



Downtown Landmark and Historic District Feasibility Study

November 2019

City of Bothell

Landmark Preservation Board

Department of Community Development

ACKNOWLEDGEMENTS

4Culture

The bulk of the funding for this study was provided by a 4Culture Landmarks Capital Grant. 4Culture is King County's arts and heritage organization. It receives its funding primarily from King County Lodging Tax revenues.

Landmark Preservation Board

Cary Westerbeck, Chair
Victoria Somppi, Vice-Chair
Sharron Dimmitt, Secretary
Ray Thomas
Sean Gehrke
Bill Moritz

City of Bothell

Michael Kattermann, Director of Community Development
Sarah Desimone, Historic Preservation Consultant
David Boyd, Senior Planner
Barry Tookey, Senior GIS Analyst



PROJECT DESCRIPTION

The purpose of the project is to do an in-depth survey of all properties in the Downtown Special Review Area (DSRA) that were constructed in 1980 or earlier to determine if how many of them would qualify for the Bothell Register of Historic Landmarks (BRHL) either individually or as part of a historic district. The study included fieldwork, photographs, archival research and online research. The study report includes a historic context for downtown Bothell, an explanation of architectural style found within the study area, individual assessments for each of the fifty-four buildings in the study, general findings and notes on financial incentives available for rehabilitation of historic properties.

STUDY METHODOLOGY

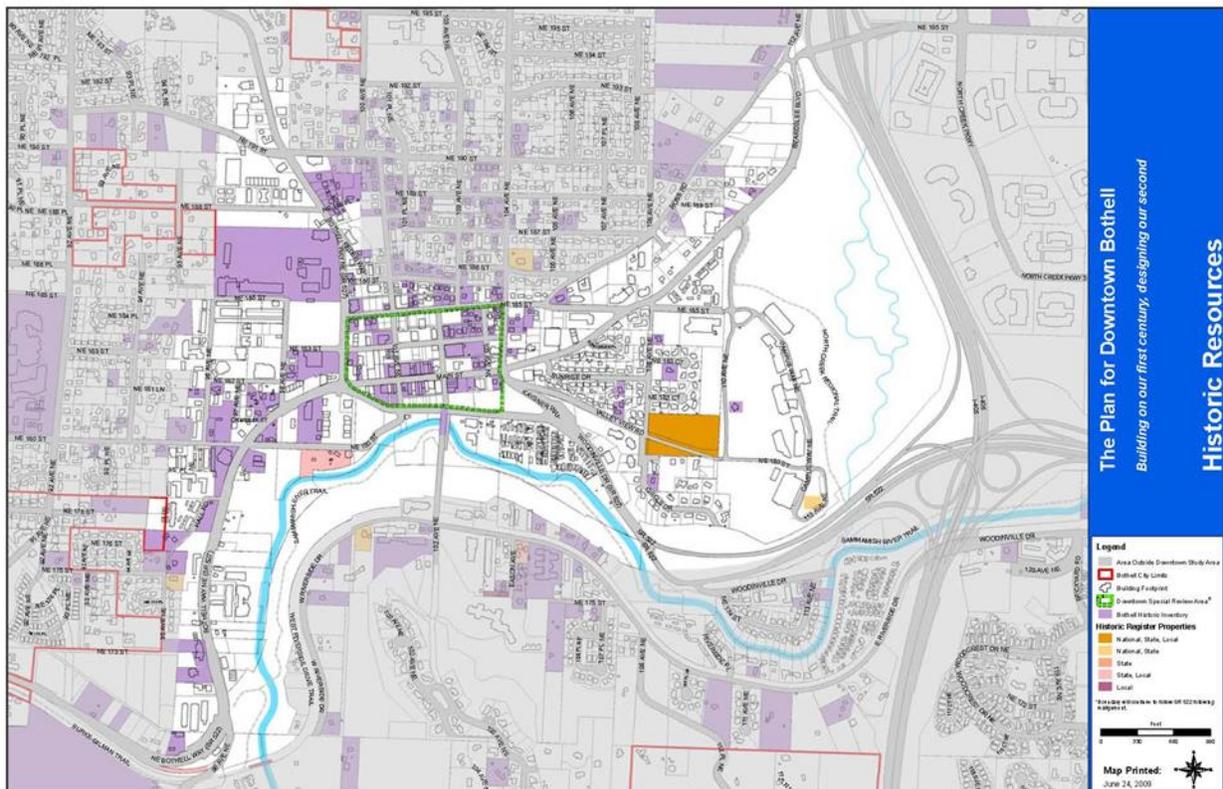


FIG.12.64.505.A.1 HISTORIC RESOURCES AND DOWNTOWN SPECIAL REVIEW AREA (DSRA) BOUNDARY

Downtown Subarea Regulations: Architectural Regulations

Fig.1 Map of DSRA Boundary from Downtown Plan

Study Area

After consultation with the landmark Preservation Board and the Director of Community Development, the Downtown Special Review Area (DSRA) was chosen for the study. The DSRA is an area specified in the Downtown Plan (outlined in green in figure 1) as containing a large concentration of historic resources. Specific Historic Resource Regulations are set forth in the Downtown Plan and geared toward retaining the historic character of the DSRA. Given the goals of this study which are to determine the quantity and quality of historic resources in order to inform their treatment, it seemed most appropriate to concentrate on this area.

Date Range

According to Bothell Municipal Code (BMC) 22.16.010, a property must be at least fifty years old in order to be eligible for the BRHL. However, this study was designed to address properties built as late as 1980. In a broad study like this, the purpose is to identify all properties that may be eligible now or in the near future and determine the range of dates that are significant in the area. Grouping buildings by construction dates can help to establish time periods that are significant in a city's history. Often, multiple buildings are constructed during a span of a few years and research can determine what may have caused an increase in construction activity and if it is important to the city's history. It is also important to expand the study in terms of build dates because dates of construction listed in official records are often not accurate. Archival research can help to pin down actual dates of construction.

Addresses

Commercial buildings with multiple tenants often have more than one address assigned to them which can make it difficult to assign a single address to each property. For the purposes of this study, building addresses are assigned based on those that appear in the King County Assessor records as the "site address." In a couple of cases, a property is given two addresses (written as follows: one/two). This is because previously filed inventory forms for those resources had already been associated with a different address.

Planning

In preparation for the study, the consultant reviewed previous studies conducted in the DSRA including the 1988 Historic Property Inventory and subsequent updates, cultural resources reports prepared for the 2015 Main Street Enhancement project, *Bothell Then & Now*, written by the Landmark Preservation Board in 2009 and various other Historic Property Inventory forms available from the Department of Archeology and Historic Preservation (DAHP) via the online WISAARD database.

Process

The study involved three phases: research, fieldwork and production and followed standards set forth in *Washington State Standards for Cultural Resource Reporting, 2011*. Research included visits to the Puget Sound Regional Archives, Bellevue Public Library and UW Special Collections to view property record cards, tax rolls, historic maps and atlases and city directories. A vast amount of information was gleaned from historic editions of the *Bothell Citizen* and *Sentinel*, available through the Bothell Historical Museum's website. Local history publications such as *Squak Slough, A Little History of Bothell, Washington* and *Slough of Memories* were also consulted on a frequent basis.

Fieldwork involved walking the study area and visiting the exterior of each property. Public buildings were accessed where appropriate. Each resource was photographed using a digital camera and notes were taken about each site's architectural features and building materials.

Finally, information and photographs gathered from archival research and fieldwork was compiled and individual building assessments and evaluations were prepared. New Historic Property Inventory forms for the 54 sites in the study were created in WISAARD and individual building evaluations were prepared. Building assessments were then used to evaluate where potential historic landmarks and districts might be appropriate. Lastly, project maps were prepared by Bothell's GIS department and the report was compiled.

WISAARD Historic Property Inventory (HPI) Forms

The data generated by this study has been added to Bothell's Historic Resources Inventory which is held in the Washington Information System for Archaeological and Architectural Resources Database (WISAARD). The WISAARD database is managed by the Department of Archeology and Historic Preservation (DAHP) and can be accessed online as public information. A new HPI form was created for each resource and is available online. The Property Chart (Appendix A) provides the DAHP property number for each property in the study and HPI forms can be found via WISAARD using that number.

STQRY

The Landmark Preservation Board uses the STQRY application to provide walking tours and property information to the public. Data from the individual property assessments in this study will be added to the walking tours in STQRY. It can be accessed via the following link: <https://discover.stqry.com/v/bothell-landmarks-preservation-board/o/08696972-c9dc-494b-a348-84c64c9b12bf>.

Study completed by

Sarah Desimone, MAHP, Historic Preservation Consultant

LIST OF TABLES AND MAPS

Property Table	Appendix A
Map of Individually Eligible Properties	Appendix B
Map of Potential Contributing Properties	Appendix C
Map of Downtown Special Review Area (DSRA) Boundary from the Downtown Plan	1
Landmark Criteria Table	23
Table of Buildings Constructed 1984 through 2019	26
Financial Incentives Table	31

DOWNTOWN BOTHELL HISTORIC CONTEXT

Early Settlement

The city of Bothell straddles the northern King County and southern Snohomish County borders. The historic downtown commercial core is situated along the Sammamish river just east of the northernmost tip of Lake Washington. The river stretches west to the lake and southeast to Lake Washington. Early maps of the area depict the Sammamish River surrounded by marshes along the eastern and northern edges, and dense forested areas. The earliest known residents were a Native American tribe called s-tzah-PAHBSH or willow people, members of a larger group called hah-chu-AHBSH and the Duwamish Tribe. They built a settlement of cedar longhouses along the river at the north end of Lake Washington, and called it Tl'awh-ah-dees. According to historian David Buerge, the tribe, along with a related group upriver, numbered between 80 and 200 individuals. The village was abandoned after the signing of the Point Elliott treaty of 1855, which forced Native Americans to reservations and non-reservation lands. Euro-American settlement began in the summer of 1870 with the arrival of two settlers, Columbus S. Greenleaf and George R. Wilson, who filed land claims near present-day downtown Bothell. Over the next six years, eight families had settled along the banks of the river between Kenmore and Woodinville. In 1876, Canadian lumberman George Brackett bought several parcels and started a logging operation on the north bank of the river (at 101st Avenue NE), which became known as Brackett's Landing. Other loggers were attracted to the area and a sawmill was built at Brackett's Landing in 1887.

The Beginnings of Downtown Bothell

In 1885, Brackett sold 80 acres to David Bothell, a settler from Pennsylvania. Bothell sold his first building lot at 10100 Main Street to Norwegians Gerhard Ericksen and his wife Dorothea. Ericksen built a general store on the property in 1887 which stood until the current store was constructed in 1927. Ericksen, whose building housed the post office for some time, became the town's first postmaster and served on the school board and in the state legislature. He is also given credit for naming the town "Bothell," having chosen the name because there were so many Bothell's in town. Later that same year, Seattle entrepreneurs Daniel Hunt Gilman and Thomas Burke built their Seattle, Lake Shore & Eastern Railroad through the town to transport coal from Issaquah. The railroad was a boon to the town's growth with the commercial core growing along Main Street and 1st Avenue. On April 25, 1889, David Bothell filed a plat with the territorial government for the town of Bothell. By that date, businesses in the area included the Bothell Hotel (10101 Main St., demolished), Ericksen's store, John Rodgers' American Hotel (18305 1st Ave., demolished) which contained a restaurant, saloon and Bothell's first telephone exchange. The saloon also became the town's first informal bank as Rodgers' would cash paychecks for patrons. There were also several shingle and lumber mills and a meat market.



