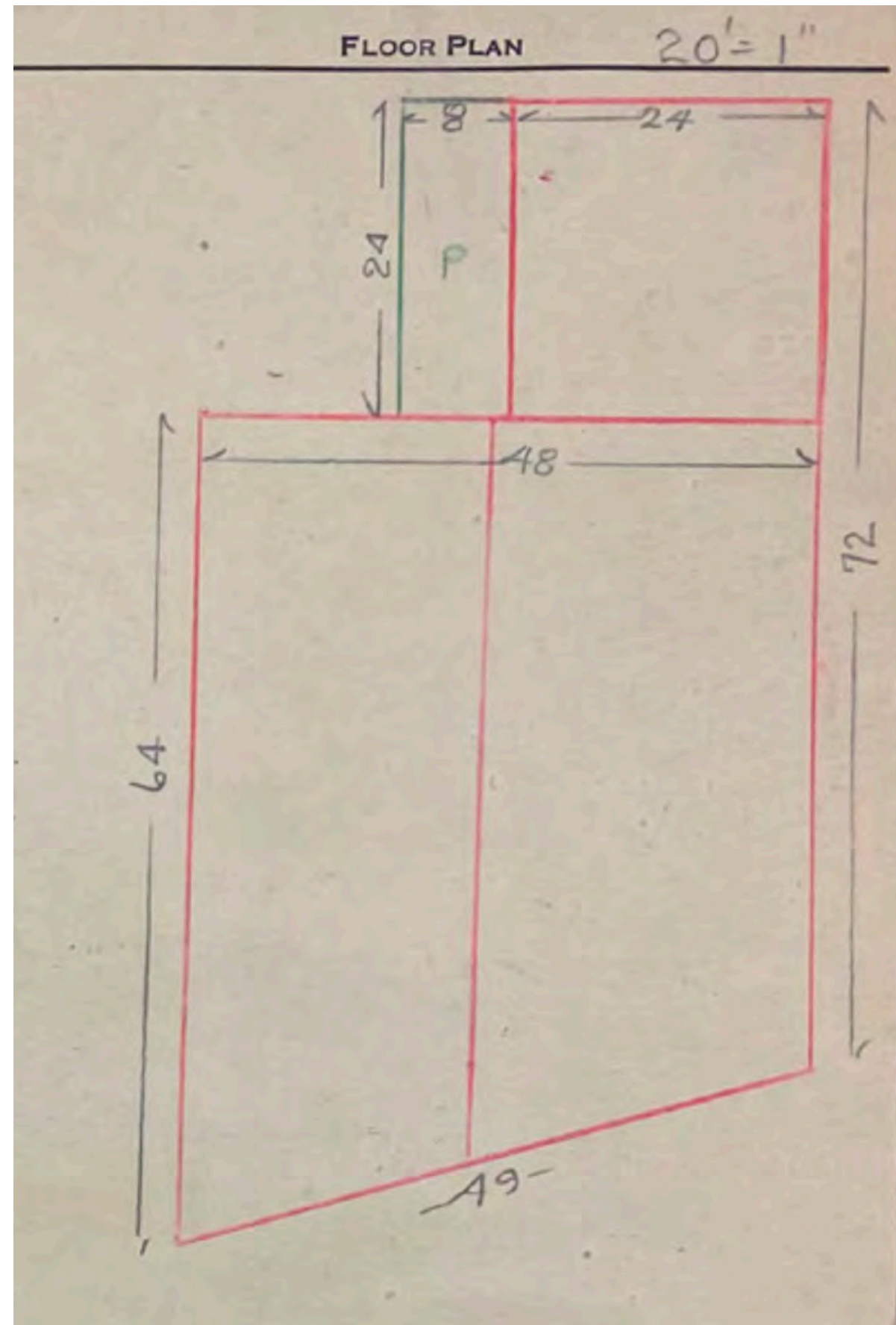


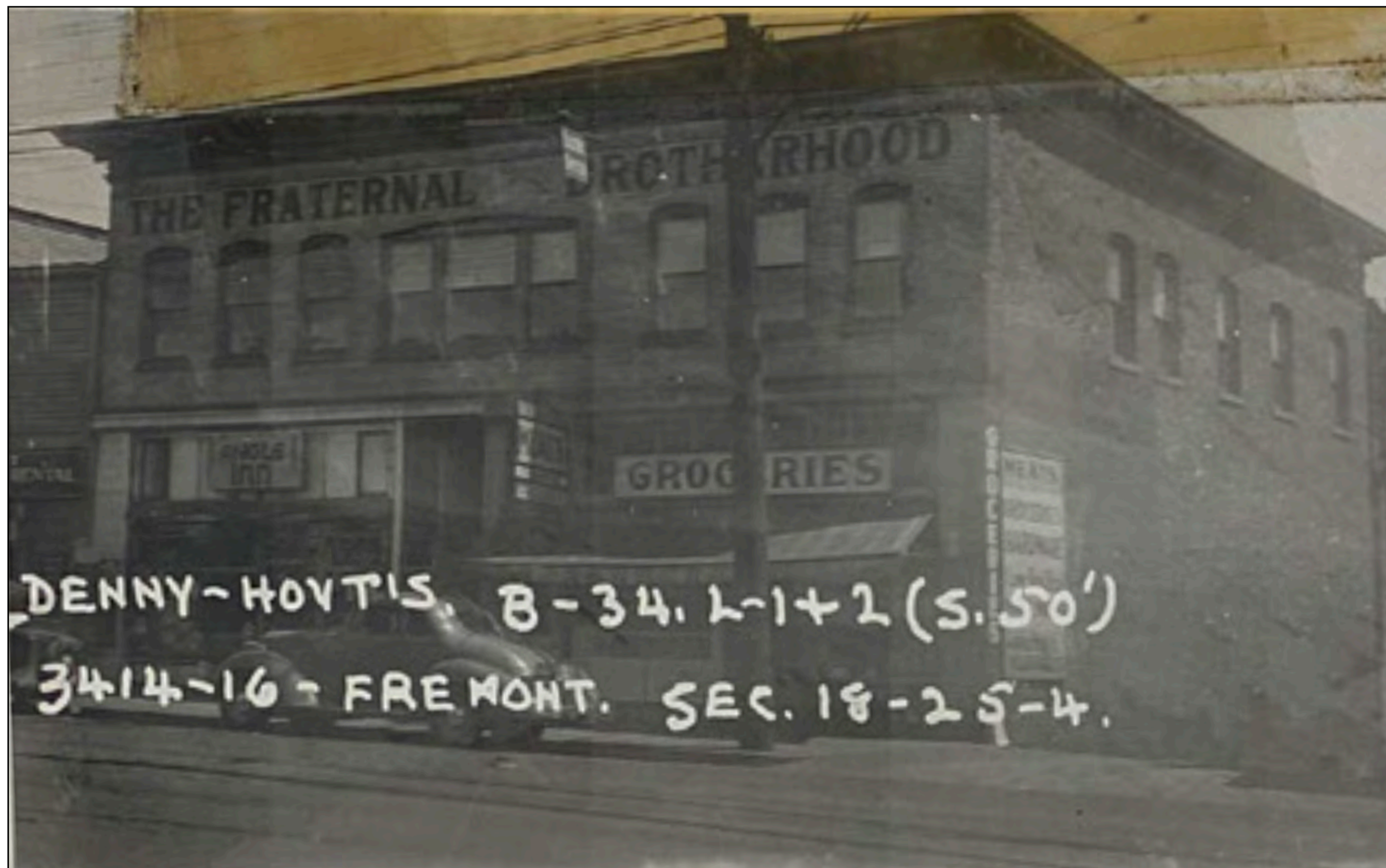


Off-center window

Steel Columns

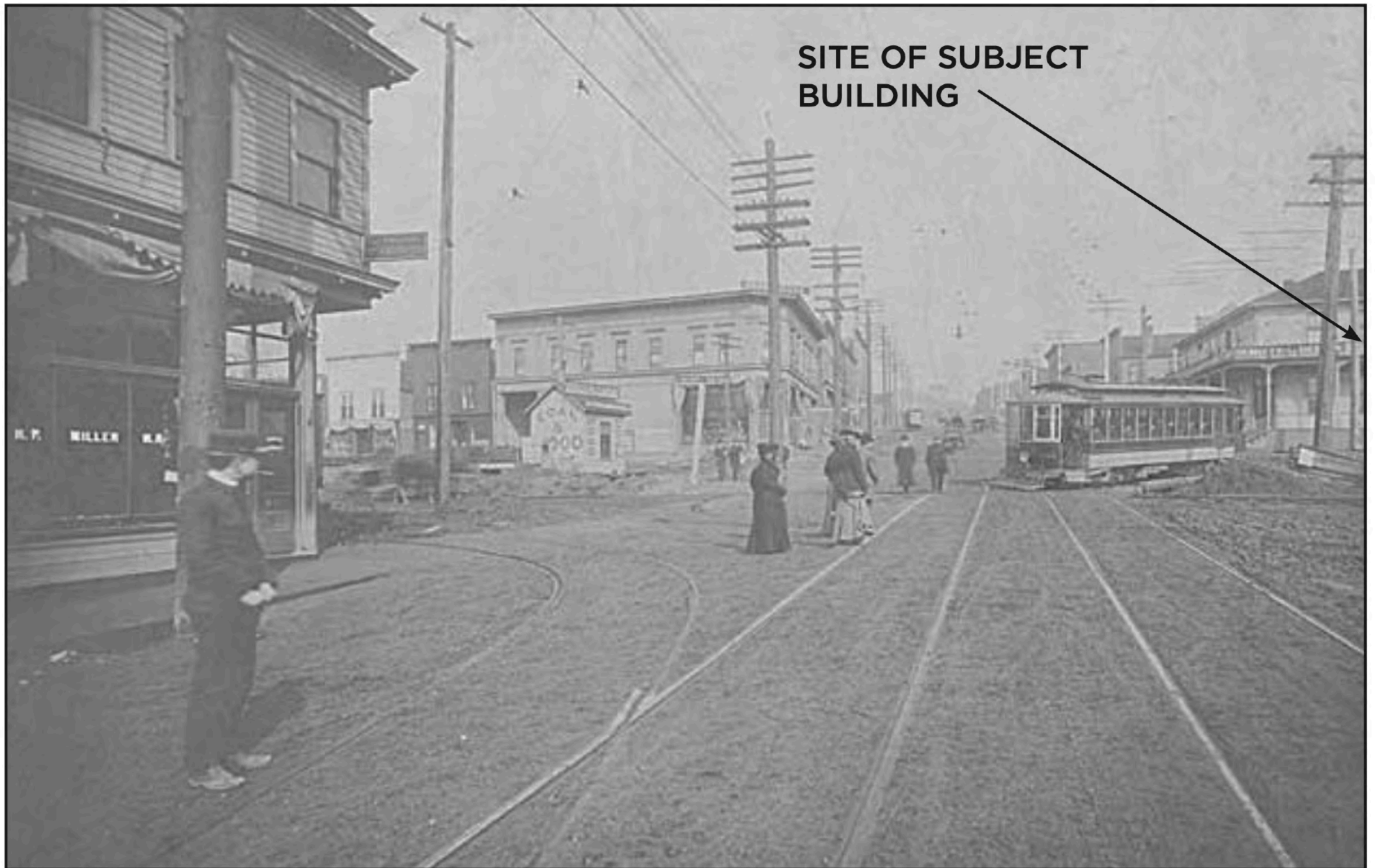
Floor Plan
1937





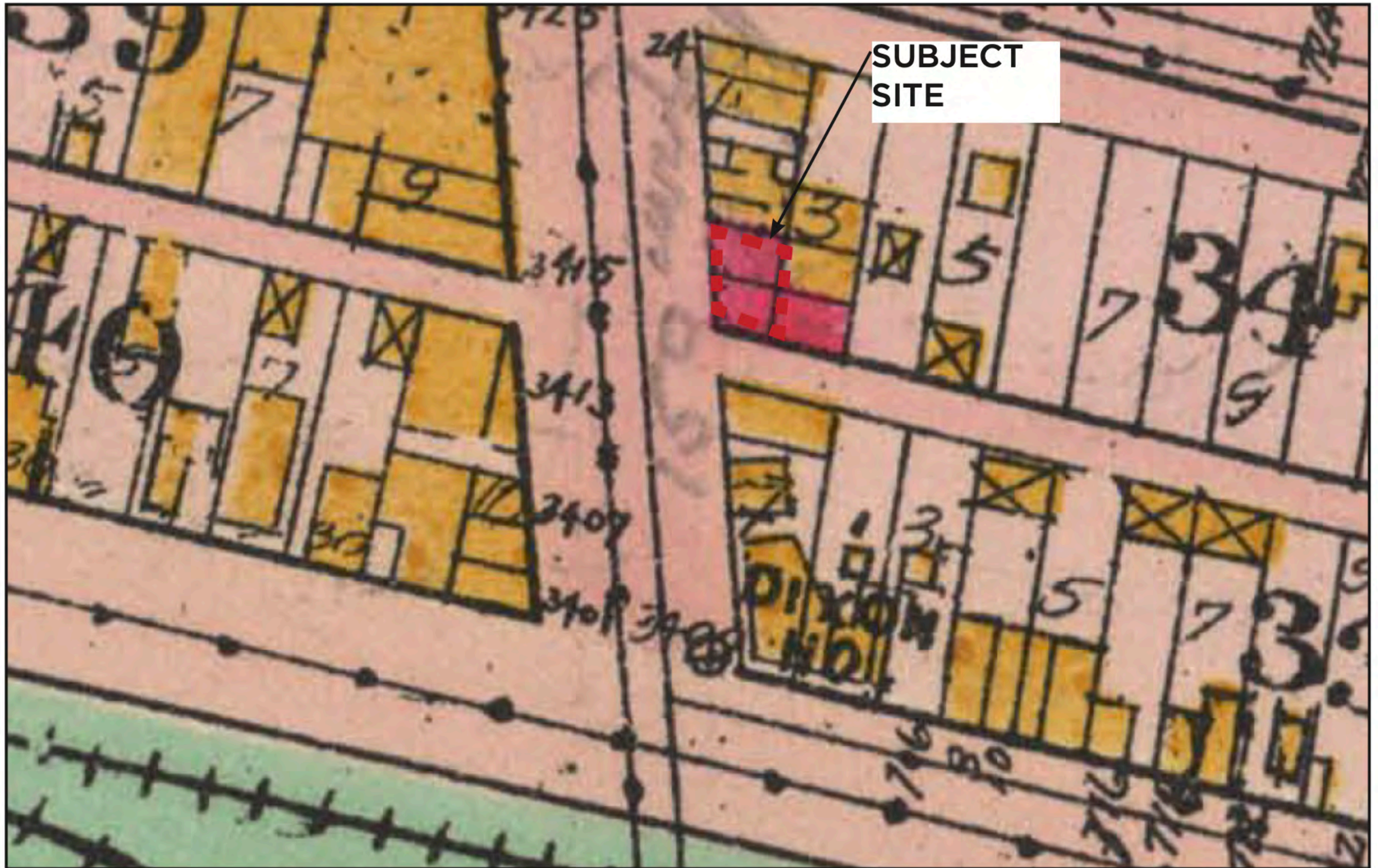
DENNY-HOYT'S, B-34, L-1+2 (S. 50')

3414-16 - FREMONT. SEC. 18-25-4.