Looking West on Main c. 1910, courtesy of Bothell Historical Museum

Ericksen's store failed during the panic of 1893, but he went into business during the hard times constructing a water flume to transport cedar bolts (short logs for shakes) to the river. The seven-mile flume allowed some logging operations to keep going and it helped get Bothell through the lean years of the 1890s. By 1908, the Bothell Hotel and Ericksen's store were accompanied by the Hannan Store (10037 Main St., destroyed), the Odd Fellows Hall (10119 Main St., demolished), Cooperative Mercantile Building (18120 102nd Ave. NE, altered) and a number of other wood frame buildings. That year, a fire started in the Bothell Hotel that destroyed most of the wooden buildings in Bothell. Immediately after, brick buildings started going up along Main Street. W. A. Hannan built a new brick building (10037 Main St.) to replace his wood frame store, Jacob Mohn built a new brick building to house Mohn Hardware (10114 Main St., altered) and a new brick and concrete building was constructed for Bothell State Bank (10112 Main St., altered). Bothell incorporated as a city of the fourth class on April 14, 1909, and the first mayor was David Bothell's son George.

In 1911, another even more devastating fire struck Bothell. It started at Winters' Bakery in the old Odd Fellows Hall (10119 Main St., demolished) and spread to the Cooperative Mercantile Company (18120 102nd Ave. NE, altered), to Dawson's Confectionary (10127 Main St., demolished), the Linz Shoe Shop and Rodger's Saloon. It crossed Main Street to the Severence Bakery (10110 Main St.), the Sentinel Print Shop, the Bothell State Bank, Mohn Hardware, the Joe Smith Meat market and finally to the Cain and Lytle mill's old cookhouses. Only the

Ericksen's store was spared. This spurred the City Council to organize a volunteer fire department and impose fire codes for new construction.

The Maccabees and Knights of Pythius constructed the second two-story building on Main Street in 1911 (10120 Main) and a few smaller buildings sprang up as the town grew. Logging remained a mainstay of the local economy into the early twentieth century but Bothell Way proved to be key to the area's growth.



Looking East on Main c. 1939, courtesy of Bothell Historical Museum

The Road to Growth

In May 1913, with Gerhard Ericksen's help in the Legislature, a highway was completed from Seattle through Lake City and Kenmore to Bothell and Everett. A four-mile stretch of the road from Kenmore to Bothell was surfaced in brick. These road improvements encouraged automobile traffic through the area, which in turn brought development opportunities, which shaped the culture and economy of Bothell from 1913 on. By the 1910s, most logging operations ceased to function and the lumber and shake mills closed. The town's economy shifted from logging to agriculture and produce was carried to Seattle by truck rather than railcar. Between 1900 and 1920, the population of Bothell hovered around 600. In the 1930 and 1940 enumerations, the population was about 800.

As the population increased, the remaining wood frame buildings on Main Street were replaced by more permanent buildings of brick and concrete and more houses were built in the surrounding blocks and north toward the county line. In 1920, the Charles O. Wilson Residence

(10303 Main St.), George Bosley Residence (10208 NE 183rd), R.O. Gibbs residence (10216 NE 183rd St.), Floyd McNeil residence (10308 NE 183rd St.) and Huntley residence (18402 NE 183rd St.) were all built along NE 183rd St. They were preceded by the Jacob Carlson residence (10222 NE 183rd St.) in 1918. On Main Street, the A. Dean Worthington residence (10228) was built in 1923, followed by Chase's Sanitary Market (10107) in 1924, the new brick Ericksen Store building in 1926 (10100), the Schrotke and Ristine buildings (10121 and 10115) in 1927 and Puget Sound Power & Light (10110) and the Methodist Church (18422 103rd Ave. NE) in 1928. 1926

Bridging the Gap Between Seattle and the Eastside

During the Depression years, Bothell remained a small trading center and population grew, albeit slowly. In 1940, the Lacey V. Murrow floating bridge (I-90) was built across Lake Washington increasing ease of travel between Seattle and the eastside. During this period, downtown Bothell experienced another period of steady building as many homes and commercial buildings were constructed. Safeway was built on Main Street in 1939, just prior to the opening of the I-90 bridge. It was followed by several more single-family homes in 1940 and 1941 including Schroeder's and the Matson residence on 103rd Ave. NE (18414 and 18421) and the Rockness residence on NE 183rd St. (10230). Between 1943 and 1955, eight commercial buildings were built downtown including the Christian Science Society building (18404 102nd), Cliff's restaurant (10015 Main), the Worthington Building (18221-18227 101st Ave. NE), the Telephone Exchange (10205 Main), Walt Hinz Insurance (10035 NE 183rd St.), Loretta's (10105 Main), Bothell Zesto (18218 Bothell Way NE) and a new, larger Bothell State Bank at 10027 Main Street.

Following the Depression years and World War II, Seattle and the surrounding areas faced a serious housing shortage. The federal government responded to this shortage by establishing Federal Housing Administration (FHA) and Veterans Administration (VA) financing programs that offered no-down-payment, low-interest loans to homebuyers, priming the pump for construction of thousands of tract houses, duplexes, apartments and rental units. Developers bought land and built whole neighborhoods of homogeneous tract homes. Fueling the flood of people into the Bothell area was the construction of a second bridge across Lake Washington. The Governor A.D. Rosellini floating bridge was built in 1963. It connected Seattle's University District with Kirkland on the eastside and decreased the commuting time between Seattle and Bothell and the surrounding areas. In the 1960s, eight new buildings were completed in downtown Bothell. Sears opened a catalog store on Main Street in 1960 (10117) which was followed by the Law Offices in 1964 (10029). Alex Sidie built a pharmacy on Main Street in 1966 and Paul Richards Clothing opened next door (10125 and 10127). In 1967, John Bluhm built a new ranch style gas station on Bothell Way NE (18206) and the Bothell Funeral Home built their new location in a similar style (18224 103rd Ave NE). The Bank of Northshore built a grand headquarters across from the Cooperative Mercantile on Main (10304) and Mike Phillips built the second half of his shopping center at 10021 NE 183rd St. The housing boom continued as scores of tract homes were built in the neighborhoods surrounding downtown. 1966



Looking West on Main c. 1960, courtesy of Bothell Historical Museum

Bothell's housing construction boom from this period led to its growth as a suburb, as homes replaced farms and dairy pastures, and the completion of Interstate-5 and Interstate-405 between 1969 and 1971 accelerated the shift from farming center to suburb. By the 1970s and 1980s, high technology parks and shopping centers replaced much of the remaining farmland. In downtown Bothell, people began demolishing the older single-family homes to make way for new commercial buildings and parking lots. Vern Keener built a small building on the west end of Main Street (10005) where service station once stood. The Lytle House was moved from Main Street to the Park at Bothell Landing in 1976 to be used as a new senior center. In its place on Main, a building was constructed for a new branch of Franklin Savings & Loan. The same year, a brick building was built for the law offices of Elhart, Corning and Frits.

During the 1980s, suburban shopping malls became the norm across the country and people began to abandon downtown shopping districts like Bothell's Main Street in their favor. Spurred partly by a study conducted at the Urban Land Institute in 1980, the city redesigned Main Street, creating an S-curve between 101st and 104th. Angled parking, a gazebo and street furnishings were added in an attempt to create a walkable outdoor shopping area to rival the malls. Several of the Main Street storefronts were remodeled in the 1980s using a Mansard-like roof that was able to cover the "outdated" historic storefront features.

In 1940, the City's population stood at roughly 800 residents and by 1980 it is estimated at almost 8000. Over the next two decades, Bothell slowly grew by annexing adjacent areas. Bothell has become the third largest employment center in Snohomish County, underscoring the shift back to a place where people both lived and worked.

ARCHITECTURAL STYLES

The following architectural styles are found within the study area. A brief description of each style is provided along with photographs. According to the *Washington State Standards for Cultural Resource Reporting*, 2011, buildings are characterized by both form and style. Some buildings are representative examples of a certain style but others are more representative of a form with some visual aspects of a style. The majority of the buildings in the DSRA are not “high style” buildings, meaning that they are not pure or grand examples of any one style. More often, they are smaller buildings, characterized by a particular architectural form (bungalow, ranch, commercial block, etc.) with elements that are representative of a specific style.

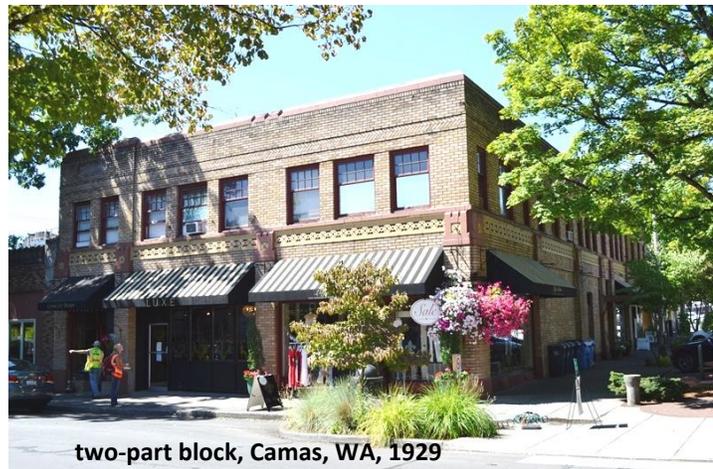
EARLY-20TH CENTURY COMMERCIAL (ONE-PART & TWO-PART)

Many buildings along main streets in downtowns all across the country take the form of a commercial block. These buildings typically line the streets, filling the frontage of their lot up to the sidewalk and abutting their neighboring buildings on both sides. They are most often constructed with brick or concrete and can be clad in brick, exposed concrete block, stucco and sometimes stone. One or two-parts refers to the number of sections visible on the façade. One-part means there is just one story with a storefront. Two-part (or three-part, etc.) refers to a second part above the storefront such as several floors with offices or apartments. The parts are visually separated using a detailed cornice, or something similar, and the parts often have different cladding materials.

One-part blocks are very often characterized by brick cladding, a symmetrical storefront with large display windows, brick bulkheads, transom windows above the storefront, a flat parapet with a design inlaid in the bricks. They do not typically have many elements of an architectural style but are easily recognizable.



one-part block, College Place, WA, c.1920



two-part block, Camas, WA, 1929

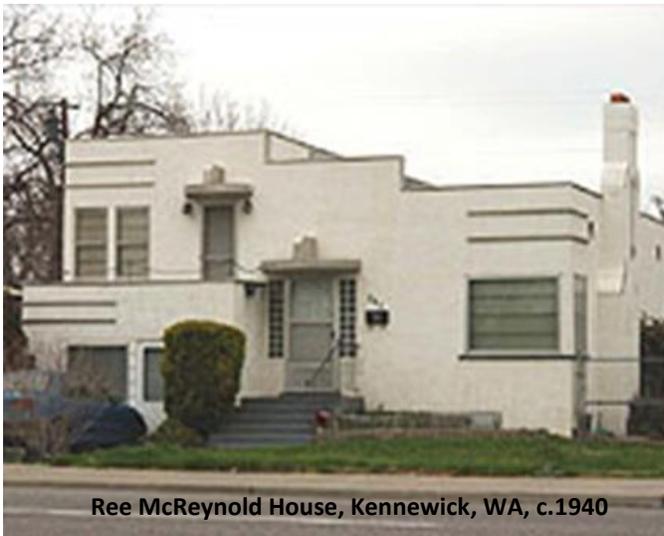
Early-20th Century commercial two-part blocks can take on the elements of a particular style, often Italianate, Neoclassical and Greek Revival but not exclusively. Stylistic elements are typically found at the storefront level and on the parapet and cornice and were often made of pressed metal or terra-cotta tile.

ART DECO (1920-1940)

Modernistic Art Deco buildings typically have smooth wall surfaces, often stucco or glazed terra cotta, with geometric designs such as zigzags, chevrons and lines. Art Deco buildings often have towers or pilasters that give vertical emphasis to the façade.

Art Deco was a common style for public and commercial buildings during the 1920s and early 1930s. The first example of the style came from Eliel Saarinen, a Finnish architect who won second prize in a 1922 contest to design a new headquarters for the Chicago Tribune. The style gained its name and its popularity from the Paris Exposition of 1925, Exposition Internationale des Arts Décoratifs et Industriels Modernes, where the style was popular.

Old National Bank, Sunnyside, WA, 1929



Ree McReynold House, Kennewick, WA, c.1940

STREAMLINE MODERNE/ART MODERNE (1920-1940)

Streamline Moderne or Art Moderne buildings feature smooth wall surfaces, usually stucco, with a flat roof and at least some curved walls. They typically have asymmetrical facades with horizontal elements such as grooves in walls and balustrade or canopy elements that emphasize the horizontal. Glass block was often used as were combinations of small and large windows. Metal accents in windows, canopies and balustrades, were also prevalent.

The style was born out of the beginning of streamlined industrial design for automobiles, ships, airplanes, etc. where emphasis was on speed. The idea was that streams of air could move smoothly over them.

BUNGALOW

The term “bungalow” refers to a type of house that was built prolifically on a national scale in the 1910s and 1920s and even into the early 1930s in smaller towns. These small houses were inexpensive, some costing as little as \$900.00, and helped make the dream of home ownership a reality for many Americans.’ During the early 20th century, the population boomed in the United States causing a shortage of housing especially for the working class. Bungalows were the perfect solution.

Promotional literature in the early 20th century almost always noted the chief purpose of the bungalow was, “to place most of the living spaces on one floor.” The one-story plan simplified the building process where utilities could be installed more easily than in a two-story house. Safety was at a premium because, in the event of fire, windows as well as doors, offered easy escape on a one-story home.



Bungalows are one or one-and-one-half stories tall and could be ordered by mail in many different plan books including the *Sears Catalog*. They were designed in many architectural styles but are most often associated with the Craftsman style. Elements of that style include exposed rafter tails, decorative knee braces, heavy porch posts, a mix of natural materials including stone and brick, and leaded or multi-pane windows.

Bungalows took many different forms but subtypes found in the study area include the Side-Gable, Cross-Gable, Front-Facing Gable and Hipped Roof Bungalow forms. Character-defining features of the bungalow are different for each subtype but *form* is the primary character-defining feature of each type. The below images are from the Department of Archeology and Historic Preservation’s website and can aid in identifying the bungalow form.

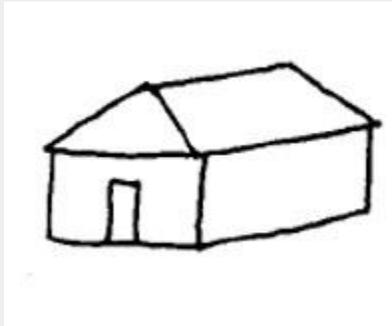


Side Gable

House, Spokane - c. 1910

House, Auburn - c. 1925

Character-defining features:
front dormer, integral porch,
side-gabled roof, 1 to 1 ½
stories



Hipped

House, Port Orchard - c.1912

House, Tacoma - c.1908

Character-defining features:
one story, rectangular
footprint, hipped roof, with or
without porch



Front Facing Gable

House, Raymond - c.1918

Govey House, Shelton - 1907

Character-defining features:
one or one-and-one-half story,

front gabled roof, integral porch



Cross Gable

House, Tacoma - c. 1912

House, Bellingham - c. 1920

Character-defining features:
cross-gable roof, one or one-and-one-half stories, integral porch, front-facing gable

CRAFTSMAN

The Craftsman style of architecture came about as a reaction to the excessively ornamented styles of the Victorian era. Its proponents billed it as a return to naturalism in architecture and landscape design. The Craftsman style was the most frequently constructed house type in the United States between 1903 and 1930 in part because national magazines of the time such as *Sunset*, *Ladies Home Journal*, *House Beautiful*, and *Good Housekeeping* promoted the designs by publishing plans, elevations and publishing numerous articles. Sears & Roebuck, Montgomery Wards and many other companies even offered Craftsman style “kit houses”. Ordered by mail and sent by rail, the mail-order house arrived in two boxcars ready for assembly by the buyer or a hired contractor. As a result of these tireless efforts, the Craftsman style was the



most frequently constructed house type in the country between 1903 and 1930.

Character-defining features of the style include low-pitched, gabled roofs with deep, overhanging eaves and exposed roof brackets; decorative brackets or “knee braces” beneath the main rooflines and porch roofs; full or partial-width porches with square or tapered column supports, often clad in stone, brick or wood; wood cladding; dormer windows in various orientations; leaded or wood divided light windows with wood surrounds.

GEORGIAN REVIVAL

Georgian Revival architecture is scarce in Bothell but one small example exists at the northeast corner of NE 183rd St. and 102nd Avenue NE. Typically used for residential buildings or large-scale commercial buildings, this style comes from a revival of Georgian architecture which was the dominant style in the English colonies from about 1700-1780. They are typically a one or two-story box, two rooms deep, with strict symmetry in the windows and doors.



Character-defining features of the style include brick cladding, symmetrical fenestration, paneled doors with elaborate decorative entablature, transom and sidelights and pilasters; multi-pane sash windows, never paired.

MINIMAL TRADITIONAL

Minimal Traditional homes are small with simple footprint and minimal decoration. A simplified version of the Tudor Revival style prevalent throughout the 1920s and 1930s, Minimal Traditional homes typically feature dominant front gables, a lower-pitched roof, a large chimney and a simplified façade with traditional detailing. *The Minimal Traditional style is marked by its simplicity in form, plan and ornament.*



Minimal Traditional House, Seattle, c.1930

The Minimal traditional style was initially popularized by the FHA’s 1936 plan book, *Principles for Planning Small Houses*. After the Depression, when the Federal Housing Administration was establishing standards for economic and efficient homes, it was a simple house that could be built using FHA-insured loans. It was a house that could be built quickly to house production-plant workers in the early days of WWII and that facilitated construction of the large post-WWII developments that helped fulfill the wartime GI Bill promise that every returning servicemen would be able to purchase a home.

GOOGIE/POPULUXE

Googie buildings have their roots in the Streamline Moderne movement of the 1930s and their elements represent the Populuxe aesthetic. They commonly use glass, steel and neon and feature upswept or cantilevered roofs, prominent signs, wavy or curvy lines, and space age symbols like starbursts, boomerangs and flying saucers. They feature large expanses of glass and mixed materials such as stone, steel, wood and plastic.



Carolina Pines, JR, Los Angeles, CA. Eldon Davis, 1955.



Jones & Mohn, Bothell, WA. 1953

The term “Googie” comes from Googie’s Coffee Shop on Sunset Boulevard in Los Angeles. Designed by John Lautner in 1949, Googie’s is credited as the first use of the style which became popular along highways, in motels and coffee shops and most prevalently in commercial signage along downtown streets.

CONTEMPORARY

Based on Frank Lloyd Wright’s plans for the Usonian house, Contemporary style, popular in the Northwest, appeared in the post-war era but rose to popularity in the 1950s and beyond. It is characterized by dramatic roof forms, either very low pitched or flat roofs with deep overhanging eaves, sometimes with boxed gutters or, in some cases, dramatic gables. In the northwest, trapezoidal windows angled up into the eaves and exposed roof beams coupled with large expanses of glass are common features.



House, Lakewood, WA. C.1966 (photo from *Mid-century Modern Architecture in Washington State*, Michael Houser, 2016)

NEW FORMALISM

Developing in the 1960s, new Formalism was a rejection to the rigid forms of Modernism and represents the fusing of Classical elements with newly discovered qualities of concrete that produced such elements as folded plates, umbrella shells and waffle slabs. Buildings of the style have an exotic feel and exterior wall surfaces of concrete, cast stone, brick and marble. They tend to be designed on a larger, almost monumental scale, single-volume structures are more prevalent and symmetry is emphasized.



**National bank of Washington, Yakima, WA. 1969
(photo from DAHP)**

WRIGHTIAN (1950-1990)

Developed from Frank Lloyd Wright's "Usonian" period, this style incorporates dominant horizontal or vertical lines with broad, cantilevered eaves. Emphasis is given to the roof which are flat or low pitched, sometimes in a series of slabs, and often have outward projecting and fascia boards. Wrightian buildings can be sheathed in wood, brick, stone or concrete block. Other common character-defining features include battered walls and piers tapering toward their base.



**Above: National Bank of
Commerce, Aberdeen, WA.
1969. Right: Milton Stricker
House, Seattle, WA. 1968**



CAPE COD REVIVAL

Utilized exclusively for residential architecture, the model came from homes in the fishing villages of Massachusetts and New York between 1700 to about 1850. The revival of the style began in the late-1920s when it began showing up in plan books and home magazines. By the late-1930s it was the most popular Colonial Revival styles and often used for developers' model homes. In the Pacific Northwest, the best examples date to the late-1930s.

The house has a basic rectangular footprint with one or one-and-one-half stories and a steeply pitched roof without much eave overhang. Character-defining features are limited to the simple form, multi-pane windows with decorative shutters, brick chimneys and highly detailed entries. They are typically clad in wood clapboard.



Houses from Seattle and Olympia, WA, c.1930s



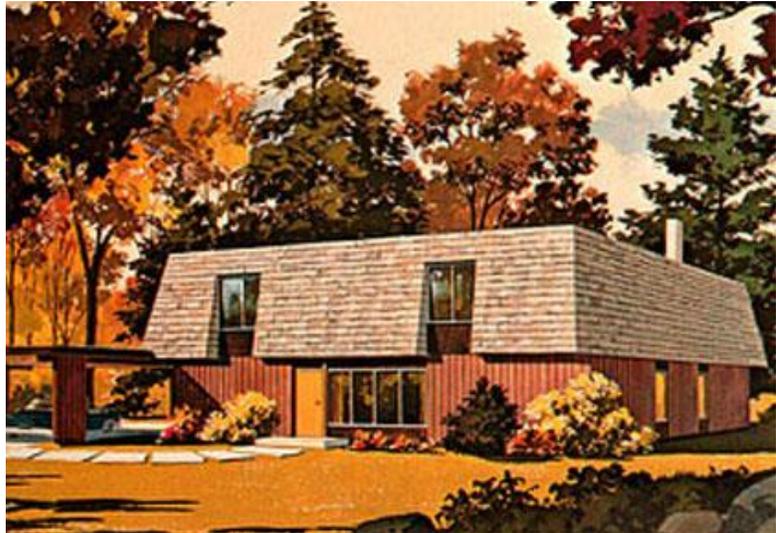
Seattle Public Library, Northeast Branch, Paul Hayden Kirk.