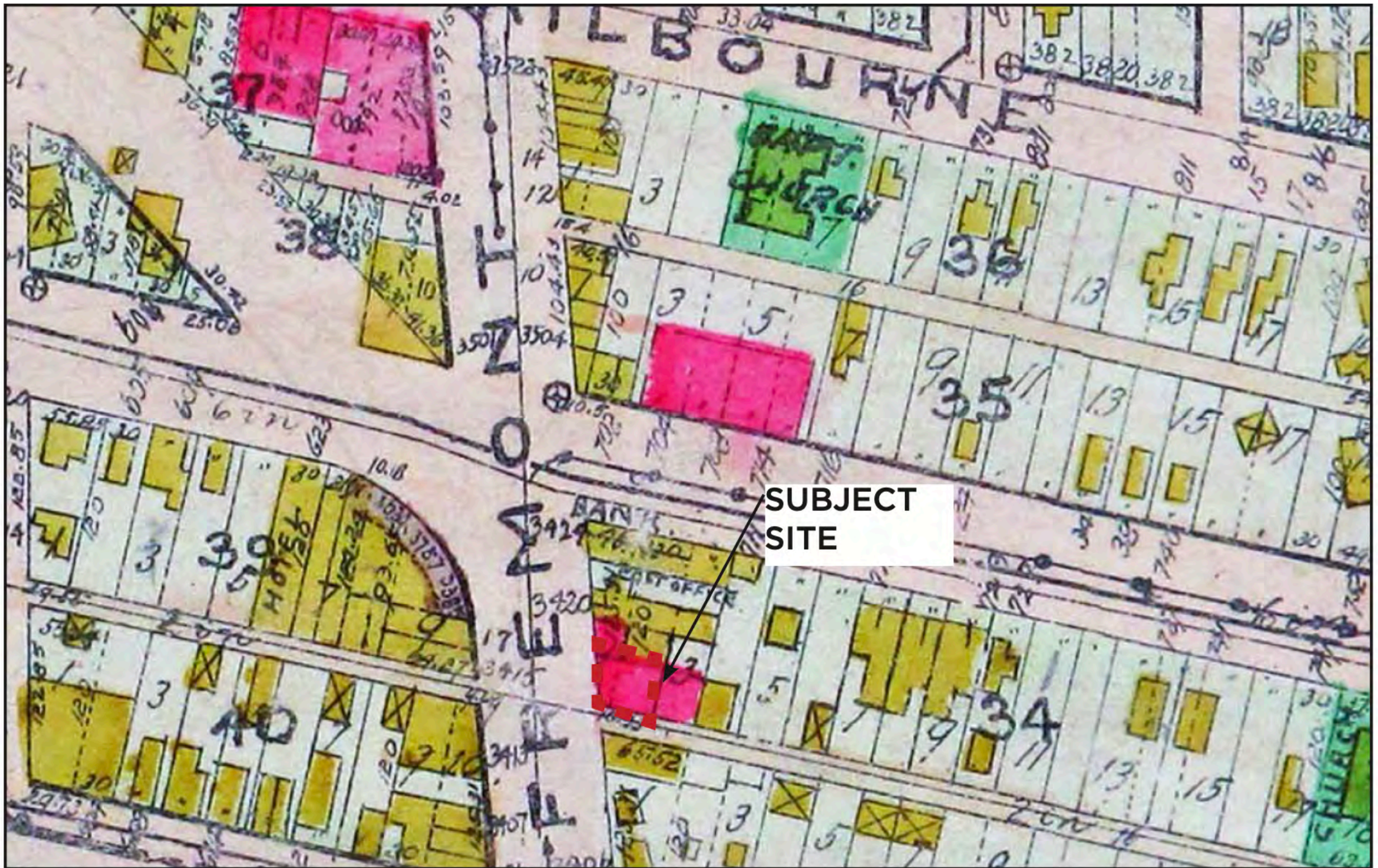


SITE OF SUBJECT
BUILDING

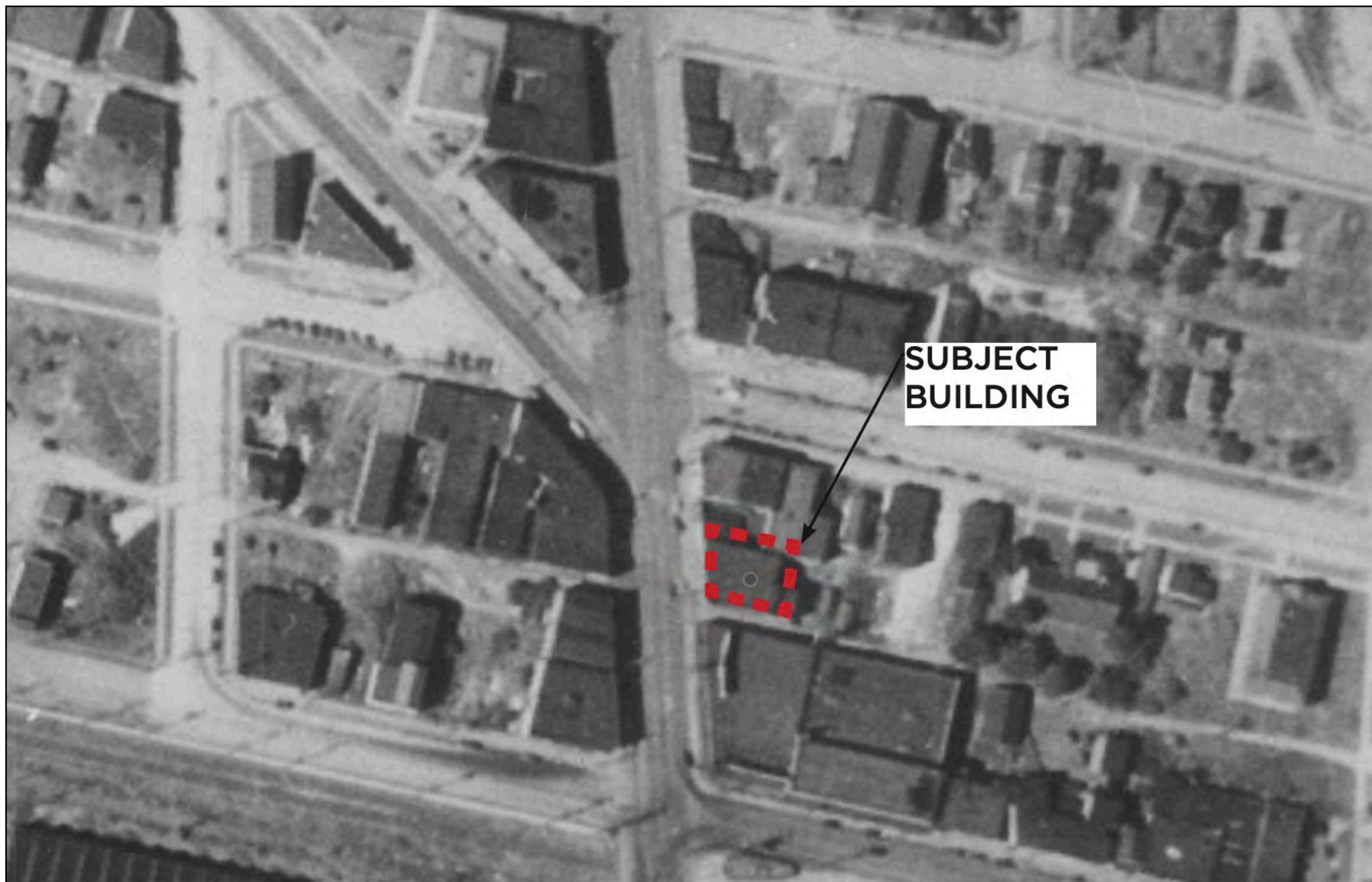
1905



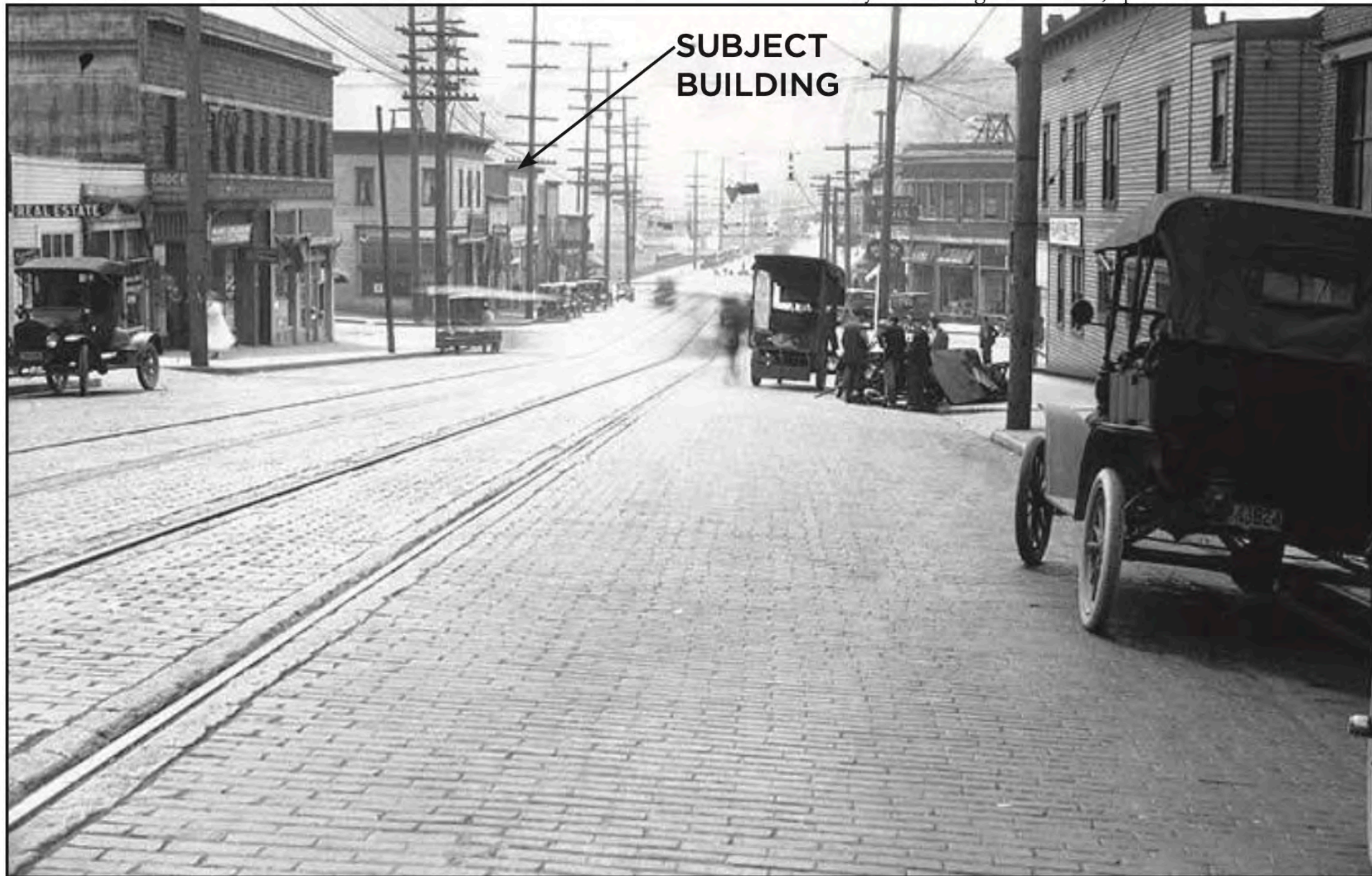
Baist Map 1908



Baist Map 1912



King County Aerial View, 1936



Fremont Avenue, viewing south toward Fremont Bridge, 1921

Subject building is 2-stories tall



Fremont Avenue, viewing south, 1955



**SUBJECT
BUILDING**

1971



3424 Fremont Ave & 707-709 N 35th St, 1973
(subject building not in view)



Subject Building, 1979

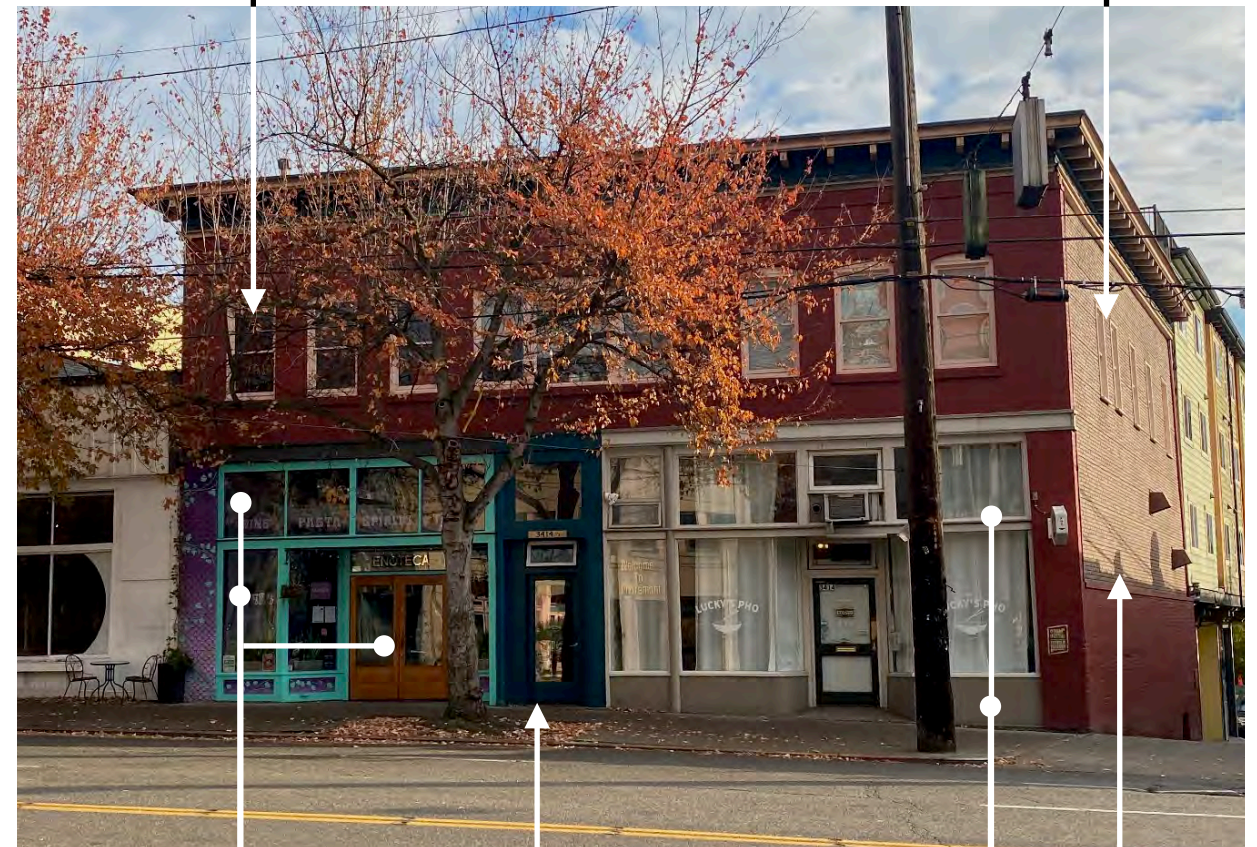
1937



All changes by 1937 would be considered to have acquired significance

2022

Vinyl replacement windows at upper floor



Enclosure of center stair

Replacement transoms

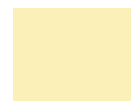
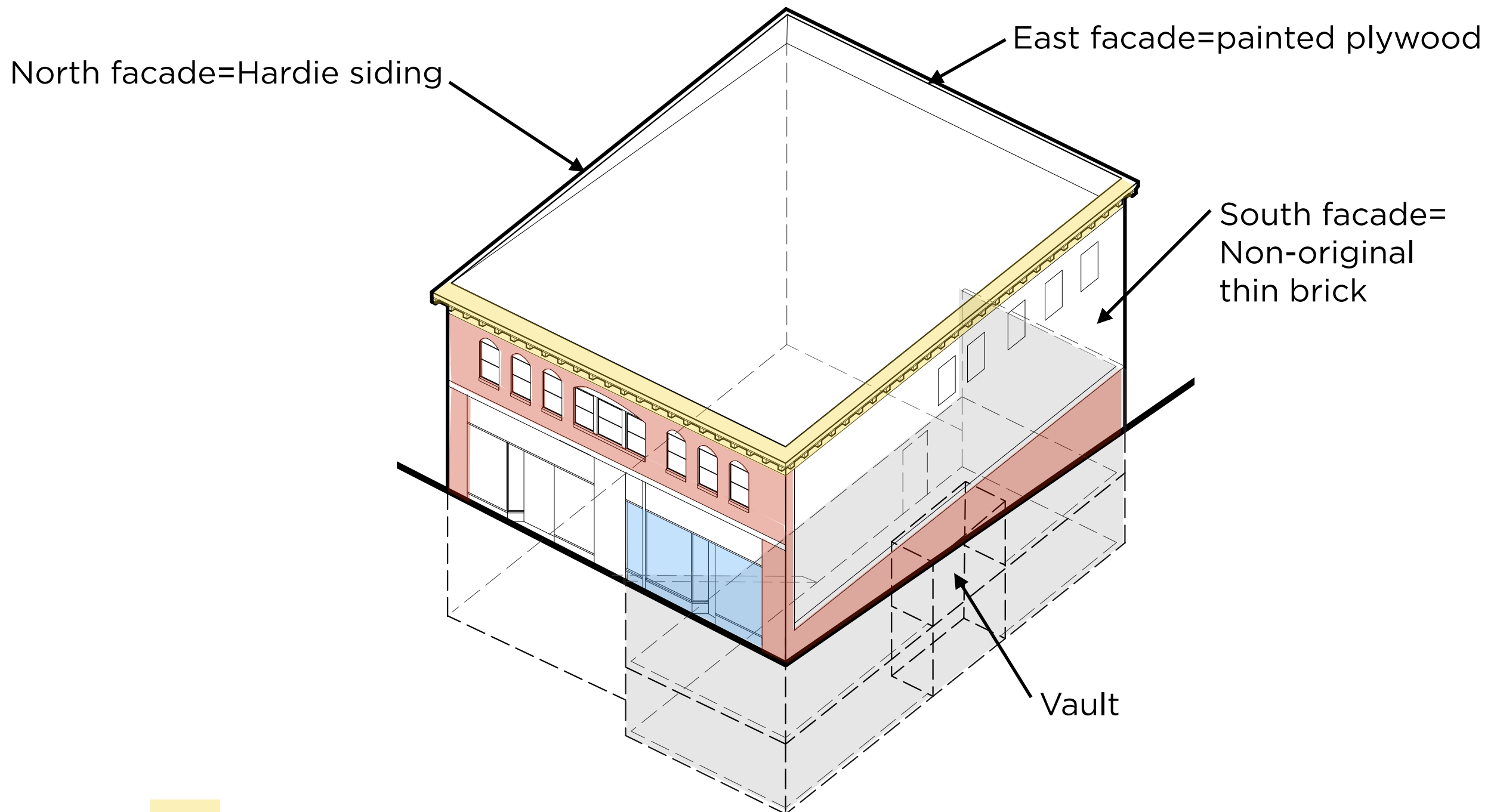
Replacement storefront

Double door at storefront

Painted tile at bulkhead

Removal of brick at alley

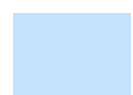
DIAGRAM OF HISTORIC MATERIALS



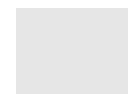
AREA OF CORNICE



AREA OF HISTORIC BRICK



AREA OF STOREFRONT (1936)



AREA OF URM BASEMENT

TIMELINE: Building tenants

Northern space (3416)	1900		Southern space (3414)	1900		Upper Floor (3414 1/2)
1906: S. P. Dixon & Co.	1910		1906: Remsberg & Dixon, real estate	1910		
1911: Star Grocery						
1916-1917: Shoe Store & Repair	1920	25 yrs BAR/DINER	1916: Gerrish Bros. Grocers	1920	GROCERS	
			1916-1919: McCormick's meat market			
			1921-1931: Fremont Grocery			
			1931-1934: Fremont Meat Co.			
			1934-1935: Smith's Pantry			
1931: Shively's Lunch Shop	1930		1939: Clarence Brown's meat market	1940		1920-ca. 1930: Fraternal Brotherhood
1935-: Beer Parlor	1940					1923-1930: Miss M. Irwin's dance academy
By 1937: Angle Inn Tavern						
	1950			1950		
1955: still Angle Inn Tavern	1960					1947: Marchie King Dance Studio
			1966: Area Service Corp.	1960		
	1970			1970		
1970s: Junque Shoppe						
Daily Planet Antiques	1980			1980		
	1990			1990		
			1990: Mike's Old Clothes			
1996-2006: Fremont News	2000		1992-1998: Glamorama	2000		
2009-2011: Homegrown	2010		Mid-2000s: Sonic Boom Records	2010		
			2008-Current: Lucky's Pho			
2009-2011: Ester's Enoteca	2020			2020		Present: Tattoo Shop & Therapist offices

PREVIOUS HISTORIC RESOURCE SURVEYS



HISTORIC SEATTLE

FREMONT

AN INVENTORY OF BUILDINGS
AND URBAN DESIGN RESOURCES

COMMENCED IN 1975



HISTORIC SEATTLE PRESERVATION AND DEVELOPMENT AUTHORITY

CONSULTANTS: FOLKE NYBERG
VICTOR STEINBRUECK

ACKNOWLEDGEMENTS

This inventory and report are projects of the Historic Seattle Preservation and Development Authority. Executive Director, Lawson A. Elliott; Project Coordinator, Ann Brains; Council Members, Ralph D. Anderson, Kay Bullitt, Brewster C. Denny, Polly Friedlander, Gary Gaffner, David Ishi, Paul Hayden Kirk, Geri Lucka, Louis Michaelson, Vicki Read, Frank Soderling, and Bruce Zeldorf; Inventory Review Committee, Kay Bullitt, Peggy Corley, Lee Elliott, Earl Layman, Gerald Pomeroy and Vicki Reed.

Appreciation is tendered to the National Endowment for the Arts and the City of Seattle for financial assistance.

Urban design and architectural consultants, Folke Nyberg and Victor Steinbrueck were responsible for the educational program and inventory review process as well as this report.

John Owen was responsible for the administration, research and graphic production of this report.

The inventory technical staff and their primary responsibilities were:

Terry Berggren—research, data tabulation, graphic layout, editing

Deborah Lawrence—map graphics, written descriptions, and data tabulation

Janet Matheson—community history, general description, visual structure map, photography, data tabulation, and research

Ron Christiansen—photographic processing

The Historic Sites Committee of the Seattle Junior League was most helpful in many ways in developing the inventory process, actual field work and historic research.

Most importantly, the project was dependent upon the work of volunteers from the community whose cooperation and efforts were crucial to its success.

Since the information included is preliminary, corrections and additional information is solicited to provide refinement of the documents. Please send information to Historic Seattle Preservation and Development Authority, 714 Smith Tower, Seattle 98104.

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This project was made possible by a grant from the National Endowment for the Arts in Washington, D.C., a Federal Agency. Upon recommendation of the National Council of the Arts, the "City Options" program has been designated a Bicentennial activity. Funds were allocated to projects which can have a demonstrable impact by 1976.

HISTORY

An early description of the Fremont hillside in the 1880s describes it as a small clearing in the forest at the mill site, with one frame building housing the mill's construction workers. In 1888, the Denny-Hoyt Addition, comprising most of lower Fremont, was platted by E. Blewett, and subsequent plats of the rest of the area were recorded from 1889 through 1890, with smaller areas added until the 1910s. The area was annexed by Seattle in 1891, by which time it had grown to 5,000 people.

The town was named after the hometown in Nebraska of two of Fremont's three founders: L. H. Griffith and E. Blewett. Dr. E. C. Kilbourne, who was also involved in the original platting of the area, named Aurora Avenue after his hometown in Illinois. Griffith operated a real estate office selling Fremont property for many years following their arrival. Blewett Street (later became N. 35th Street, Kilbourne Street was renamed N. 38th Street.

Early transport to and from Seattle was crucial to Fremont's development. In 1887, the Seattle, Lake Shore & Eastern Railroad built a line from Smith Cove to Fremont and north along Lake Union, offering twice daily transportation to Seattle. In 1889, the steamer Maude Foster ran across the lake from a wharf at the foot of Stone Way Avenue to Westlake and Roy, where the horse-drawn streetcar line to downtown Seattle ended. By 1891, however Denny's Seattle Electric Railway & Power Company extended their Second Avenue line around Queen Anne Hill to Fremont and Green Lake. Although the Company subsequently went into receivership in 1893, it continued its operations through modernization to buses some fifty years later.

A primary impetus for Fremont's growth was its strategic location at the northwest corner of Lake Union, placing it at a crossroads of north-south land traffic and, later, east-west water traffic through the Ship Canal.

In 1888, the Lake Washington Improvement Company hired Wa Chong & Company to dig a ditch for small boat use from Lake Union to Salmon Bay. By 1891, this was crossed by a road built between the iron works (constructed in 1889) and the sawmill, carrying commuter traffic from Fremont to Seattle. By 1892, a wooden trestle bridge with sidewalks and double tracks for electric cars had been constructed. Work on the Lake Washington Ship Canal from 1911 on changed the configuration of waterside industries. Meanwhile, the expansion of the railroads along the canal route and across it added further congestion. In 1914, the Northern Pacific Railway constructed a trestle across to Fremont. When the

dam used in construction between Lake Union and the canal broke in 1914, all bridges over the canal were destroyed except the streetcar trestles. After the opening of the Ship Canal in February, 1916, the present Fremont drawbridge was constructed and opened the same year. The George Washington Bridge (Aurora Avenue) was built in 1932.

The most important early industry was the sawmill. By the early 1880s the Fremont hill had been logged off by oxen. The Bryant Lumber and Shingle Mill was organized in 1890, and in 1896, after one year's lease it purchased the Fremont Milling Company's sawmill, established by Isaac Burlingame. The mill began to manufacture shingles only, but soon expanded to more operations, and an eventual capacity of 50,000 board feet of lumber per day by 1905. A disastrous fire in 1902 caused substantial rebuilding, followed by further fires in 1912 and 1914, but the mill continued operations until 1932, when it burned to the ground and subsequently closed. Similar sawmill operations were located farther east at 1st Avenue N. E. and Northlake, and at Sunnyside & Northlake. Fuel, feed, and firewood suppliers also served the area on a smaller scale.

Besides the Pacific Iron Works, established in 1889 by A. J. Goddard, and a tannery and machine works also on N. 34th (Ewing) or the lakeshore, many small businesses clustered in 1890s buildings around the intersection of Fremont Avenue and the lower hill streets, where streetcar, road and train services all stopped. These businesses, including meat markets, groceries, drug stores, hardware, a photographer, harness shop, bicycle repair shop, restorers' offices, barber shop, and a hotel, served the daily needs of Fremont residents. A local bank, the Remsburg & Dixon Bank, was established in 1904 and renamed the Fremont State Bank in 1908.

Public facilities also clustered at this location. The Odd Fellows Hall, organized in 1892, was built in 1927. In 1902, the first fire station north of Lake Union was built near Linden and N. 39th, although it was replaced in 1952. After serving in several different locations, the Fremont Public Library, was built in 1921 in its present location. The Fremont Baptist Church has occupied its present prominent site since 1924.

The B. F. Day Elementary School, the only school in the area, was in operation from 1889-1890 in donated facilities. After Fremont's annexation by the City, 20 lots were

donated to the Seattle Board of Education by pioneer settler B. F. Day. Building was begun in September, 1891; the brick and stone structure with California redwood trim was finished in 1892. Another nine rooms were added in 1901 and north and south wings in 1916. According to Seattle Public Schools records, B. F. Day is the oldest Seattle classroom building still in use.

With the construction of the Aurora Avenue Bridge in 1932, carrying commuter traffic north and past Fremont's business district, and the development of other areas into more diversified shopping centers for Fremont residents, most of the original businesses have closed or relocated to more profitable locations. A recent concentration of arts and crafts stores in Fremont's original business district promises a partial revitalization of this area, despite the tendency of its waterfront properties to develop industrial land uses and of the traffic pattern of the area to discourage pedestrian activity.

Fremont has long had a reputation as a close-knit, active community. Discussing Fremont's early days, Sophie Frye Bass wrote: "Even though Seattle embraced Fremont in June 1891, the little town still retains its 'mayor' who calls a town meeting once a year. The stories told at this meeting never grow old and the jokes never become dull. Fremont is a clannish town, and once a Fremonter always a

Fremonter." For many local residents this feeling of community identity is still a large part of Fremont's character.