NORTHWEST REGIONAL

A Pacific Northwest variant of the International style, Northwest Regional was largely propelled by Paul Thiry and Paul Hayden Kirk in Seattle and John Yeon in Oregon but it was used extensively throughout the area by other architects. Its basis is in the integration of the building with its setting and character-defining features include asymmetrical floor plans; extensive use of glass, often extending from floor-to-ceiling and large quantities of unpainted wood both inside and out; low-pitched or flat roofs with deep overhanging eaves; minimal decoration

MANSARD (1960-1985)

A modern interpretation of the Second Empire Style and emerging out of the French Eclectic style of the 1930s and 1940s, the Mansard style is named after its distinctive roofline. The Mansard roof was popularized in the 17th century by architect, Francois Masart (1598-1666), who used a four-sided, gambrel roof punctuated with windows that created usable space in the attic floors of buildings. Mansard style is found on all types of buildings and was often used to update downtown commercial buildings because the large roof mass could be used to hide outdated architectural elements.



The style is characterized by a massive, steeply sloped, “mansard” roof form that often conceals the entire second story. Roofs are often clad in wood shingles and buildings typically have dormer windows or balconies punctuating the mansard roof. Other character-defining features include deeply inset doorways, aluminum sliding windows and prominent garages or carports. Cladding can include a variety of materials such as brick, clapboard, stone, T-1-1 siding and stucco.



Tacoma Community College, 1973

FINDINGS

Individual and District Eligibility

The purpose of this study is to determine how many pre-1980 buildings remain in the Downtown Special Review Area and of those, how many of them retain their historic character. In other words, determine which of the properties downtown are eligible for listing in the Bothell Register of Historic Landmarks either individually or as a district. There are three things to consider when determining if a building is eligible for the BRHL: age, integrity and historical associations. Bothell Municipal Code Title 22 requires that in order to be listed in the BRHL, a property must be at least fifty years old, meet one of thirteen criteria for landmark designation and possess enough integrity to convey its significance. In the case of historic districts, integrity and historical association requirements are relaxed a little because the significance is measured based on the district as a whole.

AGE thresholds for what can be considered a historic building are set by national, state or local ordinance. Bothell's age threshold is fifty years. However, in order to establish an appropriate period of significance and obtain a wider understanding of downtown Bothell's development patterns, the study includes all properties built before 1980. It is also important to note that several amendments to BMC chapter 22 have been proposed for consideration by the Landmark Preservation Board and City Council in late-2019/early-2020. These amendments would allow for the age threshold to be reduced to less than fifty years if a property is of exceptional importance or if it is an integral part of a district eligible for listing in the BRHL.

INTEGRITY is the measure of how much of a building's original design, materials and features remain to convey the historical associations for which it is significant. In other words, its character-defining features clearly represent its architectural style, period and method of construction. This does not mean, however, that a building needs to be in its original condition to have integrity. A building's integrity can also be determined based on its remodeled state.

Modifications to a building that were performed more than fifty years ago, or less if of great importance, can be considered significant in their own right. For example, the Bothell State Bank building (#29) was built in 1908 in the Neoclassical style, typical of bank buildings at the time. The façade was "modernized" in 1928 to reflect current styles and is now a representative example of the Art Deco style of architecture prevalent along main streets throughout Washington. Similarly, Cliff's (#40) and The Keystone Tavern (#46) each had their façades modified during the mid-20th Century period and are now significant for their remodeled facades rather than their original ones. In contrast, the façade of the 1962 Sidi Pharmacy building (#50) was remodeled in?? but since it was remodeled less than fifty years ago and the new façade does not represent a significant architectural style, it is evaluated based on the integrity of its original façade which is no longer intact. Therefore, it does not retain enough integrity with which to convey its historical associations.

HISTORICAL ASSOCIATIONS, aka criteria for landmark designation, are the qualities of a historic building that make it important to the community. BMC 22.16.010 lists the following thirteen criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of local, state or national history
- B. It is associated with the lives of persons significant in the local, state or national history
- C. It exemplifies or reflects special elements of the city's cultural, political, special, aesthetic, engineering, architectural or economic history
- D. It embodies the distinctive architectural characteristics of a type, style, period or method of designing or construction, or represents a significant and distinguishable entity whose components may lack individual distinction
- E. It is the outstanding work of an architect, designer or builder who has made a substantial contribution to the art
- F. It has yielded, or may be likely to yield, information important in prehistory or history
- G. Because of its prominence of spatial location, contrasts of siting, age or scale, it is an easily identifiable visual feature of its neighborhood or the identity of such neighborhood or the city
- H. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with a historic person or event
- I. It is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with that person
- J. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events or cultural patterns
- K. It is a reconstructed building that has been executed in a historically accurate manner on the original site
- L. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories
- M. It is on the State or National Register ***if passed, proposed Code amendments will remove this criterion and replace it with the following criterion:*
- M. It is a property achieving significance within the past 50 years if it is of exceptional importance or if it is an integral part of a district eligible for listing in the Bothell Register of Historic Landmarks.

REQUIREMENTS OF DESIGNATION

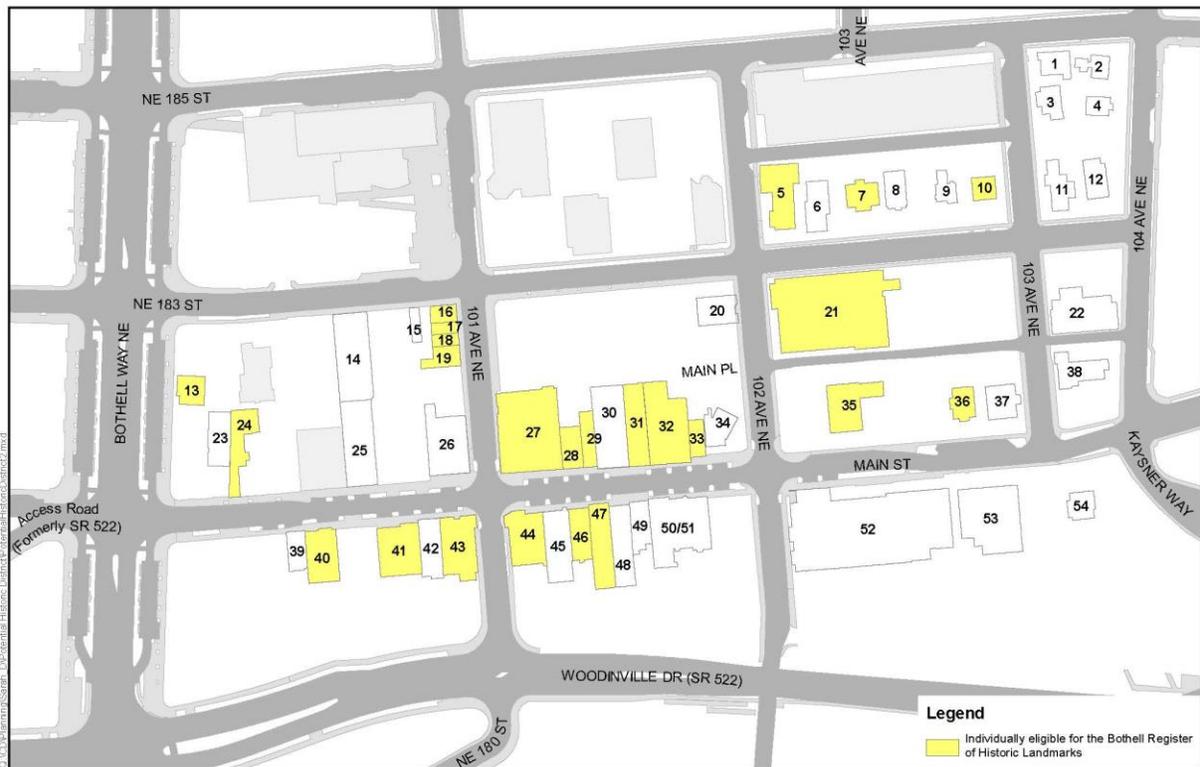
In accordance with BMC 22.24.020, owners of buildings, sites, structures and objects who agree to have their property listed in the BHRL must enter into a contractual agreement with the city upon approval of

the city council. The owner shall agree to appropriate management standards for the exterior of the property which generally include the *Secretary of the Interior Standards for Rehabilitation*, guidelines set by the National Park Service to guide the treatment of historic buildings.

INDIVIDUALLY ELIGIBLE PROPERTIES

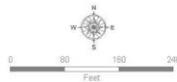
The study area includes fifty-four (54) buildings that were built before 1980. Of those, two buildings do not meet the current age threshold of 50 years established in BMC Title 22.16.010 (site #'s 20 and 34) but should be reevaluated if the proposed amendments to Title 22 are adopted.

Of the remaining fifty-two (52), twenty-four (24) buildings are individually eligible for the BRHL based on their associations with Bothell's early commercial development.



Bothell Downtown Landmark and Historic District Feasibility Study
Landmark Preservation Board, 2019

Individually Eligible Properties



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Date: 11/13/2019



The following **Landmark Criteria Table** identifies applicable criteria for designation for each property meeting the age and integrity thresholds. Some of the buildings that would be contributing properties in a historic district are determined so based on their date of remodel rather than their date of construction. As previously discussed, modifications performed more than fifty years ago are often significant in their own right. See Building Assessments (pp.35-149) for further evaluation of each eligible building.

Landmark Criteria Table

Site Number	Property Address	Historic Name	Date built/ remodeled	Eligibility Criteria
5	18404 102nd Ave. NE	Christian Science Society	1943	A: Events D: Architecture
13	18218 Bothell Way NE	Bothell Zesto	1955; R.1967	A: Events D: Architecture
16	18227 101 st Ave NE	Worthington Building	1946	A: Events D: Architecture
17	18225 101 st Ave NE	Bothell Ice Creamery & Delicatessen	1946	A: Events D: Architecture
18	18223 101 st Ave NE	Glenn's Barber Shop	1948	A: Events D: Architecture
19	18221 101 st Ave NE	Bothell Radio & TV	1948	A: Events D: Architecture
21	10207 NE 183 rd St	Bothell First Lutheran Church	1960	D: Architecture E: Architect G: Prominence
24	10010 Main St.	Hillcrest Bakery	1949; 1980	A: Events
27	10100 Main St.	George Ericksen Building	1926	A: Events B: Persons
28	10110 Main St.	Puget Sound Power & Light	1928	A: Events D: Architecture
29	10112 Main St.	Bothell State Bank	1908; R. 1928	A: Events D: Architecture
31	10120 Main St.	Mohn Furniure & Hardware	1911	A: Events D: Architecture
32	10124 Main St.	Logsdon Building	1910; R.1942/2019	A: Events
33	10130 Main St,	Washington Federal Savings and Loan	1936	A: Events D: Architecture
35	10210 Main St.	Northshore First National Bank	1968	A: Events D: Architecture E: Architect
36	10228 Main St.	A. Dean Worthington Residence	1923	D: Architecture

40	10015 Main St.	Cliff's	1949; R. c.1953	A: Events D: Architecture
41	10027 Main St.	Bothell State Bank #2	1946	A: Events D: Architecture
43	10037 Main St.	W. A. Hannan Building	1913	A: Events G: Prominence
44	10105 Main St.	Loretta's Favorite Apparel	1955	A: Events D: Architecture
46	10109 Main St.	Keystone Tavern	R.1954	A: Events D: Architecture
47	10115 Main St.	Ristine Building	1927; R.2018	A: Events

POTENTIAL HISTORIC DISTRICTS

Properties meeting the age, association and integrity thresholds can be nominated either individually or as part of a district. Historic Districts are made up of multiple properties and can be large or small in terms of both geographic area and number of resources. Properties in a district have a historic context and development period or periods in common, referred to as the “period of significance,” from which most of the properties gain their significance. In a district, properties are identified as either contributing or non-contributing. Contributing properties fall within the period of significance and contribute to the architectural and historical significance of the district. Contributing properties may or may not be individually eligible. Non-contributing properties are those that do not contribute to the significance of the district for some reason, typically either because they are built outside of the period of significance or have been modified such that they no longer reflect their original architectural style. When evaluating properties as a group, such as in a historic district, the integrity of each individual property is less important because the district’s integrity is measured collectively. In the case of downtown Bothell, some of the properties do not rise to the level of individual BRHL eligibility but would be considered contributing properties in a historic district.