LIST OF REFERENCES

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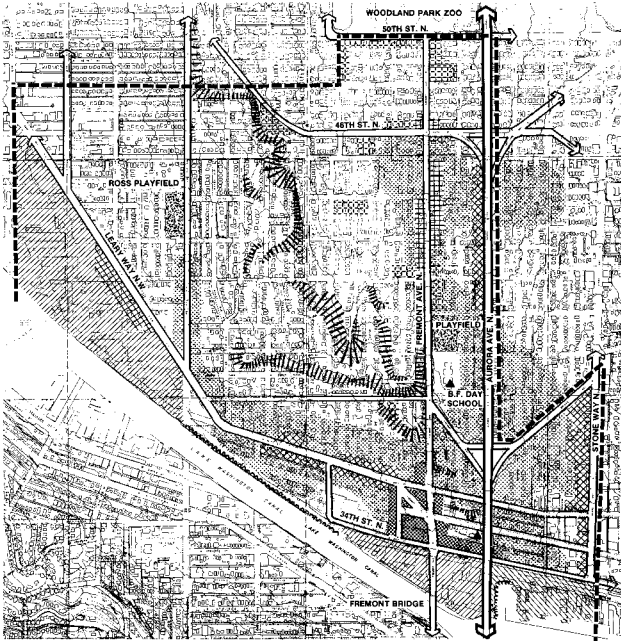
PERIODICALS

Fremont Colleague. 1904-1914.
Seattle Times. "Oldtimers Will Pay Honor to Founders of Seattle Times" (Dec. 13, 1931), p. 9.

SUMMARY MAP SHOWING VISUAL STRUCTURE

LEGEND

- COMMERCIAL CORE
- NEIGHBORHOOD BUSINESS
- COMMERCIAL STRIP
- INDUSTRY
- INDUSTRIAL WATERFRONT
- RESIDENTIAL AREAS DEVELOPED ABOUT 1890
- GROUPS OF APARTMENTS
- ACCESSIBLE WATERFRONT
- COMMUNITY LANDMARK
- STEEP SLOPES



GENERAL DESCRIPTION

Fremont, a thriving, prosperous residential community in the 1890s and early 20th Century still retains some of its original qualities, particularly along Fremont Avenue North and North 38th Street. Although its early dependence on fishing, logging and community businesses has changed over the past sixty years to a residential area for commuters to Seattle's central business district or the University of Washington, the neighborhood still contains a diversity of land use and activity illustrative of its early history as a small town as well as its present role in Seattle's urban context. The area includes a central business core, an industrial waterfront, a metropolitan commercial strip and residential areas of varying age and character.

The old business center at the foot of the Fremont bridge retains much of its earlier appearance with many of the turn-of-the-century stone, brick and terra cotta commercial buildings still standing around the intersection of Fremont Avenue North, Fremont Place North and North 36th Street. The handsome public library and the Fremont Baptist Church overlooking this location also add to the area's sense of permanence. Newer office buildings have thus far been located and designed so as not to excessively conflict with the older structures. The most important change to the Fremont's business core has been in its use rather than its physical character. In recent years the neighborhood oriented businesses and services generally have been replaced by taverns, crafts and antique shops serving customers from outside the community. A small neighborhood convenience shopping area is maintained on upper Fremont Avenue.

The fringe of heavy industrial warehouses, mills, and railroad sidings along the Lake Washington Ship Canal also echoes earlier developments in their utilitarian anonymity. Fortunately, the industrial buildings' uniform low profile blocks little of the south and southwest views, and their generally dark color minimizes their size. Physical access to the waterfront is curtailed by the railroad line and industrial fringe, although the Canal remains visible. City planning efforts to develop public use of the Canal bank and waterway approaches are now in progress.

Heavy traffic carried by an elevated and expanded Aurora Avenue North, once a residential street, has divided the neighborhood. Miscellaneous automobile-oriented commercial buildings have replaced many of Aurora's original residences. More wholesale, large retail, and service businesses have developed, again in lieu of local

stores, along lower Stone Way North, North 34th, North 36th, and Leary Way Northwest. Processing and distribution facilities are also common. In summation, much of lower Fremont has been developed industrially for commercial use, thereby leaving only the hillside with a specifically residential character.

The residential areas west of Aurora Avenue North are oriented along north-south avenues which often provide views to the south. Principal cross streets are limited to North 36th, North 39th, North 46th, and North 50th, as many smaller streets and avenues terminate in precipitous pedestrian stairs or dead ends because of the hilly topography. Panoramic views to the west, south, and east are found on almost every corner and enhanced by the largely low-level residential development, which rarely exceeds 35' in height. Excellent vistas west to the Olympic Mountains and south to Queen Anne Hill, downtown Seattle and the Space Needle are common. Ross Playground, the B.F. Day Elementary School playground, the Woodland Park at Fremont's northern boundary provide open space, trees, and facilities for public use.

There are many late 19th and early 20th Century houses located along the lower slopes. In some areas, Victorian styled homes are grouped together giving a picture of a typical turn of century Seattle streetscape. Properly maintained and enhanced, such groupings could become important city-wide resources. However, because many of them are currently zoned for multifamily and commercial uses, these groupings are being fragmented and destroyed by intrusive new development.

In the northern areas Craftsman styled homes, bungalows, colonial houses and more modern ranch homes are common. Multi-story brick apartment blocks dating from the 1910s and newer duplex or triplex apartments frequently occur; the latter clustering near developed arterial streets or bus lines.

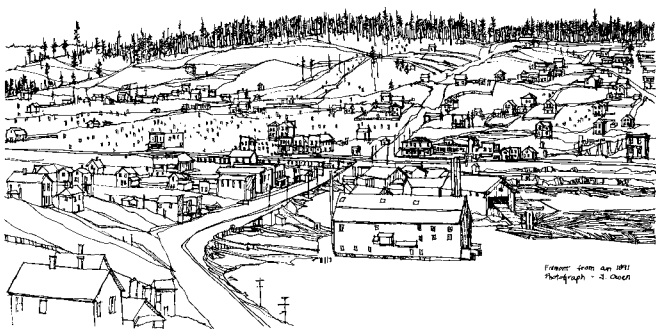
In the northern part of the district, large brick apartment complexes—the Lutheran Home on North 45th, Hawthorne Court on North 48th and 49th, and Linden Court North on Linden Avenue North—add Tudor elegance to these streets. East of Aurora Avenue North and south of Bridge Way North, the area's original low-rise residential character is now only evidenced in two or three blocks. Other blocks are being filled with modern apartments and commercial structures.

Fremont's population has tended to polarize in recent years, with low-income elderly people concentrated in the north central area and under-thirty adults in south Fremont. In addition, many businessmen operating stores and retail outlets in the neighborhood live elsewhere and have little share in evening or weekend activities there.

Heavy traffic on arterial streets coupled with incongruous, scattered mixtures of residential zoning have encouraged a breakdown of neighborhood identity in Fremont, but growing local interest in the area's history, landmarks, governing council, street improvements, and its annual

street fair indicate a substantial and growing feeling of unity recalling, in many respects, the spirit of the newly annexed City of Fremont 80 or more years ago.

Perhaps Fremont's greatest urban resource is its diversity of physical setting, topography, and building elements. Few communities can boast such a wide spectrum of land uses including a central business area, waterfront industry, and residential areas with views and proximity to a major park. In addition, the area's older housing stock also has a high potential for restoration and establishment of an historical district character.



URBAN DESIGN ELEMENTS

Although Fremont's site was originally rich in natural visual resources including sweeping views and access to water, most of the area's predominant urban design features are man-made elements which were built for pragmatic, work-related purposes. There are, for example, no waterfront parks or designated viewpoints to take advantage of Lake Union's waterfront. However, the Ship Canal and the industrial waterfront, both designed for purely functional purposes, are also interesting visual elements and add much to the area's character.

Fremont's most imaginable urban design structures are its two bridges. The George Washington (Aurora) Bridge dominates the eastern skyline while the older Fremont Bridge, with its orange paint and new sign, is the community's symbolic and visual entrance. Ross and B. F. Day Playfields are the area's major active open spaces. With the exception of Woodland Park to the north and the landscaping

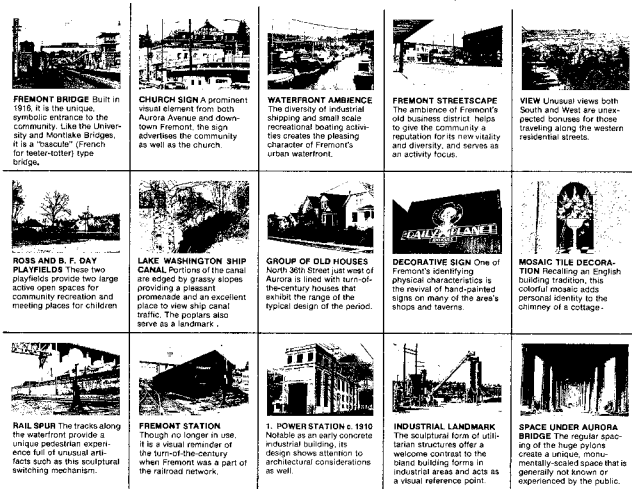
along the canal there are no landscaped, passive public open spaces.

The business district is distinguished by coherent building groups, dynamic streetscapes, colorful commercial signs and decorations. The diagonal intersections formed by Fremont Place create interesting spatial relationships, and have encouraged the construction of flat-roof buildings and the uniquely curved facade of the Fremont Building. Newly planted street trees, manicured, and other street furniture also add ambience to Fremont's central district and attracts a diverse population.

Views of Queen Anne Hill, Lake Union, and the Ship Canal to the south and Ballard, the Sound and the Olympic mountains to the west are present in many parts of Fremont's residential areas. Guide-lined street ends and pedestrian stairways also add

variety to the grid-iron street pattern. As mentioned elsewhere in this report, there are building groups of turn-of-the-century houses that are exceptional reminders of Fremont's past.

Another urban design characteristic which distinguishes Fremont is close intermingling of diverse land uses and activities. In the southern areas, for example, light industrial shops, residences, and neighborhood businesses are often interspersed within a single block. Although the intense relationship of contrasting uses has traditionally been considered by many to be inappropriate, it provides a unique opportunity for those who wish to live near to their work, who engage in activities requiring diverse resources, or who simply enjoy the ambient qualities such variety can provide. In Fremont, the fact that commercial businesses tend to be of a small scale, except for the industrial belt, also helps to make them more compatible with residential areas.



COMMON BUILDING TYPES

Corresponding to its diversity of activity, land use, and topography, Fremont has a wide variety of building types. Large warehouses and industrial buildings dominate the waterfront, while modern office and commercial buildings are being built along Spokane and Aurora. There are many millworker's small pioneer houses from the lumber mill area of early Fremont town. Other buildings and homes are typical of the boom times of World War I and into the 1930's.

The central core is mainly composed of older commercial buildings, many of which relate well in building materials, form, and relationship to the street. There are many old and new apartment

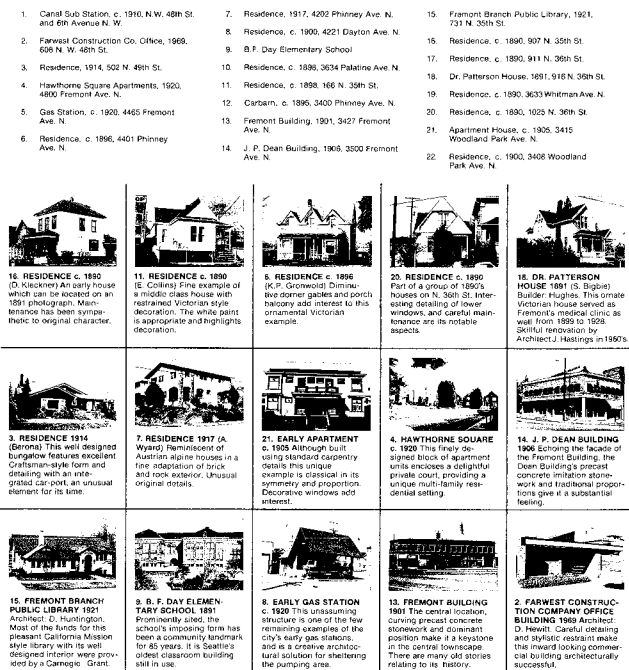
buildings, some being scattered throughout the community while others are clustered along N. 50th Street, Fremont Avenue N., and Phinney Ave. N.

Turn-of-the-century houses abound. Some have been neglected and are in poor condition. Others have been drastically remodeled, often to the detriment of their visual appearance. A few have been sympathetically maintained or restored. However, there are many others with excellent potential for restoration as comfortable neighborhood homes. Sometimes such older houses are grouped together providing an opportunity to re-establish an entire streetscape to its original qualities.

One of the most striking aspects of Fremont's existing building stock is the potential for restoration and re-use. There are many buildings, both residential and commercial, which would greatly benefit from appropriate restoration and recycling to provide useful and pleasant accommodation. While most buildings in the area are visually and architecturally unassuming, their qualities fit well into Fremont's over-all low-key, small town character. Rehabilitation which is sympathetic to the building's original appearance and its relationship to its neighborhood context is therefore doubly important because it contributes to Fremont's identity and sense of place.

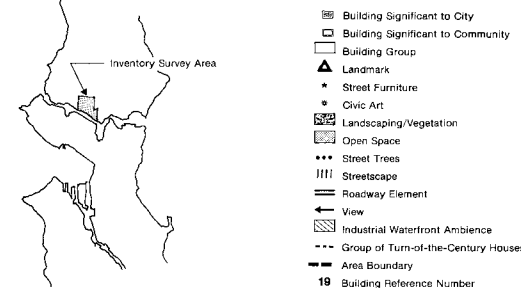


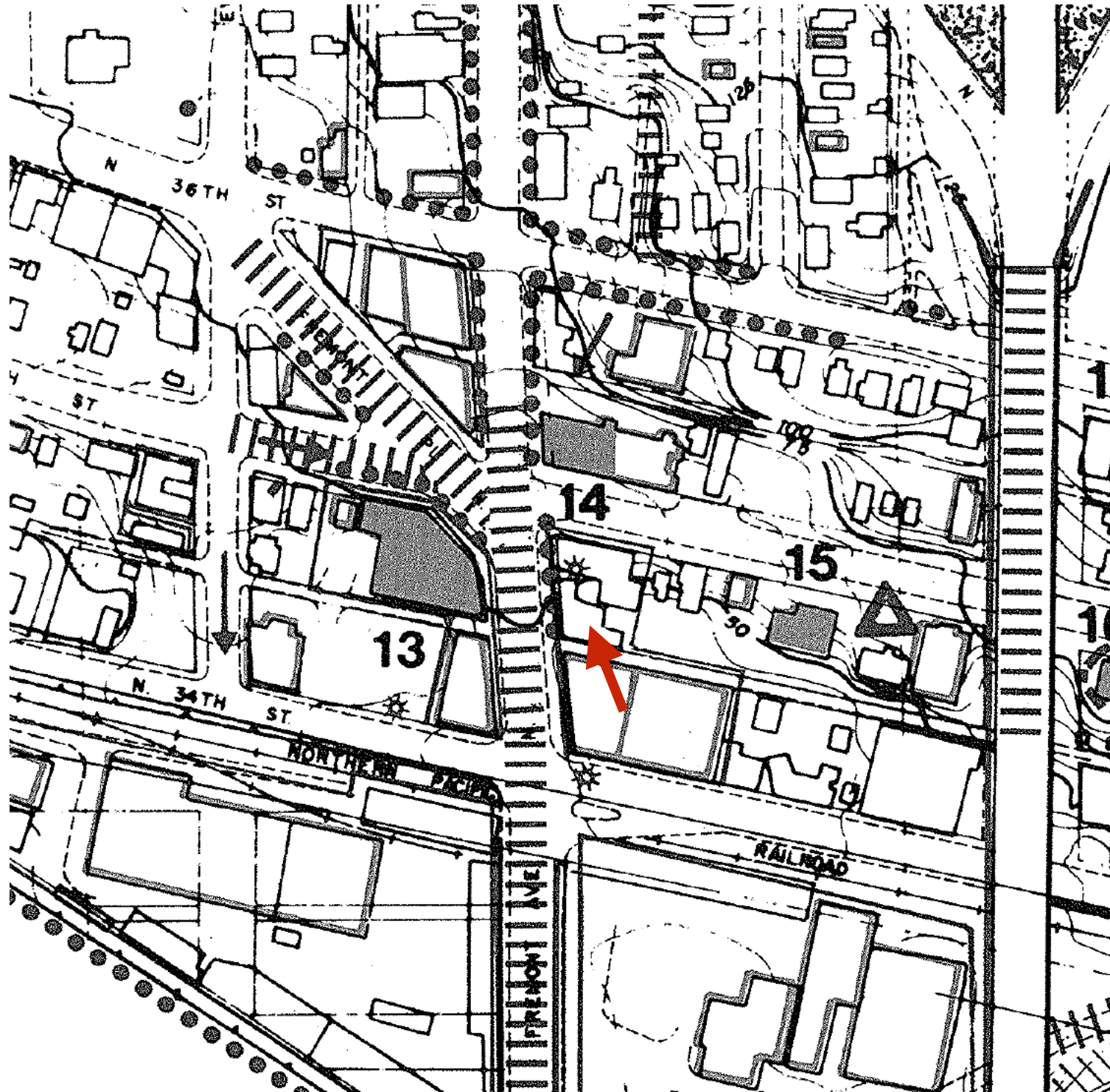
SIGNIFICANT BUILDINGS



FREMONT

LEGEND





LEGEND

- Building Significant to City
- Building Significant to Community
- Building Group ←
- ▲ Landmark
- ★ Street Furniture
- * Civic Art
- Landscaping/Vegetation
- Open Space
- ... Street Trees
- ||| Streetscape
- == Roadway Element
- ← View
- ▨ Industrial Waterfront Ambience
- Group of Turn-of-the-Century Houses
- Area Boundary
- 19 Building Reference Number

SEATTLE INVENTORY FIELD FORM

Remodeled for 1990 **43404**

I. NAME Historic Year Built c. 1910

II. LOCATION
Present/Common New and Second Hand Store & Aurora Fellowship.
Neighborhood Fremont ☒
Street(s) & Number(s) 3416-3414 Fremont Ave. N

III. CLASSIFICATION
Category: District Building(s) ☒ Structure(s) Site Object(s)
Status: Occupied ☒ Unoccupied Work in Progress
Potential Threats Observed small fissure in facade brickwork over large central window
Present Use commercial / social
Original Use commercial / residential
Accessibility
Unrestricted ☒ Restricted, explain _____

IV. DESCRIPTION
General Appearance (structural, stylistic, surroundings, etc.): Two story brick structure with trapezoidal plan. Segmental brick arches over second floor windows. Storefront framework remains unaltered with only cosmetic alterations. Wooden cornice intact.
Condition: Excellent Good Fair ☒ Deteriorated Ruins
Unexposed _____
Integrity: Original Site ☒ Relocated _____
Major Alteration and Approx. Dates:
Minor storefront alterations

V. OBSERVED SIGNIFICANCE
Part of integrated commercial district.

VI. PHOTOGRAPHIC REFERENCES
Roll(s) # 6N Exposure(s) 13 View(s) S from Fremont

VII. SURVEYED BY Mark L. Peckham 2/5/79
Name Date



43404

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION
Field Site No. 17-F120AHP No. 17-03149 Date Recorded 8/4/91
Site Name Historic Fremont State Bank Building
Common Daily Planet/Glamorama
Field Recorder Carol Tobin
Owner's Name Stuart & Susan Simon
Address 3212 Hunter Boulevard South
City/State/Zip Code Seattle, WA 98144

LOCATION SECTION
Address 3414-3416 Fremont Avenue N.
City/Town/County/Zip Code Seattle/King/98103
Twp 25N Range 4E Section 18 1/4 Section SW 1/4 Section SE
Tax No./Parcel No. 197220-2755 Acreage less than 1
Quadrangle or map name Seattle North USGS 7.5 min
UTM References Zone _____ Easting _____ Northing _____
Plat/Block/Lot Denny & Hoyt's Addition/34/1
Supplemental Map(s) Downtown Fremont map 1"=200'

Status
☒ Survey/Inventory
☐ National Register
☐ State Register
☐ Determined Eligible
☐ Determined Not Eligible
☐ Other (HABS, HAER, NHL)
☐ Local Designation

PHOTOGRAPHY
Photography Neg. No. 2-35
(Roll No. & Frame No.)
View of SW corner
Date 8/4/91

Classification ☐ District ☐ Site ☒ Building ☐ Structure ☐ Object
District Status ☐ NR ☐ SR ☐ LR ☒ NV
Contributing ☒ Non-Contributing ☐
District/Thematic Nomination Name _____

DESCRIPTION SECTION

Materials & Features/Structural Types
Building Type Retail
Plan trapezoidal
Structural System frame & masonry
No. of Stories 2

Roof Type
☐ Gable ☐ Hip
☒ Flat ☐ Pyramidal
☐ Monitor ☐ Other (specify) _____
☐ Gambrel
☐ Shed

Roof Material
☐ Wood Shingle
☐ Wood Shake
☐ Composition
☐ Slate
☒ Tar/Built-Up
☐ Tile
☐ Metal (specify) _____
☐ Other (specify) _____
☐ Not visible

Cladding (Exterior Wall Surfaces)
☐ Log
☐ Horizontal Wood Siding
☐ Rustic/Drop
☐ Clapboard
☐ Wood Shingle
☐ Board and Batten
☐ Vertical Board
☐ Asbestos/Asphalt
☒ Brick
☐ Stone
☐ Stucco
☐ Terra Cotta
☐ Concrete/Concrete Block
☐ Vinyl/Aluminum Siding
☐ Metal (specify) _____
☐ Other (specify) _____

Foundation
☐ Log
☐ Post & Pier
☐ Stone
☒ Brick
☐ Not visible

Concrete
☐ Block
☐ Poured
☐ Other (specify) _____

Integrity (Include detailed description in Description of Physical Appearance)
Intact Slight Moderate Extensive
Changes to plan _____ ☐ ☒ ☐ ☐
Changes to windows _____ ☐ ☒ ☐ ☐
Changes to original cladding _____ ☐ ☒ ☐ ☐
Changes to interior _____ ☐ ☐ ☐ ☐
Other (specify) _____ ☐ ☐ ☐ ☐

High Styles/Forms (check one or more of the following)
☐ Greek Revival ☐ Spanish Colonial Revival/Mediterranean
☐ Gothic Revival ☐ Tudor Revival
☐ Italianate ☐ Craftsman/Arts & Crafts
☐ Second Empire ☐ Bungalow
☐ Romanesque Revival ☐ Prairie Style
☐ Stick Style ☐ Art Deco/Art Moderne
☐ Queen Anne ☐ Rustic Style
☐ Shingle Style ☐ International Style
☐ Colonial Revival ☐ Northwest Style
☐ Beaux Arts/Neoclassical ☒ Commercial Vernacular
☐ Chicago/Commercial Style ☐ Residential Vernacular (see below)
☐ American Foursquare ☐ Other (specify) _____
☐ Mission Revival

Vernacular House Types
☐ Gable front ☐ Cross gable
☐ Gable front and wing ☐ Pyramidal/Hipped
☐ Side gable ☐ Other (specify) _____

DCD 10/86 1209 3



Statement of Significance

Date of Construction 1905-1909 (DCLU Assessor's)

- ☐ In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places
☐ In the opinion of the surveyor, this property is located in a potential historic district (National and/or local).

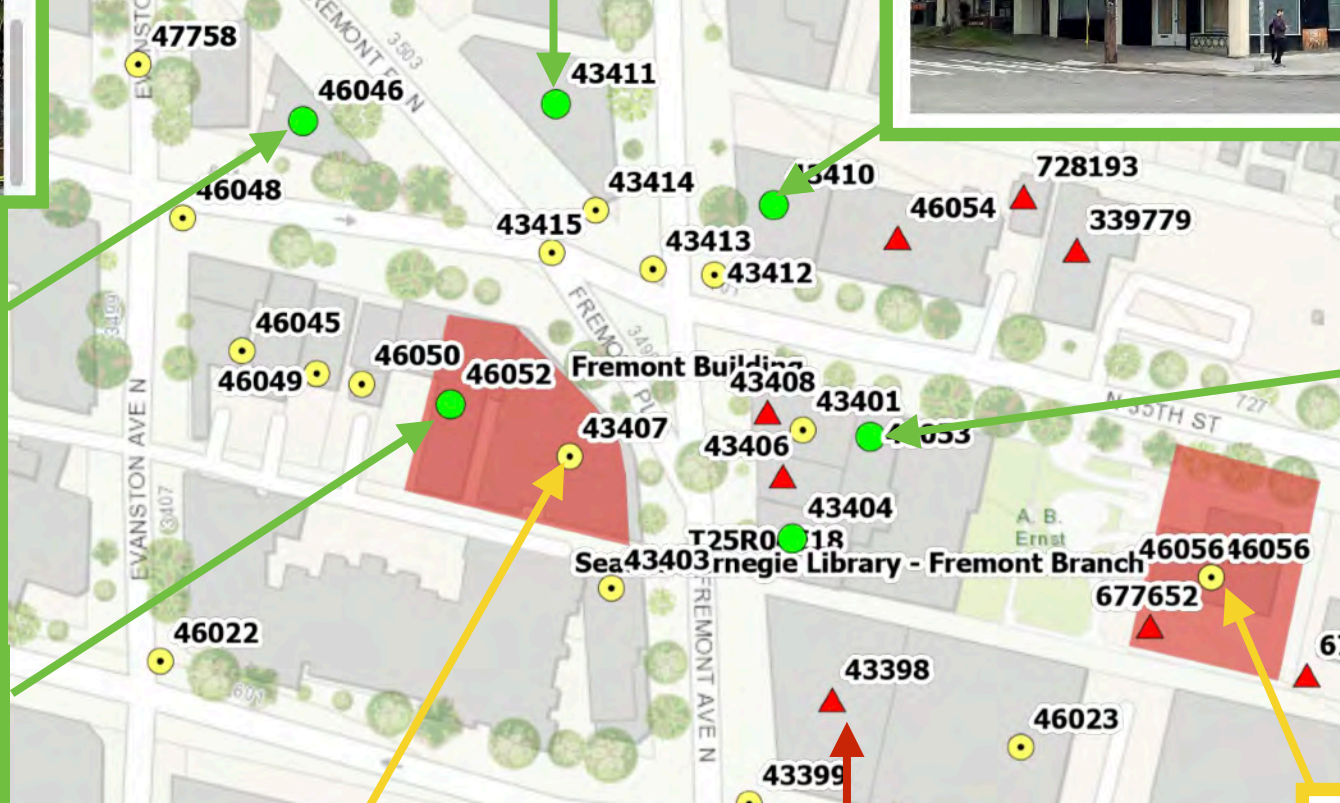
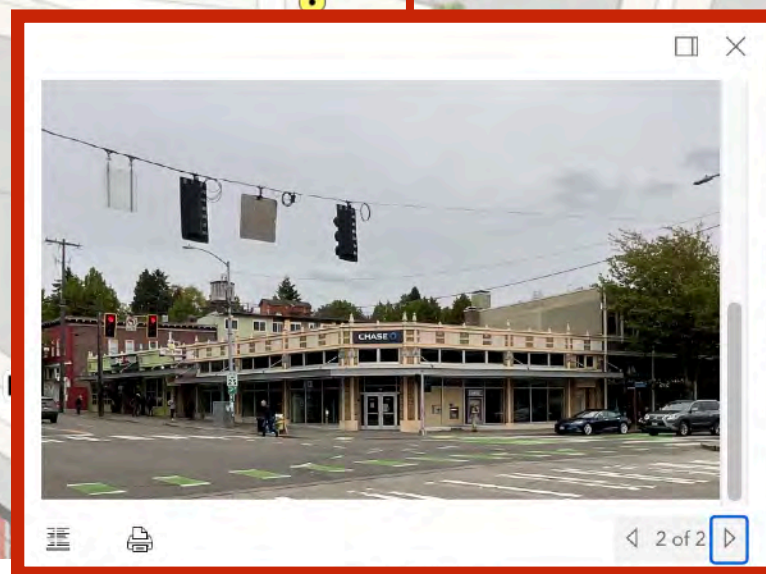
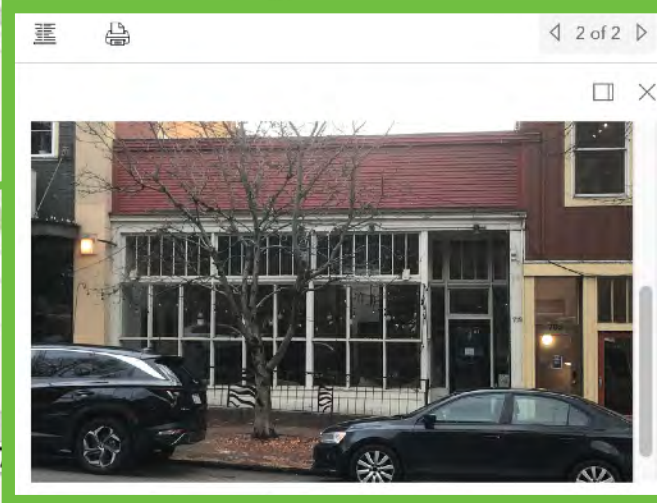
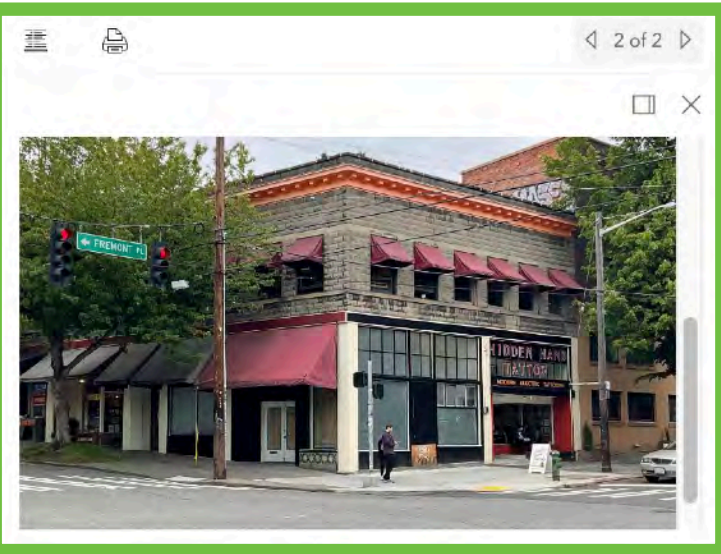
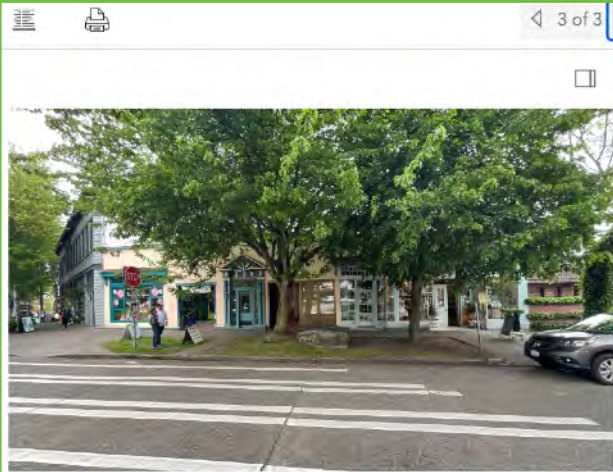
This simple, straightforward masonry building contributes to the ambiance and character of the business district. It represents an early use of brick in the Fremont business district, a commitment to a more permanent structure than the earlier wood-frame buildings. Starting in 1905, it housed the Remsberg & Dixon Bank, later known as Fremont State Bank. Other tenants included the Fremont Theater (1912 to 1914), The Fraternal Brotherhood (on the upper floor from 1923 until 1933), the Angle Inn, and Smith's Grocery. The current antique store is compatible with the building's historic character. It relates to the study unit themes of commerce, social movements/organizations, and entertainment/recreation.