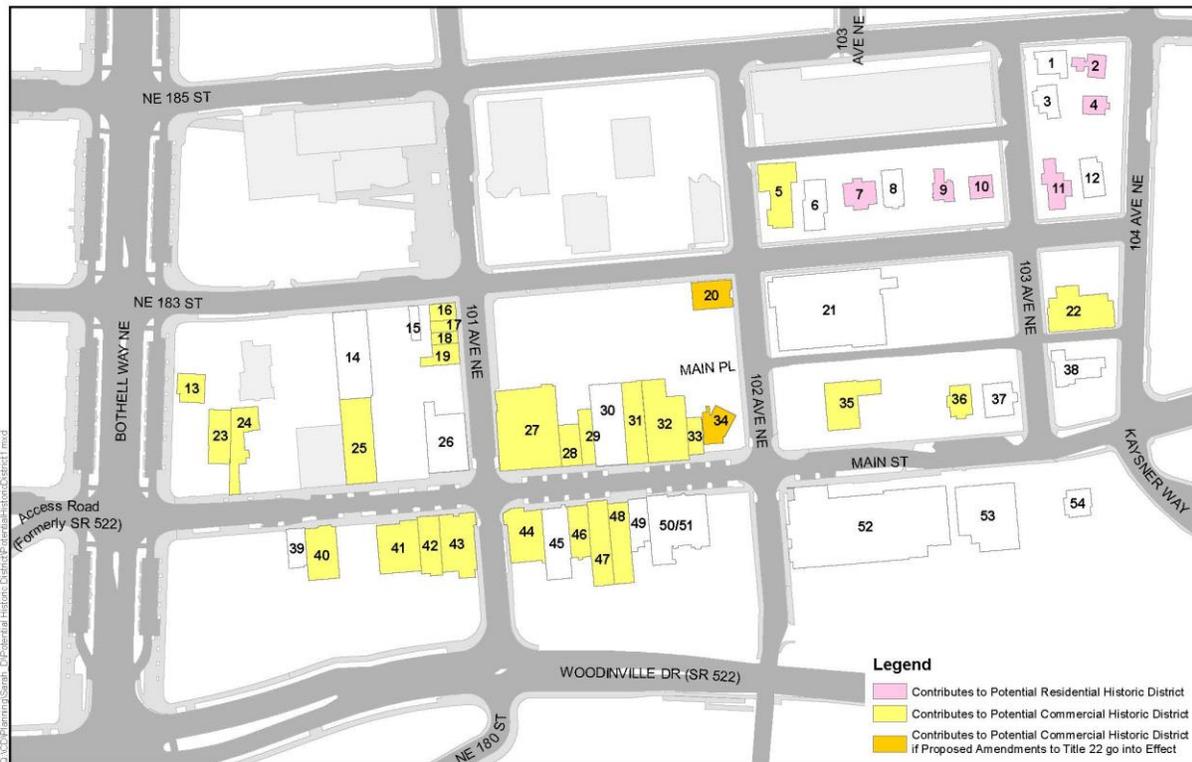
The study area encompasses the area between Bothell Way NE and 104th Ave NE, including properties from the south side of NE 185th St. to the south side of Main Street. Of the surveyed properties in the study area (those that were built prior to 1980), Main Street and the south side of NE 183rd St. contain the largest concentration of eligible and/or contributing buildings. Properties along the south side of NE 185th St. are mostly new construction with the exception of a couple of buildings at the corner of 104th Ave NE. The blocks between Bothell Way NE and 102nd Ave NE where City Hall is located do not contain any historic structures.

The majority of the eligible and/or contributing properties within the study area are commercial properties. Just six of the eligible and/or contributing properties, all located in the northeastern most block of the survey area, are single-family homes. Of those, most have been converted to commercial use but all maintain their SFR form. Although the residential properties were built within the period of significance, their historic context and significance differs from that of the commercial buildings in the

survey area. There is a clear geographic separation between the properties with commercial forms, which are centered around Main Street, and the properties with single-family forms such that establishing separate commercial and residential historic districts may be the most appropriate course of action. such that establishing separate commercial and residential historic districts may be the most appropriate course of action. A residential district could potentially encompass the properties in the northeast corner of the study area as well as residential properties along the north side of NE 185th St. and further north, boundaries to be determined after further study. It appears that there are both early and mid-20th century residential structures located in the neighborhoods north of NE 185th St. between Bothell Way NE and Ross Rd. which could potentially contribute to a historic district. However, these residential areas were not surveyed as part of this project so their eligibility cannot be determined at this time.

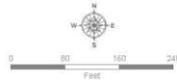
A DOWNTOWN COMMERCIAL HISTORIC DISTRICT could extend from Bothell Way NE to NE 104th St. and include properties along Main Street and primarily the south side of NE 183rd St. with the addition of the Christian Science Society Building (site #5) at the northeast corner of NE 183rd St. and 102nd Ave NE.

The properties in this area share a common theme and period of significance: the commercial development of downtown Bothell from 1908 to 1968. The dates of construction for commercial properties in the study area range from 1908 to 1976. However, two potentially contributing buildings



Bothell Downtown Landmark and Historic District Feasibility Study
 Landmark Preservation Board, 2019

Potential Contributing Properties



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.
 Date: 11/13/2019



were constructed in 1976 (#'s 20 and 34) and do not meet the city's current age threshold of fifty years. If the proposed Title 22 amendments are approved, properties less than fifty years old that contribute to a historic district, as these two do, can be considered contributing properties in a historic district. In that case, the period of significance for a downtown commercial district should be expanded to include them.

Generally, the properties fall into several groups in terms of building dates. The first buildings were constructed immediately following the fire of 1908 and four of those remain along Main Street. The next period of construction occurred in the mid-1920s when eight of the properties were built along Main Street, followed by three in the late-1930s. Eight properties were built in the 1940s and one was remodeled. Two properties were built in the 1950s and two more had their façades remodeled. Seven properties were built in the 1960s and one was remodeled. Finally, three properties were built in the 1970s. One additional property (#38) was built in 1984 and was included in the study because the King County Assessor listed the date of construction as 1980. After 1984, just seven buildings were constructed within the study area including one on Main street that incorporated a historic facade (see table below). Together, the eligible and contributing buildings tell the story of downtown Bothell's early commercial development.

Buildings constructed between 1984 and 2019

First Church of Christ Scientist	18301 102 nd Ave. NE	1992
Washington Federal	10015 NE 183 rd St.	1999
Bothell Police Department	18318 101 st Ave. NE	2000
The Main Building	10024 Main St.	2008
Bothell City Hall	18415 101 st Ave. NE	2015
Mercantile Apartments	18120 102 nd Ave. NE	2018
The Edition Apartments	18420 NE 185 th St.	2018

It is important to note that, although not included in the study area, there are a number of buildings on the north side of NE 185th St. that are likely to be determined eligible and/or contributing to a downtown historic district. In particular, the Doctors Clinic building (Pacific Hand Therapy), located at 18504 Bothell Way NE, is eligible for the BRHL, would be a contributing property in a historic district, and has previously been determined eligible for the National Register of Historic Places by the Washington Department of Archaeology and Historic Preservation. These buildings should be researched for potential inclusion in any future downtown commercial historic districts.

Other buildings and objects not included in this survey that should be studied for potential inclusion in a downtown commercial historic district are:

- Doctors Clinic (Bothell Pediatric & Hand Therapy), 18504 Bothell Way NE
- Bothell Dental Care, 10036 NE 185th St.
- The Pines Apartments, 10106 NE 185th St.
- IOOF Hall (Clover Leaf Rebekah #54), 10116 NE 185th St.
- Lazy Wheels Mobile Manor sign (and permanent structures or designed landscapes in the park)
- Bothell Pet Hospital, 9708 Ormbrek St.

- Café Vita, 18610 Bothell Way NE
- Bush Apartments, 18604 Bothell Way NE
- Haining Building, 18525 101st Ave. NE
- Bothell Professional Building, 18606 Bothell Way NE
- Apartments, 18616 Reder Way
- Post Office, 10500 Beardslee Blvd.
- Buildings at the southeast corner of Beardslee Blvd. and Valley View

A THIRD OPTION, though not recommended, would be to study the possibility of establishing a downtown historic district that would encompass both commercial and residential properties from Main Street north to NE 190th St. and from Bothell Way NE to Ross Road. The properties in this larger area do share common historical associations and periods of significance but geographically they are not as contiguous. A district this large would either have a substantial amount of non-contributing properties or a highly irregular outline. This would be a much larger undertaking requiring further study and is outside of the bounds of this report.

FINANCIAL INCENTIVES

The last part of this study was to take a look at the various financial incentives that may be available to aid in the rehabilitation of historic buildings within the DSRA. It is important to note that a blanket evaluation of which incentives are available to each property is not possible in this study. There are several factors that determine whether a building would qualify and some of those are project specific. Eligibility needs to be evaluated on a project-by-project basis. This study is intended to provide a foundation for project planning by informing property owners which financial incentives might be available to them.

Although each program's requirements are different, each of these incentive programs require that the rehabilitation project be performed in accordance with the Secretary of the Interior Standards for Rehabilitation (Standards). The Standards, listed below, are designed to allow building alterations that allow for contemporary uses without damaging or obscuring the building's character-defining features.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design,*

color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Three types of financial incentives exist to aid property owners in the rehabilitation of registered historic buildings in King County: Special Tax Valuation, 4Culture Landmarks Capital Grants and the Federal Historic Tax Credit program.

Special Tax Valuation for Historic Properties

Special Tax Valuation is a revision of the assessed value of a historic property which subtracts, for up to ten years, such rehabilitation costs as are approved by the Landmarks Preservation Board. According to the **Bothell Municipal Code 22.32**, The property can either be private or income-producing and must be listed in the Bothell Register of Historic Landmarks either individually or as a contributing property in a historic district. The project must be “substantial” which means that the amount spent on rehabilitation must be equal to or greater than 25% of the value of the structure (not including the land) prior to rehabilitation. Lastly, the rehabilitation work must be done in accordance with the *Secretary of the Interior Standards for Rehabilitation*.

4Culture Landmarks Capital Grants

King County’s Arts and Culture Organization, 4Culture, offers grants to owners of historic properties in King County to help with preservation, rehabilitation, restoration and reconstruction of historic buildings. The program supports “bricks and mortar” projects that help preserve historic buildings in King County. Grants range from \$3,000 to \$30,000 and can be used for design, materials and labor for rehabilitation projects. To be eligible, properties must be listed in the Bothell Register of Historic

Landmarks, either as individually or as part of a district. This grant program is very competitive. Successful applications will adhere to the Secretary of the Interior Standards for Rehabilitation. For more information, contact the coordinator for the Landmarks Capital grant program at 4Culture:

Brandi Link
brandi.link@4culture.org
(206) 263-1593

Federal Historic Tax Credits

The Federal Historic Tax Credit program is different than the other two incentive programs in that the building must be income producing and be eligible for or listed on the National Register of Historic Places. The National Register of Historic Places is the United States' official list of properties that are considered worthy of preservation. The register began in 1966 after the National Historic Preservation Act was passed. It's currently overseen by the National Parks Service and now lists more than 90,000 properties. The National Register differs from the Bothell Register of Historic Landmarks in that it is purely honorary and no controls are placed on a listed property. Determination of National Register eligibility cannot be made at the local level.