76 337085
728186

2 of 2



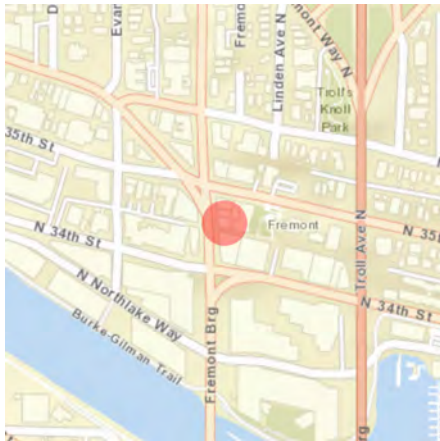


Historic Property Report

Historic Name: Fremont State Bank Building

Property ID: 43404

Location



Address: 3416 Fremont Ave N, Seattle, Washington, 98103

Tax No/Parcel No: 197220-2755

Geographic Areas: King County, T25R04E18, King County Certified Local Government, Seattle Certified Local Government, SEATTLE NORTH Quadrangle

Information

Number of stories: 2.00

Construction Dates:

Construction Type	Year	Circa
Built Date	1909	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

Historic Context:

Category
Commerce

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Historic Name: Fremont State Bank Building

Property ID: 43404

Significance narrative: Constructed in 1909 at 3414-3416 Fremont Avenue N, the two-story Fremont State Bank Building replaced two earlier one-story buildings on the site which had been constructed prior to 1905 (Sanborn Map Company 1905:438, 1919:699b). As Carol Tobin noted in her 1991 inventory of Fremont, the Fremont State Bank Building represents an early use of brick masonry construction in the Fremont business district. The building is significant for its associations with commerce during the heyday of the Fremont commercial district, which began in the late 1890s and ended following the completion of the George Washington Memorial Bridge in 1932 (Guettinger et al. 2022:33; Tobin 1991).

The Fremont State Bank Building at 3414-3416 Fremont Avenue N was constructed in 1909 and meets the minimum age threshold for listing in the National Register of Historic Places (NRHP). From its period of construction, the building retains integrity of location, setting, and design. Integrity of materials and workmanship has been only slightly diminished since the original construction of the building. Integrity of feeling and association are intact as the original functions of the building are carried through to the present. In summary, it appears that the Fremont State Bank Buildings possesses sufficient integrity to convey its historic significance.

The Fremont State Bank Building was originally constructed to house a variety of businesses and is potentially significant to local Seattle history. As such, it is potentially eligible for listing in the NRHP under Criterion A. Furthermore, research did not reveal any historically significant individuals associated with the building, and therefore it is recommended that the building is not eligible for listing in the NRHP under Criterion B. The building is an example of an early twentieth century commercial block in Fremont and is potentially significant under Criterion C. The subject property is unlikely to yield information important in history or prehistory, and it is recommended that the building is not eligible for listing in the NRHP under Criterion D. In summary, it is recommended that the Fremont State Bank Building is eligible for listing in the NRHP under Criteria A and C and appears to possess sufficient integrity to convey its significance under these criteria.

Physical description: Sanborn fire insurance maps indicate that the building at 3414-3416 Fremont Avenue N was constructed after 1905 but before 1919 (Sanborn Map Company 1905:438, 1919:699b). However, a 1991 inventory by Carol Tobin indicated a construction date between 1905 and 1909, and current records of the King County Assessor indicate the building at 3414-3416 Fremont Avenue N was constructed in 1909 (King County Assessor 2022; Tobin 1991).

The building is two stories tall and constructed with brick masonry exterior walls and interior structure of wood post and beam (Sanborn Map Company 1919:699b). The brick masonry walls have been painted. The building has a trapezoidal plan and features storefront windows at the ground level facing Fremont Avenue N. Based on an available historic photograph, the transom windows of the storefront assemblies have been altered slightly from their original condition, but the remainder of the storefronts are relatively intact (King County Assessor 1937). The second story windows on the west and south facades feature segmental brick arches. The building also retains its original wooden cornice.

The building at 3414-3416 Fremont Avenue N was documented during a 1991 inventory by Carol Tobin and the current survey did not identify any significant modifications or alterations since that survey effort. In general, the building appears to possess a high degree of integrity.

Information	Location Data	Map	Attachments	Narrative	Evaluation
Status Type	Date	By	Note		
Review Complete	03/06/2023	Maureen Elenga, DAHP			
Submitted	01/04/2023	Paula Johnson, WCRA	Submitted on project City of Seattle_ Route 40 - Transit-Plus Multimodal Corridor Project		
Returned	11/15/2022	Holly Borth	Submitted on project City of Seattle_ Route 40 - Transit-Plus Multimodal Corridor Project		
Submitted	11/10/2022	Paula Johnson, WCRA	Submitted on project City of Seattle_ Route 40 - Transit-Plus Multimodal Corridor Project		

SIX CRITERIA FOR LANDMARK DESIGNATION

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.

- 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. E. Remsberg
1864-1945



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

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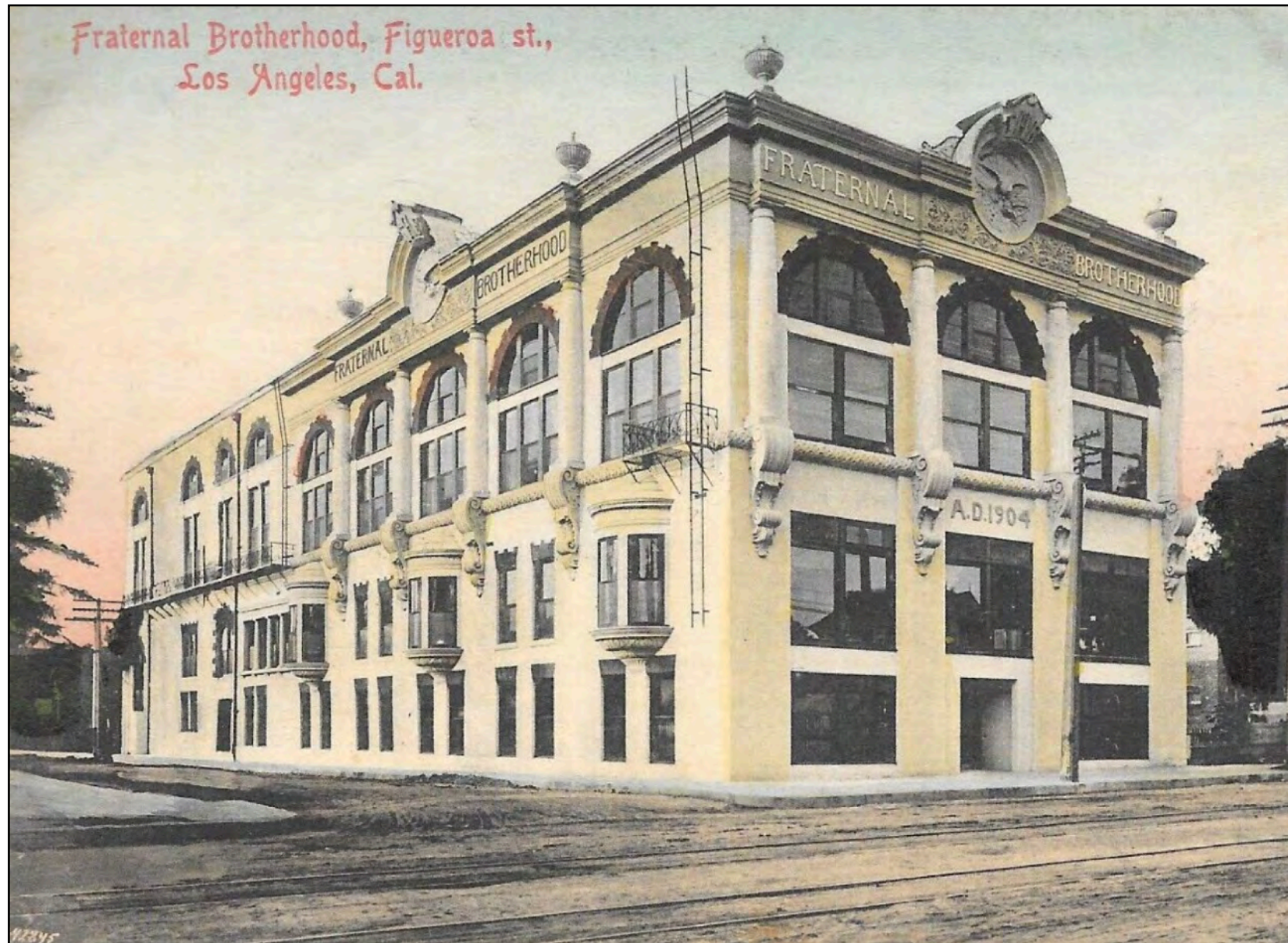
CITY OF SEATTLE LANDMARKS IN SUBJECT NEIGHBORHOOD



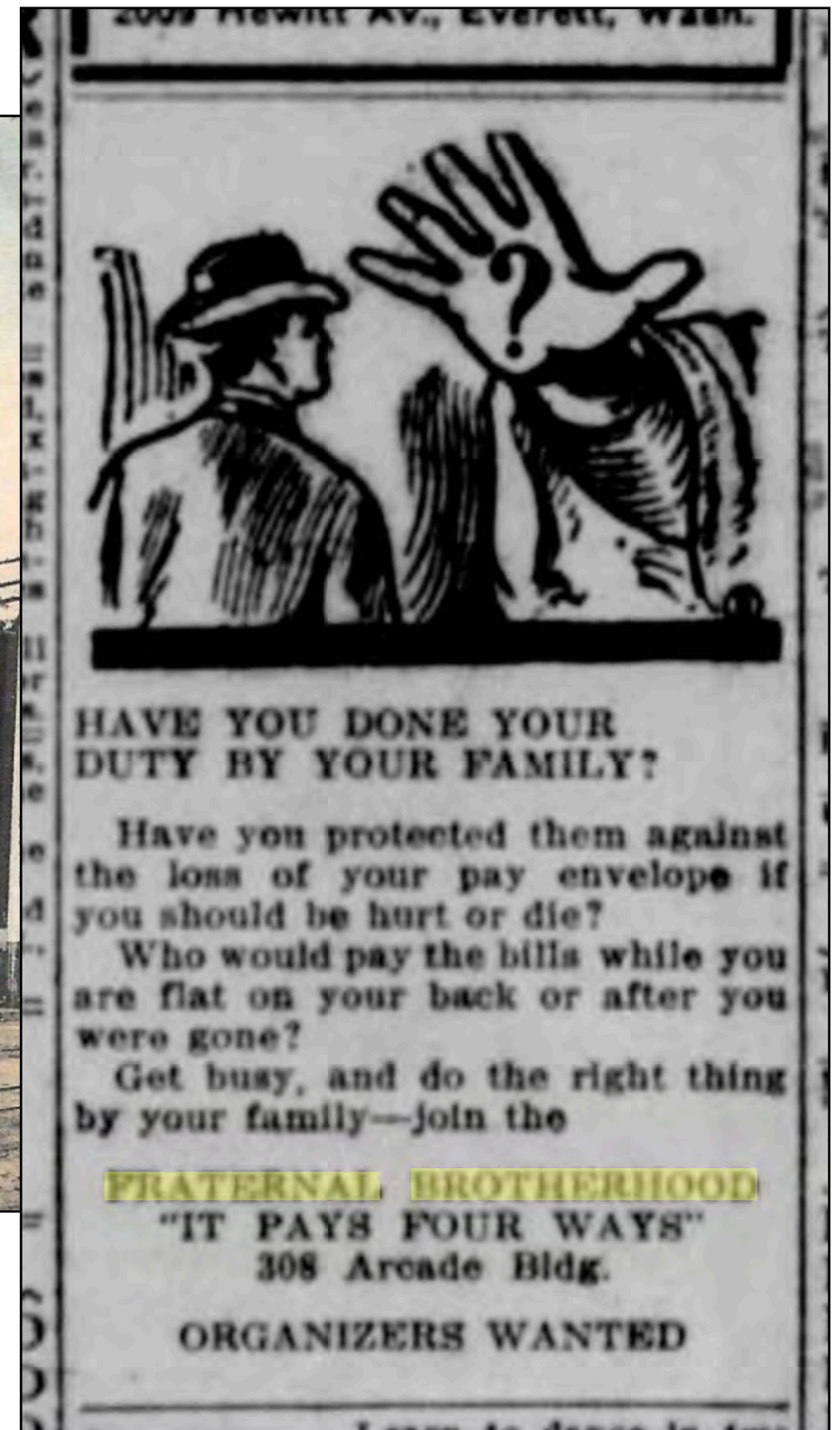
- Bleitz Funeral Home, 316 Florentia Street, 1921
- Fremont Branch, Seattle Public Library
- 1921, Daniel Huntington, National Register
- Fremont Hotel, 3423 Fremont Ave N, 1906
- Fremont Bridge, 1917, F. A. Rapp, A. H. Dimock, D. R. Huntington
- Aurora Bridge, 1932
- B. F. Day School, 3921 Linden Ave N, 1891
- John Parkinson, additions by J. Stephen and E. Blair
- Seattle Electric Co. Building, 1905 (Fremont Trolley Barn/Red Hook Brewery/Theo Chocolate) 3400 Phinney Ave N, 1905



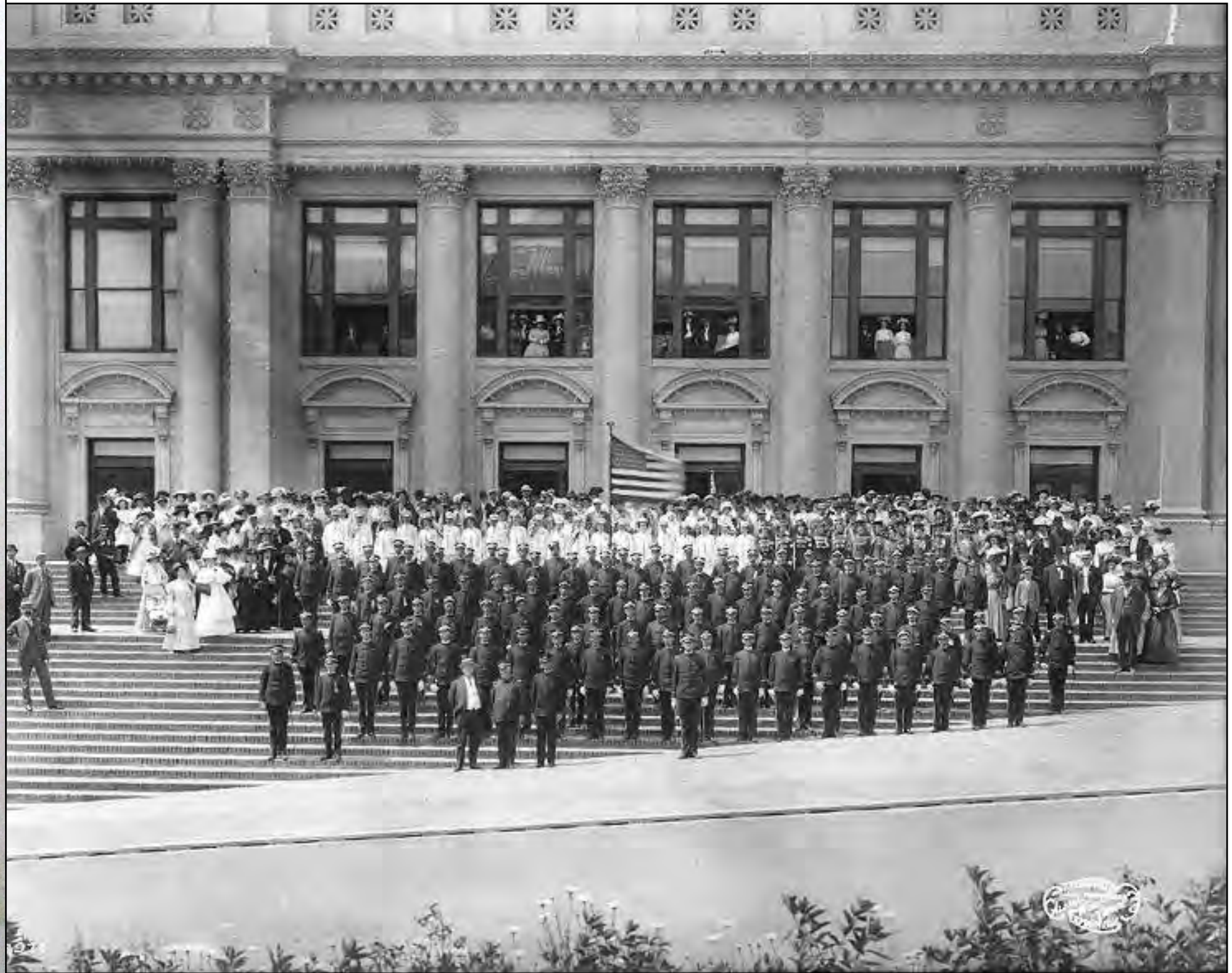
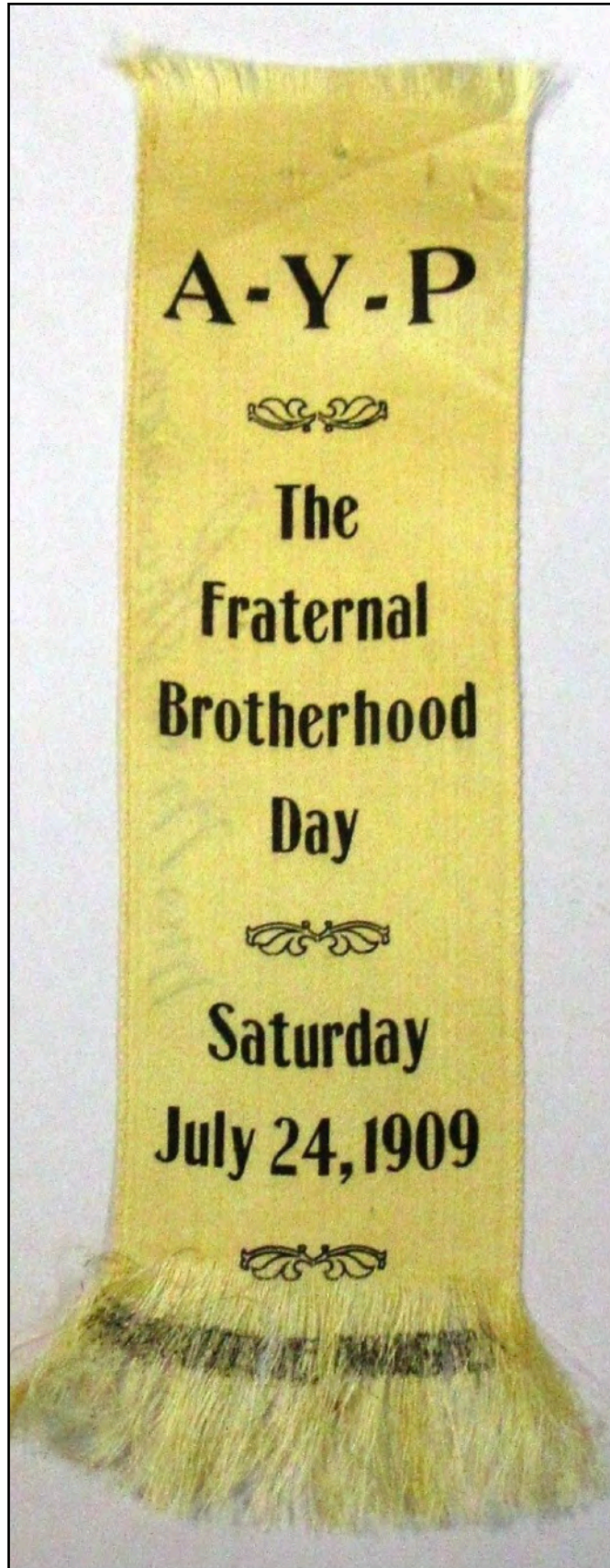
ASSOCIATED ORGANIZATION: THE FRATERNAL BROTHERHOOD



Headquarters of the Fraternal Brotherhood, Los Angeles, 1904

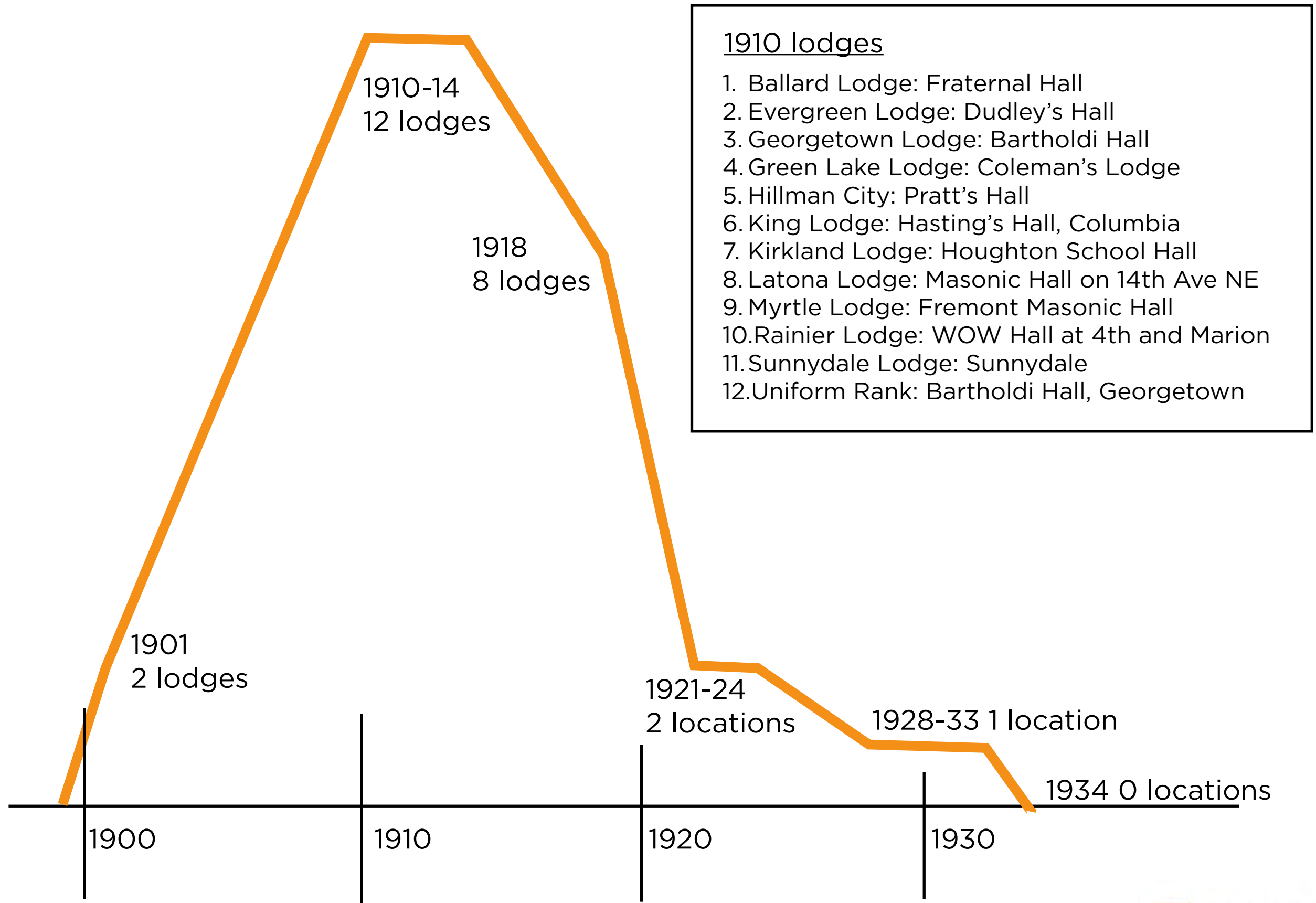


Advertisement for the Fraternal Brotherhood in the Seattle Star, November 1911



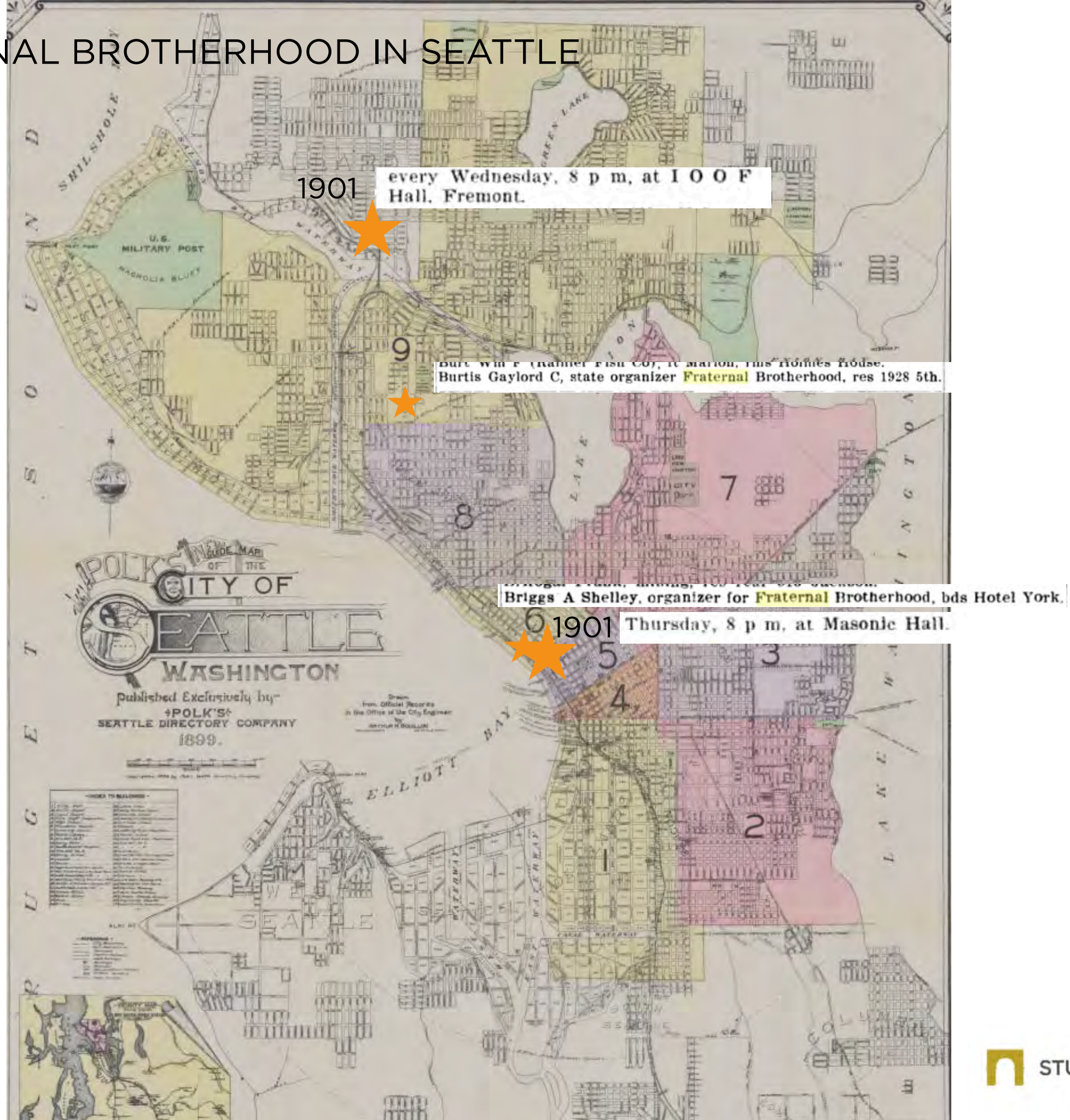
Fraternal Brotherhood at the Alaska-Yukon-Pacific Exposition, 1909