Rehabilitation Tax Credits provide a 20% Federal income tax credit on the qualified amount of private investment spent on a certified rehabilitation of a National Register listed historic building. There are four threshold requirements for a project to become certified:

1. Building must be listed in the National Register of Historic Places either individually or as a contributing property in a historic district.
2. Property must be income producing for at least five years following rehabilitation. Owner-occupied residential properties do not qualify.
3. The project must be substantial. This means that the amount spent on "Qualified Rehabilitation Expenditures" must equal or be greater than the "Adjusted Basis" value** of the property. QRE's can be soft or hard project development costs and not necessarily reserved for historic character defining features of a property.
4. Work must be performed in accordance with the Secretary of the Interior Standards for Rehabilitation.

**Adjusted Basis value is an IRS term to determine the "value" of a historic property using this basic formula:

- A – B – C + D = adjusted basis, whereas:
A = purchase price of the property (building and land)
B = cost of land at time of purchase
C = depreciation taken for an income-producing property
D = cost of any capital improvements made since purchase

Although determination cannot be made at the local level, there are several buildings in the Downtown Subarea that may be eligible for the National Register and could therefore also be eligible for Rehabilitation Tax Credits.

FINANCIAL INCENTIVES CHART

(SVA=special tax valuation; FHTC=federal tax credits; LCG=landmarks capital grant).

Survey No.	Property Address	Historic Name	Financial Incentives (SVA, FHTC, LCG)	Contributing/Eligible
1	18422 103 rd Ave. NE	M.E. Church of North America	N/A	Non-contributing
2	18421 104 th Ave. NE	Matt Matson Residence	LCG, SVA	Non-contributing
3	18414 103 rd Ave. NE	Schroeder's Restaurant	N/A	Non-contributing
4	18415 104 th Ave. NE	Harry Harris Residence	LCG, SVA	Contributing
5	18404 102 nd Ave. NE	Christian Science Society	LCG, SVA	Contributing/BRHL Eligible
6	10208 NE 183 rd St.	George Bosley Residence	N/A	Non-contributing
7	10216 NE 183 rd St.	R.O. Gibbs Residence	LCG, SVA	Contributing/BRHL eligible
8	10222 NE 183 rd St.	Jacob Carlson Residence	N/A	Non-contributing
9	10230 NE 183 rd St.	Casper Rockness Residence	LCG	Contributing
10	10234 NE 183 rd St.	Arthur E. Kimball Residence	LCG, SVA	Contributing/BRHL eligible
11	18402 103 rd Ave. NE	Huntley Residence	LCG, SVA	Contributing
12	10308 NE 183 rd St.	Floyd McNeil Residence	N/A	Non-contributing
13	18218 Bothell Way NE	Bothell Zesto	LCG, SVA	Contributing
14	10021 NE 183 rd St.	Phillips Center #2	N/A	Non-contributing
15	10035 NE 183 rd St.	Walt Hinz Insurance	LCG	Contributing
16	18227 101 st Ave. NE	Worthington Building	LCG, SVA	Contributing
17	18225 101 st Ave. NE	Bothell Ice Creamery & Delicatessen	LCG, SVA	Contributing

18	18223 101 st Ave. NE	Worthington Building	LCG, SVA	Contributing
19	18221 101 st Ave. NE	Bothell Radio and TV	LCG, SVA	Contributing
20	18221 102 nd Ave. NE	Elhart, Corning and Frits	LCG, SVA	Contributing
21	10207 NE 183 rd St.	Bothell First Lutheran Church	LCG, SVA, FHTC	Contributing/BRHL Eligible
22	18224 103 rd Ave. NE	Bothell Funeral Home	LCG	Contributing
23	18206 Bothell Way NE	Bluhm's Mobil Service	LCG	Contributing
24	10010 Main St.	Hillcrest Bakery	LCG, SVA	Contributing/BRHL Eligible
25	10038 Main St.	Phillips Center #1	LCG, SVA	Contributing
26	10042 Main St.	Safeway Store #1	N/A	Non-contributing (modifications)
27	10100 Main St.	George Ericksen Building	LCG, SVA	Contributing/BRHL Eligible
28	10112 Main St.	Puget Sound Power & Light	LCG, SVA	Contributing/BRHL Eligible
29	10114 Main St.	Bothell State Bank #1	LCG, SVA	Contributing/BRHL Eligible
30	10116 Main St.	Keeney & Mohn	N/A	Non-contributing (modifications)
31	10120 Main St.	Mohn Furniture & Hardware	LCG, SVA	Contributing/BRHL Eligible
32	10124 Main St.	Harry Given Store	LCG, SVA	Contributing
33	10130 Main St.	Washington Federal Savings & Loan Association of Bothell	LCG, SVA	Contributing/BRHL Nominated
34	10134 Main St.	Franklin Savings and Loan Association	LCG, SVA	Contributing
35	10210 Main St.	Northshore First National Bank	LCG, SVA	Contributing

36	10228 Main St.	A. Dean Worthington Residence	LCG, SVA	Contributing/BRHL Eligible
37	10234 Main St.	Niew Amsterdam Restaurant	N/A	Non-contributing (modifications)
38	10304 Main St.	Bank of Northshore	N/A	Non-contributing (age)
39	10007 Main St.	Vern Keener Building	N/A	Non-contributing
40	10015 Main St.	Cliff's	LCG, SVA	Contributing/BRHL Eligible
41	10027 Main St.	Bothell State Bank #2	LCG, SVA	Contributing/BRHL Eligible
42	10031 Main St.	Powell, Johnson & Livengood	LCG, SVA	Contributing
43	10037 Main St.	W.A. Hanna Building	LCG, SVA	Contributing/BRHL Eligible
44	10105 Main St.	Loretta's Favorite Apparel	LCG, SVA, FHTC	Contributing/BRHL Eligible/NRHP recommended eligible
45	10107 Main St.	Chase's Sanitary Market	N/A	Non-contributing (modifications)
46	10109 Main St.	Keystone Tavern	LCG, SVA	Contributing/BRHL Eligible
47	10115 Main St.	Ristine Building	LCG, SVA	Contributing
48	10117 Main St.	Sears Catalog Store	LCG, SVA	Contributing
49	10121 Main St.	Schrotke Building	N/A	Non-contributing (modifications)
50	10125 Main St.	Sidie Pharmacy	N/A	Non-contributing (modifications)
51	10127 Main St.	Paul Richards Clothing	N/A	Non-contributing (modifications)
52	18120 Main St.	Bothell Cooperative Mercantile	N/A	Non-contributing (modifications)
53	10205 Main St.	Bothell Telephone Exchange	N/A	Non-contributing (modifications)

54	10303 Main St.	Charles O. Wilson Residence	N/A	Non-contributing (modifications)

INDIVIDUAL BUILDING ASSESSMENTS

The building assessments include properties built in 1980 or earlier that are located within the City's Downtown Special Review Area as presented in the Downtown Subarea Plan and Regulations (2018?). The Downtown Special Review Area contains a large concentration of properties that are representative of Bothell's historic built environment. Building types include early 20th-century commercial blocks, mid-20th century commercial buildings and converted single-family homes.

Each building is addressed individually and includes a physical description, brief historical synopsis, chronology of alterations (when known) and evaluation of historic district and individual register eligibility with notes about the building's character-defining features where appropriate. Character-defining features distinguish a property's visual character and their identification follows methods set forth in National Park Service *Brief 17, Architectural Character: Identifying Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*.

Buildings are listed in order of survey number. Survey's in urban areas are typically numbered from "left" to "right" and "top" to "bottom" for ease in mapping. See project maps.

Eligibility recommendations will include an evaluation of whether or not the building is individually eligible for the Bothell Register of Historic Landmarks or as a contributing building to a potential Bothell Register Historic District. They will also include remarks about whether the property *may* be eligible for financial incentives for its rehabilitation and if so, which ones. It is important to note that a blanket statement of eligibility for any financial incentive program *cannot* be made. Each potential rehabilitation project as a whole will need to be examined to determine if it meets all of the qualifications and requirements for each incentive program.

1 Free Methodist Church of North America (Real Living Northwest Realtors)

18422 103rd Ave NE



Above: 2019. Below: c.1927 from King county Assessor

PHYSICAL DESCRIPTION

Built c.1926 and completely rebuilt c.1994, the building is similar to its original form. It is a rectangular in plan with a projecting entry vestibule on the north side of the front façade. It is clad in Hardi Plank siding with vertical molding at first floor and gable level. The cornice features keystone details in the gables. The building's windows are six-pane to reflect the history of the building



SIGNIFICANCE

The former M.E. Church was constructed in approximately 1928 for the Free Methodist congregation of Bothell and used by them until they moved to a new building at 9500 NE 191st St. in 1958 where they currently reside. According to the property record card, the Reorganized Church of Jesus Christ of Latter-Day Saints bought the building in 1957 and owned it until 1972.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Because the building was rebuilt in a contemporary style, it no longer retains any of its character-defining features and is therefore not eligible for the Bothell Register of Historic Landmarks individually or as part of a district. It is included in the survey because there were conflicting opinions about its build date. It would not be eligible for financial incentives.

2 Matt Matson Residence (Banks Residence)

18421 104th Ave. NE



Above: author, 2019. Below: c.1941 from King county Assessor

PHYSICAL DESCRIPTION

The house is a simple with a rectangular plan and low-pitch roof facing east toward 104th Ave. NE (formerly Fryer Ave). Beneath a partial-width shed-roof porch, a single-entry door and projecting box bay are centered on the façade. The entry is flanked by one sash and one sliding window both appearing to be aluminum framed.



The porch has been enlarged and the original lattice replaced with a contemporary version. The house retains its false-joint novelty siding, returned cornice, corner boards and trim. The garage, with its lean-to addition, is detached but connected via a gable roofed walkway. Sometime after 1970, the windows were replaced with aluminum, the porch was rebuilt with

wood and railings were added. The lattice on the front was also replaced with a contemporary version.

SIGNIFICANCE

A one-story, Minimal Traditional house, this building was constructed by Matt Matson in approximately 1941. Newspaper articles from the period note that Mr. Matson bought the property from Lottie Sickles in late-1933 or early-1934 and began making improvements. The King County Assessor data is conflicted on the house's date of construction. The written property record cards suggest that the building was built in 1939 but photographs and notes on property valuation indicate that the lot was vacant in 1940 and improvements first valued in 1942 which suggests that the house was probably built in 1941.

Not much is known about Mr. Matson except that he worked in the meat business in Bothell before leaving with his family for Goldendale for two years in 1942 or 1943. The Matson's returned in 1945 and Mr. Matson opened a meat department in Benson's Shurfine Market at 10107 Main Street. Benson's was located in the former Chase's Sanitary market building which houses Pen Thai today.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Although the house has been modified it retains its form, plan and many of its original architectural features and materials. While not individually eligible for the BRHL due to modifications to its windows and porch, this house would be a contributing property in a potential downtown residential historic district. If listed in the BRHL as a contributing property to a historic district it could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants of up to \$30,000 to assist in rehabilitation.