ASSOCIATED ORGANIZATION: THE FRATERNAL BROTHERHOOD IN SEATTLE



THE FRATERNAL BROTHERHOOD IN SEATTLE

1901 locations
on the 1898
Great
Northern
Railway Map

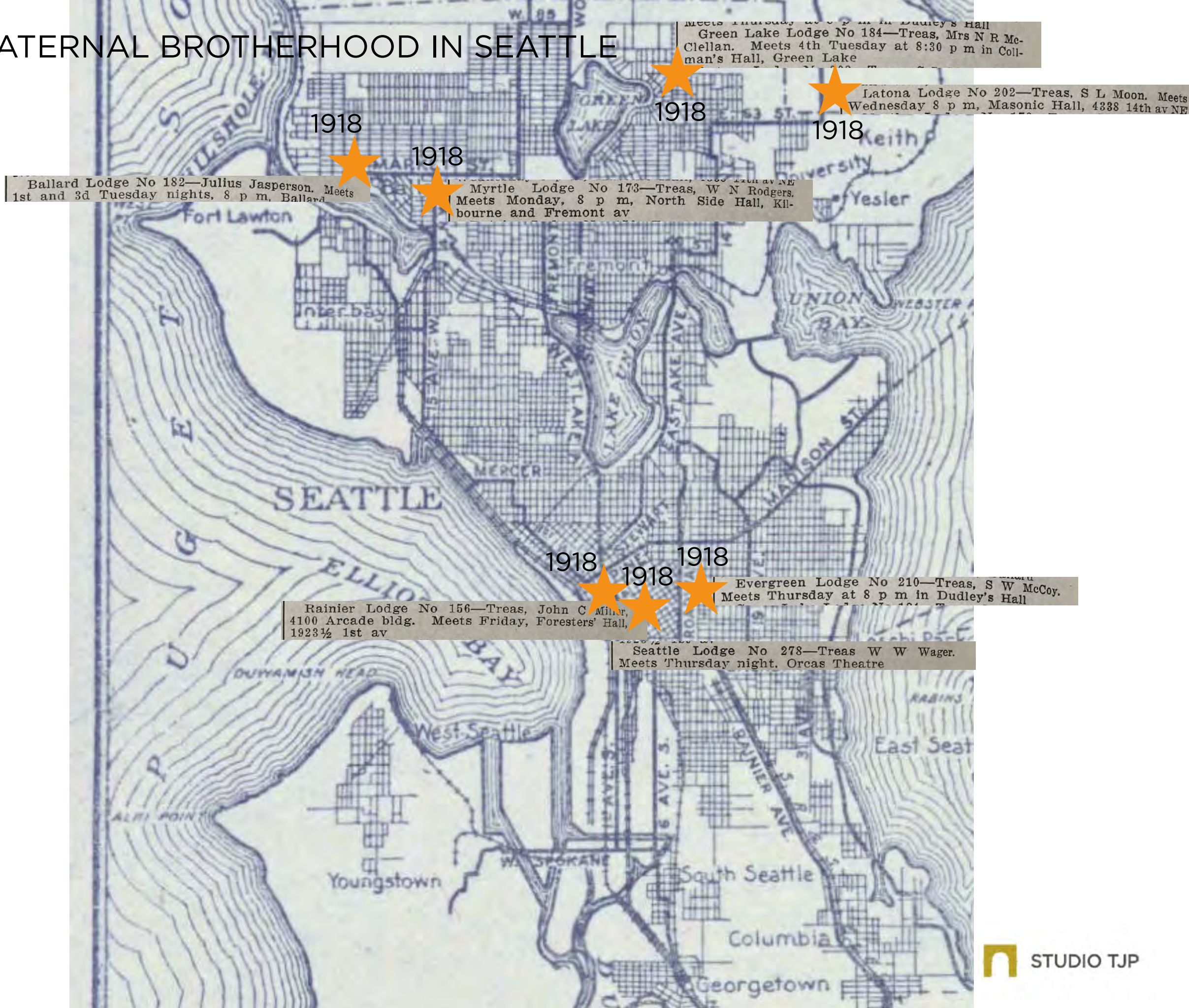


1910
locations
on the
1909
Anderson
Map



THE FRATERNAL BROTHERHOOD IN SEATTLE

1918
locations
on the
1916
Clason
Map



THE FRATERNAL BROTHERHOOD IN SEATTLE

1924
locations
on the
1924 Rand
McNally
Map



THE FRATERNAL BROTHERHOOD IN SEATTLE

1932
location
on the
1930 Kroll
Map



THE FRATERNAL BROTHERHOOD IN SEATTLE

By 1934 no
locations

1940 Bekins
Map

9	DEGREE OF HONOR PROTECTIVE ASSOCIATION Seattle Lodge No 7—Blanch Detlefsen sec, 1409 9th av
	FORESTERS OF AMERICA Court Excelsior No 17—A O U W Hall, 1409 9th Court Golden West No 3—1199 Virginia
	FRATERNAL AID UNION Seattle Lodge No 116—Thursday A O U W Hall, 1409 9th av
	FRATERNAL ORDER OF EAGLES Ballard Aerie No 172—Sec, T J Helmsley, Ballard Eagles Hall Salmon Bay Aerie No 2141—Sec, John T Savidge Seattle Aerie No 1—Sec, Frank Dowd, Eagles Hall, 7th av ne cor Union
	Ladies' Auxiliary Seattle Aerie No 1—Sec, Edith Dahlstrom, Eagles Hall, 7th av and Union
	HOMESTEADERS Chief Seattle Homestead No 586—Sec, Mrs Florence Kellogg, 1520 Westlake av
	IMPROVED ORDER OF RED MEN Chief Seattle Tribe No 25—Sec, Myron J Davis, 1923½ 1st av; ofc 814 Second Av bldg Umapaine Tribe No 70—C of R, Herbert R Johnson, Redmen's Hall, Green Lake sta
	Degree of Pocahontas Anona No 23—Ballard City Hall Manitou No 34—1629 8th av Princess Angeline No 5—1629 8th av
	INDEPENDENT ORDER B'NAI BRITH Seattle Lodge No 563—Sec, I C Lewis 1121 2d av
	INDEPENDENT ORDER OF FORESTERS Court Seattle No 529—A O U W Hall, Jas F Hewitt rec sec, 1116 15th av N
	INDEPENDENT ORDER OF ODD FELLOWS Grand Lodge of Washington—Grand Sec, F C Runsey (Tacoma) Canton Seattle No 3 Patriarchs Militant—Clerk, R C Abbott, 915 E Pine I O O F General Relief Committee—Sec, Wellington Strohl, 915 E Pine Seattle Lodge No 7—R S, D W Whitson, I O O F Temple Fremont Lodge No 86—R S, L J Blithen, I O O F Hall, 3511 Fremont av Lake Washington Lodge No 87—R S, Irvin J Hadfield, Fraternal Hall, 2609 Jackson Germania Lodge No 102—R S, H C Auernheimer, I O O F Temple Comet Lodge No 139—N G, R N Wilcox, 6204 Ellis av Ballard Lodge No 170—R S, Archie R Sullivan, 1704 Market Green Lake Lodge No 209—R S, G W Millward, Thorn's Hall, Green Lake Anchor Lodge No 221—R S, E W Henderson, I O O F Temple Grand View Lodge No 225—R S, Clyde Evans, 4441 Calif av Greenwood Lodge No 316—N G, J W Nelson, 8216 Greenwood av Glendale Lodge No 328—R S, John Wilgus, 1609 W Roxbury Temple Association—915 E Pine
	Encampments Unity No 2—Scribe, F R McLaren, Odd Fellows Temple 915 E Pine Ballard No 76—Scribe, J W Nelson, I O O F Hall, 1704 Market
	Rebekahs (Auxiliary to I O O F) Rebekah General Relief Committee—Sec, Minnie Boyd, I O O F Temple, 915 E Pine Ridley Lodge No 6—R S, May A Bell, I O O F Temple Mystic Jewel Lodge No 40—R S, Estelle Wright, I O O F Temple Prosperity Lodge No 192—R S, Pauline Wetmore, 5605 Rainier av Woodland Lodge No 128—R S, Grayce Hale, Odd Fellows Hall, Fremont Elite Lodge No 134—R S, Lillian MacKay, Fraternal Hall, 2609 Jackson Loyal Lodge No 166—R S, Una Hodgins, Thorn's Hall, Green Lake sta South Park Lodge No 201—R S, Anna Bennett, Dudley's Hall Salmon Bay Lodge No 217—R S, May Thomas, I O O F Hall, 1704 Market Cosgrove Lodge No 218—R S, Kittle Crawford, Masonic Greenwood Temple Linnea Lodge No 221—R S, Myrtle F Johnson, 915 E Pine



ASSOCIATED ORGANIZATION: THE FRATERNAL BROTHERHOOD IN FREMONT

LOCATIONS WHERE THE FRATERNAL BROTHERHOOD MET

1918: NORTHSIDE HALL

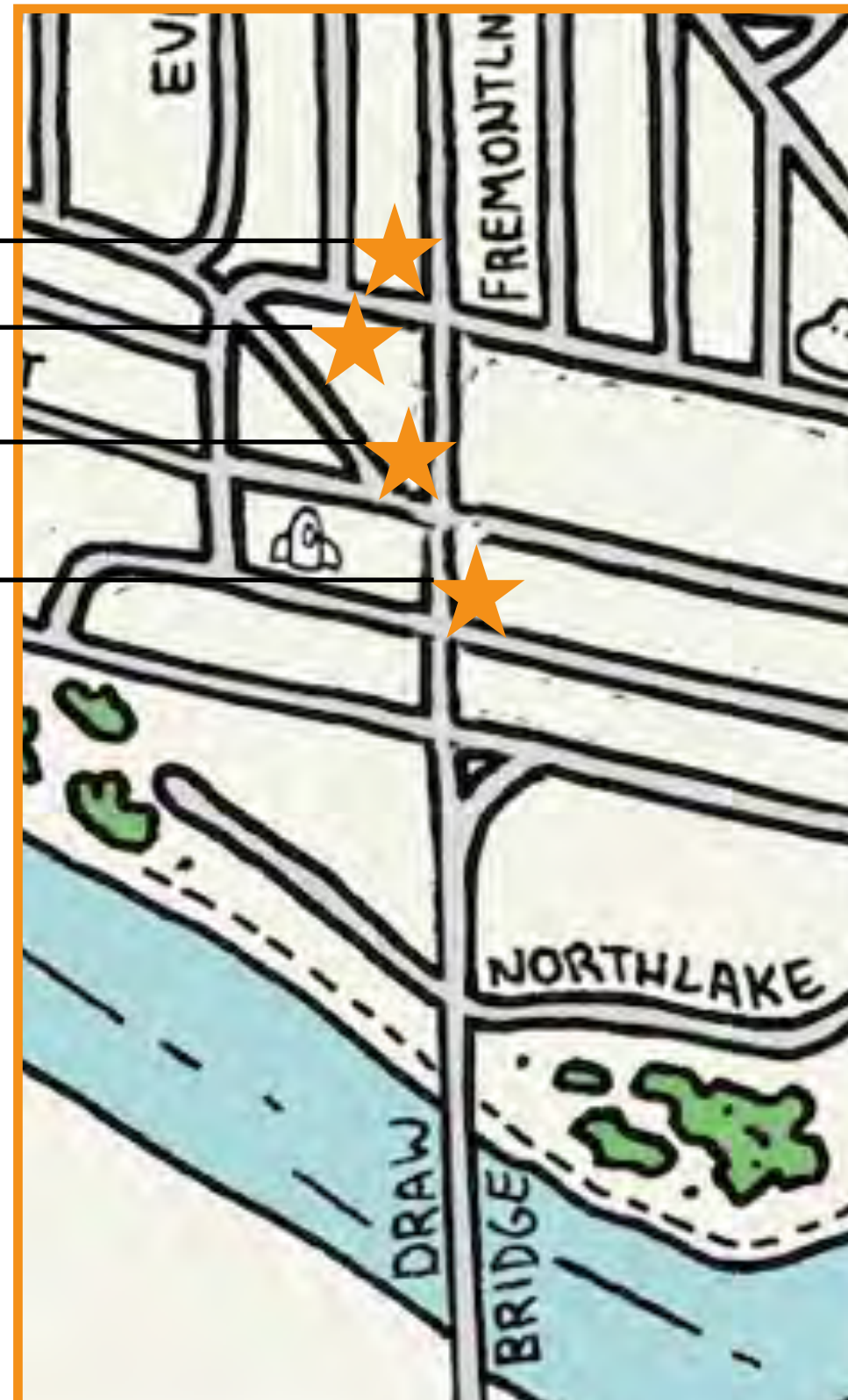
1910: MASONIC HALL

1901: IOOF

SUBJECT BLDG

1921: NO
FRATERNAL
BROTHERHOOD
LISTED IN
FREMONT

1923-33 IN
SUBJECT BLDG



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- 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.

FRATERNAL HALLS IN SEATTLE



Masonic Lodge Building, Capitol Hill
Charles Saunders, 1915
Now SIFF Theater Egyptian

CITY OF SEATTLE LANDMARKS



Eagles Hall/A
Contemporary Theater
(1924, Henry Bittman)



Knights of Columbus Hall (1912)



Rainier Lodge/Prince Hall
Masonic Temple (1925, J.L.
McCauley and 1974 Evvian
Willis)



Seattle Labor Temple, Belltown (1942,
McClelland & Jones with Harmon Pray
Detrich)

NEIGHBORHOOD BANK BUILDINGS IN SEATTLE



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



Rainier Valley State Bank, 4820 Rainer Ave S, (1922, Victor Voorhees, Columbia City Landmark District)

NEIGHBORHOOD BANK BUILDINGS IN SEATTLE



Toby Building, 4850 Rainier Avenue S, 1903
Columbia City Landmark District



Scandinavian American Bank/Canal Bank
5300 Ballard Avenue NW
1902, Ballard Avenue Landmark District

NEIGHBORHOOD BANK BUILDINGS IN SEATTLE



Broadway State Bank, 824 E Pike Street
1913, Beezer Brothers



First Security Bank, 216 Broadway (1928)

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- E. It is an outstanding work of a **designer or builder**.

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- 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.

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.









1905: Seattle Electric Co./
Trolley Barn/Red Hook
Brewery/Theo Chocolate
City of Seattle Landmark



1906: Fremont Hotel
Seattle Landmark
National Register



1906: 3508 Fremont
Avenue N





1907: Apartments at
708 N 35th Street



1911: Dubliner Building
3515 Fremont Avenue N



1907: 615 N 35th Street





1927: IOOF 3501 Fremont Ave N



1926: 606 N 35th Street



1926: McKenzie Building
3402 Fremont Ave N



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3414-3416 FREMONT AVENUE N