3 Schroeder's Restaurant (Cloud Art)

18414 103rd Ave NE



Above: author, 2019. Below: c.1957 from King county Assessor

PHYSICAL DESCRIPTION

This Cape Cod Revival style house has been converted from a single-family dwelling to a specialty store. The building fronts west on 103rd Ave. NE in Bothell, King County, WA and has a parking lot to its south. The primary facade is front-gabled with massive shed-roof dormers on both sides creating the appearance of a double gable or dual-pitch roof. At the entry, the house has an aggregate concrete stoop with simple iron balustrade and handrails leading to a single fully glazed door. Square fixed-pane vinyl windows sit on either side of the entry and a sliding window is located in the gable. Clad in wide clapboard with flat barge boards and corner boards and a wide string course between the first and second floors. The house appears to have several gabled



additions, the two largest having wide dormers matching the front facade. Fenestration is symmetrical on all elevations and across both first and second stories and consists of single vinyl-frame sliding windows with flat board trim. At the roofline, the house has overhanging eaves with flat bargeboard and vinyl gutters.

SIGNIFICANCE

The converted single-family building was originally constructed as a Cape Cod style single-family residence c.1940 and, according to King County Property Record Cards, converted to a duplex sometime later. Prior to 1975, the building was remodeled by architect James Uriyu to house Schroeder's Restaurant, owned by Dick and Sue Schroeder. Schroeder's operated there from November of 1976 until 1981 when it was sold to Judy and James Uriyu who reopened the restaurant as Uriyu's. At the time of its remodel, a garage to the south was razed and the lot paved to make way for a parking lot. The building has since been remodeled again to add a larger front addition and two side additions and has been home to local businesses, City Spa and Cloud Art, among others.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

This building has been extensively remodeled to the point that it is unrecognizable from its original condition. It no longer exhibits integrity of design, materials, feeling and association and would therefore not be eligible for the Bothell Register of Historic Landmarks. It would not be eligible for financial incentives.

4 Harry Harris Residence (Davidson, Davidson & Hawkins, PPLC)

18415 104th Ave NE



Above: author, 2019. Below: 1949 from King county Assessor

PHYSICAL DESCRIPTION

An example of a World War II-Era Cottage, this house was built in 1949 and features a small, rectangular footprint with a projecting front bay. The entry is centered on the projecting façade and flanked by corner windows. It is clad in wood clapboard and has a hipped roof with deep, overhanging eaves and closed soffits. The original divided-light windows have been replaced by fixed-pane glass and decorative shutters have been applied to the windows. The porch has been slightly modified by the addition of iron railings



and a canvas awning. However, the building retains its simple footprint, hipped roof and corner windows, all typical of a WWII-Era Cottage.

SIGNIFICANCE

The Harry Harris Residence was first occupied in July of 1949 by Harry Harris, who purchased the Bothell Bus Depot Café that same year. Active in the restaurant industry in the Northshore area, he also owned the Bus Depot Café for several years then opened a tavern in Kenmore with Gene Pierce called “Harry & Gene’s Tavern.” In 1956, he purchased the Woodinville Tavern at the corner of Duvall and Redmond highways in Woodinville which he sold to Chet Wilson, owner of the Keystone Tavern on Main street, in 1962. It is not clear if Harry & Gene’s remained open after Harris took over ownership of the Woodinville Tavern. Another of the home’s occupants was the Rev. Harley Pennington, Pastor of North Creek Baptist church in the late-1960s.

ELIGIBILITY EVALUATION AND FINANCIAL INCENTIVES

Due to window modifications on its primary façade, the building does not exhibit the level of integrity or significance to be considered individually eligible for the Bothell Register of Historic Landmarks. However, it does retain enough of its character-defining features to be considered a contributing property in a historic district (plan, massing, hipped roof and corner windows). If listed in the BRHL as a contributing property to a historic district it could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants of up to \$30,000 to assist in rehabilitation.

5 Christian Science Society (Quality Care Physical Therapy)

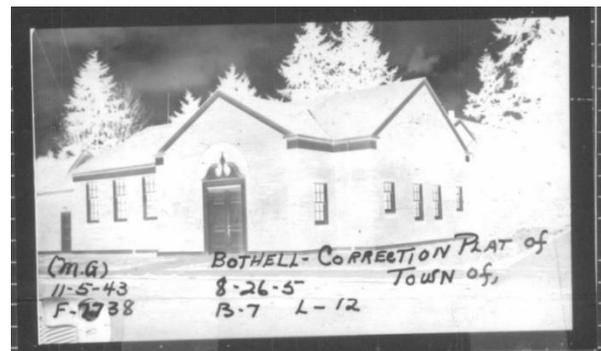
18404 102nd AVE NE



Above: author, 2019. Below: 1943 from King county Assessor

PHYSICAL DESCRIPTION

Designed in the Georgian Revival style, the building is a residentially scaled brick building with an irregular plan. The original building is rectangular with a projecting gable entry featuring a multi-light door with transom and sidelights. The door frame is surmounted by hood molding with a broken arch and an urn, both typical of the Georgian style. The windows on the original, southern wing are nine-pane with wooden mullions. In 1963, a wing was added to the north end of the church. The addition



is a one-story, rectangular box with floor-to-ceiling, multi-pane windows with wood mullions. The addition has an entry on its south façade which had a flat-roof canopy as of 2002 but has since undergone a modification and now matches the entry on the main wing. The entire building features brick quoins, flush eaves and a heavy cornice.

SIGNIFICANCE

The Christian Science Society of Bothell built the Georgian Revival style south end of this building in 1943 and added the more modern northern wing in 1963. The Christian Science society of Bothell began meeting in various homes in 1913 and officially drew up by-laws in 1916. Charter members were Dagny Rodgers, Gertrude Kelly, Nellie C Amsbury, Estella E. Mallahan and Norville E. Mallahan. In 1919, they purchased the Webster residence and remodeled the two-story home to include an auditorium on the first floor and a place for Sunday school classes and a reading room upstairs. By 1924, the building had outlived its usefulness so members voted to build a new church building on the same site. They gave their building to a member who moved it a block away and bulldozed the lot down to street level. The first part of the church was built in 1926 and the entire building was finished in May of 1941. An addition for Sunday school classrooms was added in 1963.

The Bothell Society joined with other area churches in 1925 to lay sidewalks in the area and to start Bothell's first library. Historic newspaper articles from 1916 provide evidence of a feud between the Society and the Rev. C.H. Bergerson of the Norwegian Lutheran church, each accusing the other of incorrectly deciphering the bible. Jerome Bosley, conductor of the Bothell Philharmonic and son of the builder of the house to the east (site #5), gave the church its first organ in 1948, the same year he composed the Philharmonic's orchestral maneuvers for the Christmas Concert. The Society changed its name to The First Church of Christ Scientist in 1944 and continued in the building until 1990 when they built a new church building across 102nd Ave. NE where they remain today.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

In spite of multiple modifications, the building would be eligible for the Bothell Register of Historic Landmarks under Criteria A and D and would be a contributing property in a downtown historic district. The 1963 remodel took place during the period of significance for downtown and is considered significant in its own right and the smaller modifications that have occurred in recent years do not detract significantly from the building's integrity of location, design, materials, workmanship and association. If listed in the BRHL individually or as part of a district, the building could be eligible for 4Culture Landmarks Capital Grants and/or Special Tax Valuation for rehabilitation.

6 George Bosley Residence (McKaig-Evergreen, Inc.)

10208 NE 183rd Street



PHYSICAL DESCRIPTION

Looking from NE 183rd Street, the building appears to be a small, one-story, commercial building with Mansard elements but when you take a closer look along the east side of the porch, the original Craftsman style porch columns are visible, indicating that it is a converted bungalow.

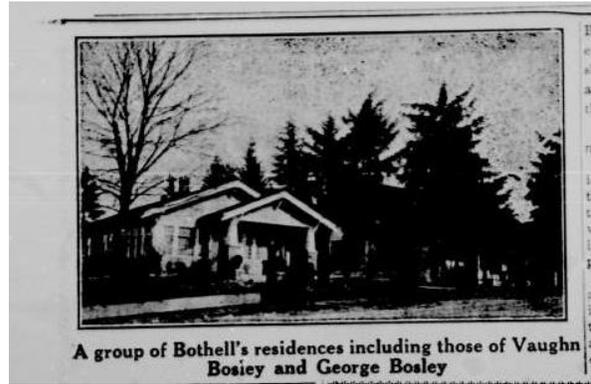
The building features a one-story, rectangular addition projecting from its primary façade, seemingly attached to the front of the original bungalow's porch. The roofline has a pronounced,

Above: author, 2019. Below: c.1920 from King county Assessor



shake-clad Mansard roof and a porch runs along the east side of the building supported by king posts. The walls are constructed with eight-channel, split rib concrete blocks intermixed with smooth blocks to create the appearance of quoins and horizontal stripe details. It has capped brick wainscoting across the front. Fenestration includes large picture windows on the front and in the el.

Behind the storefront addition, the main volume is a Craftsman bungalow with a double front-facing gable, clad in asbestos siding and featuring one of its original porch columns of tapered wood with a brick base. The rear façade retains one original wood-frame, three-part hopper window in the gable as well as its wide bargeboard, exposed rafters and knee braces. The bricks on the rear wall chimney have been replaced with split rib concrete blocks below the roofline and a small corner porch has been enclosed.



Above: Bothell Citizen newspaper article, 1924

SIGNIFICANCE

This converted single-family residence was built in 1920 by George Bosley. He married Carrie Renchy in 1895 and they had five children. George held stock in and worked at the Cooperative Shingle Mill for seventeen years from 1898 until it closed down. He moved to Seattle in 1923 but came back to Bothell after one year and resumed an association with the Bothell Land Company where he worked until it closed in 1931. From then on, he worked in real estate business and built and sold several homes. They built a new “modern home” on Willow Street in 1929. According to the newspapers, Bothell businesses were closed from 1:30-3:00 in honor of Bosley on July 16, 1946, the day of his funeral.

Circa 1962, the house was purchased by Kermit R. Rodgers and his wife Lela. In 1976, a Mansard style addition was built across the front of the house and it was converted to a commercial office building.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Due to extensive modifications, the George Bosley residence no longer exhibits integrity of design, materials, feeling and association and would therefore not be eligible for the Bothell Register of Historic Landmarks and would therefore not be eligible for financial incentives.

7 R.O. Gibbs Residence (Maxx Salon)

10216 NE 183rd St.



Above: author, 2019. Below: c.1920 from King county Assessor

PHYSICAL DESCRIPTION

The Gibbs residence is a good example of a side-gabled, dormer-front bungalow that exhibits a few design elements of the Craftsman style. The home features a shed-roof entry porch centered on the primary façade with a wide shed-roof dormer right above it. The porch is supported by wood posts and has a newer balustrade and railing. Windows are wood-frame with divided lights or transoms and appear to be original. At the roofline, the



house has deep, overhanging eaves with beadboard soffits, knee braces and exposed rafter tails remaining on the dormer only. Exposed rafter tails on the main form were removed at some point. It is clad in beveled siding and has a shed-roof box bay on the west façade. On the rear façade, a small cut-out corner porch has been enclosed and one new sliding window has been added.

SIGNIFICANCE

Very little is known about the R.O. Gibbs house's early history. It was built in 1920 and housed Regina (Gibbs) Walters and Wallace Walters (son of Charlie Walters of Walters Feed Mill) during the late-1930s. It appears as if Rance Gibbs, Regina's father, is the "R.O. Gibbs" listed as the owner in 1938. Rance Gibbs was a farmer in Woodinville and owned the Gibbs Service Station there. The house was later owned by the Barker family and the Episcopal Church of the Redeemer. It housed the church thrift shop for many years before becoming the home of Maxx Salon.

ELIGIBILITY RECOMMENDATION

Although the house has been modified, it retains the majority of the character-defining features of a Craftsman Bungalow. It would be considered individually eligible for the Bothell Register of Historic Landmarks under Criteria A and D and as a contributing property in a historic district. If listed in the BRHL, it could be eligible for 4Culture Landmarks Capital Grants and Special Tax Valuation for rehabilitation. It is not likely to be eligible for the National Register or the Federal Historic Tax Credit program due to the removal of its rafter tails and the change in setting caused by the construction of the Element apartment building behind it. However, those determinations cannot be made at the local level.

8 Jacob Carlson Residence (Residence)

10222 NE 183rd St.



Above: author, 2019. Below: 1956 from King county Assessor

PHYSICAL DESCRIPTION

This front-gabled Bungalow has had a massive shed-roof porch added to its primary façade. It has decorative wood porch posts and balustrade that are not original to the structure. It is clad in clapboard and has a gabled rear addition. The primary facades retain their original leaded glass windows but the majority of the home's character-defining features have been removed.



SIGNIFICANCE

According to the King County Property Record Card, the house was built in 1918 and owned by Richard Worthington, father of A. G Worthington, President of the Bothell State Bank. In 1938, the house was owned by Jacob Carlson who had previously been an egg farmer near the town of Grace, a couple of miles northeast of Bothell near present-day Brightwater Park. His home was located “2 doors south of the Grace Community Hall” in 1936. In March of 1970, the house was converted to an office for the prolific local Architect Harold M. Keeney, Jr. and it may have been at this time that the façade was modified.

ELIGIBILITY RECOMMENDATION

Due to extensive modifications, the house does not retain its integrity of design, materials, workmanship and association and would not be eligible for the Bothell Register of Historic Landmarks either individually or as part of a district. Ineligible for the BRHL, the building would not be eligible for financial incentives.

9 Casper Rockness Residence (Residence)

10230 NE 183rd St.



Above: author, 2019. Below: 1948 from King county Assessor

PHYSICAL DESCRIPTION

This Minimal Traditional home is one-story with an L shape footprint. It features a projecting front-gabled wing on the east end of the primary façade with a cut-out porch leading to the entry. It is clad in wood clapboard and has a wide, brick chimney on the west façade. Two picture windows on the primary façade are not original. According to the King County Assessor's Property Record Cards, the residence was remodeled in 1959.



SIGNIFICANCE

According to the Property Record Cards, this house was constructed in 1948 and owned by Casper Rockness (1891-1956), a fisherman and member of the Deep Sea Fisherman's Union. Newspaper articles mention that Rockness built a boat called the "Chum" in 1931 and fished for Halibut at Cape Flattery. Casper and his wife, Caja Rockness, are both buried in Bothell Pioneer Cemetery. It is unclear

whether the home was built by Rockness or a later owner. Records show the owners in 1966 to be Richard E. Mitchell and his wife, Dorothy Anne. Mitchell taught at Bothell High School during the mid-1960s and newspapers show that in 1968 he was preparing his students for a national competition in auto mechanics.

ELIGIBILITY RECOMMENDATION

Due to modifications to the windows on its primary façade, the building does not exhibit the level of integrity or significance to be considered individually eligible for the Bothell Register of Historic Landmarks. However, it does retain enough of its character-defining features to be considered a contributing property in a historic district. If listed in the BRHL, it could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants of up to \$30,000 to assist in rehabilitation.

10 Arthur E. Kimball Residence (Residence)

10234 NE 183rd St.



Above: author, 2019. Below: 1939 from King county Assessor

PHYSICAL DESCRIPTION

Typical of small-scale Tudor Revival style homes, this residence features a cross-gabled roof with a steeply pitched, prominent gable on the west end of its primary façade. A narrow, diamond-pane leaded glass window sits beneath the gable. The primary entry is situated on the side-gabled wing and abuts the east slope of the front-gabled roof. An octagonal window bay sits next to the entry and a massive shed-roof dormer has been added above both. Historical photographs and examination of the building show that the entry has been modified and the dormer



has been added. The home features wood frame, six-over-one and six-over-six windows, with either wood or lead muntins, and applied decorative shutters. It is clad in wide clapboard and has flush eaves with minimal bargeboard.

**Below: Kimball's Department Store on Main St., 1948
from King county Assessor**



SIGNIFICANCE

Arthur E. Kimball house was built c.1937 and occupied by Kimball and his wife, Alice, and their son Arthur, Jr., by 1940. The Kimball's moved to Bothell when Arthur took over the management of the dry goods section of Charlie Walters store. Kimball had previously worked for Frederick and Nelson as a Buyer and Manager and he and his wife lived in Seattle. In 1941, Charlie Walters sold the dry goods portion of the store to Kimball.

That same year, Walters purchased the Bothell Mall building (destroyed by fire in 2018) at the southwest corner of Main street and 102nd Ave. NE and Kimball moved the dry goods store to that building, changing the name to "Kimball's Department Store" and remodeling the main floor and half the basement. In 1946, a *Bothell Citizen* article announces that Kimball was remodeling and "modernizing" the store. New showcases were constructed, offices built, new departments installed and more improvements were planned including an expanded women's shoe salon on the mezzanine and updated women's, fitting rooms installed and an electrical appliance center built on the back side of the building. During the early and mid-1940s, Kimball and his wife owned several other stores including the "Tots and Teens Shop" and "Men's Shop," both in Kirkland, "Kimball's" in Arlington and "Richardson's" in Poulsbo. The Kimball's eventually sold all of their other stores and left the operation of the Bothell store to Alice's brother, Maurice Gustafson, until it closed in 1962. The Kimball's son, Arthur Jr., received his doctorate and became an English Professor and Chair of the English department at Linfield college in McMinnville, OR. Dr. Arthur Kimball, Jr. also studied theology at Pacific Lutheran University in Seattle and was a student pastor at Bothell First Lutheran church in 1955 as well as receiving a Fulbright-Hays grant to study and teach in Tokyo, Japan. He and his wife, Shirley, had five children. Shirley was honored by the Oregon state legislature in 2015 for her "meritorious record of service and her commitment to the fight against mental illness." (State of Oregon Senate Concurrent Resolution 11). Arthur E. and Alice Kimball died in 2000 and 1999 respectively.

ELIGIBILITY RECOMMENDATION

This home is a good example of a 1930s Tudor Revival residence. Although it has been modified, the alterations occurred during the period of significance and can therefore be considered significant in their own right. In spite of the alterations, the house retains enough of its character-defining features to convey its significance and would therefore be eligible for the BRHL as a contributing property in a historic district. Additionally, because of the association with the Kimball family, the home would be individually eligible for the BRHL under Criteria B and D. If listed in the BRHL, this property could be eligible for financial incentives including Special Tax Valuation and 4Culture Landmarks Capital Grants.

11 Huntley Residence (Kirchner Residence)

18402 103rd Ave. NE



Above: author, 2019. Below: 1939 from King county Assessor

PHYSICAL DESCRIPTION

This single-family house is a hipped-roof bungalow with two additions, one completed prior to 1938 and the second around 1980. The original house is situated on the southwest corner of the lot with the primary facade facing south. Entry to the home is gained via a small cutout corner porch on the SW corner which is supported by square wood columns and has a non-original railing and balustrade. The porch deck is composed of painted tongue-and-groove. At the roofline, the house has a low-pitch hip roof with minimally overhanging



eaves, closed soffits with minimal bargeboard and a wide frieze. A tapered brick wall chimney that bisects the eave is located on the south facade and painted to match the house. The house is clad in wood clapboard with simple corner boards.

The first addition (c.1938) is attached to the north wall of the house and features a gabled roof with a wide shed-roof dormer on the west slope. It is clad in the same clapboard as the original part of the house and has a similar frieze and soffit design. The west facade has a one-over-one wood window with simple wood trim and a horizontal sliding vinyl window in the dormer. A small brick chimney sits atop the ridge.

The second addition is a rectangular, two-car garage on the north end. The garage has a vinyl rolling door with glazing across the top and a single-entry door in a glazed Craftsman style. It is clad in a wider clapboard than the other sections of the house and is devoid of ornament.

SIGNIFICANCE

This home was built by F. R. Huntley and his wife in 1920. A native of England, Mr. Huntley worked at the Frederick and Nelson store in Seattle for 21 years managing the housewares department (including “draperies, floor coverings, home furnishings and glassware,” according to the newspaper). In 1941, Huntley purchased the dry goods portion of the Gherhard Ericksen store and was its owner/operator until 1954. In 1966, the home was purchased by Mrs. Dorothy Borman.

ELIGIBILITY RECOMMENDATION

Due to major modifications to the building’s plan, it does not exhibit the level of integrity or significance to be considered individually eligible for the Bothell Register of Historic Landmarks. However, its modifications were completed within the period of significance and it does retain enough of its character-defining features to be considered a contributing property in a historic district. If listed in the BRHL, it could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants of up to \$30,000 to assist in rehabilitation.

12 Floyd C. McNeil Residence (Hugg & Associates)

10308 NE 183rd St.



Above: author, 2019.

PHYSICAL DESCRIPTION

This building is a remodeled cross-gable bungalow that does not appear to retain any of its original features. The primary facade faces south on NE 183rd St., set back from the sidewalk with mature landscaping and an exposed aggregate walkway. Behind the building is a paved parking lot that appears to be shared with the neighbor to the north.

The primary facade is front gabled with a small gable-front porch. It has paired wood posts set on concrete piers atop a concrete stoop and is centered on the facade. The porch roof has no eave overhang and features weathered wood shingles on the gable, a triangular louvered vent in the peak and flat board trim mimicking a temple front. The building's facade features two large, horizontal fixed-pane picture windows flanking the porch and wood shingles in the gable. At the roofline, the house has a deep eave overhang and minimal bargeboard.

The east facade of the original mass has four small horizontal windows running just below the roofline and a shed-roof box bay. The building is clad in wood clapboard with wood shingles in the gables and extending to about a foot below the roofline.

Attached to the original portion of the house is a large two-story addition with a low-pitched gabled roof and wide bargeboard typical of 1950s Contemporary designs. A small CMU chimney sits on the northwest corner. A large, single-story shed-roof addition is attached to the east wall. Both are clad in clapboard on the first floor with vertical paneling on the second floor of the larger addition. Fenestration includes vinyl windows of varying shapes, sizes and orientations. A single entry door is located beneath a shed roof on the northeast corner and there is a flat-roof canopy connecting the building to a two-car garage.

The garage is front-gabled with overhanging eaves and minimal bargeboard. It is clad in clapboard with T1-11 in the gable and on the swinging garage door. There is a small lean-to carport is attached to the north side.

SIGNIFICANCE

This house was built in 1920 and purchased by Floyd C. McNeil and his wife by 1933. McNeil came to Bothell from Tonkawa Oklahoma to take the position of Postal Clerk under Postmaster Arnold J. Mohn in 1929. The McNeil's had two daughters, Bonnie and Trixia. Mr. and Mrs. Eugene Haight purchased the home in 1957. The Hights had several children and were responsible for two additions to the building between 1963 and 1967. In recent years, the property has been home to Frameworks Gallery and Hugg & Associates.

ELIGIBILITY RECOMMENDATION

The house no longer exhibits integrity of design, materials, feeling and association and would therefore not be eligible for the Bothell Register of Historic Landmarks. It would not be eligible for financial incentives.

13 Bothell Zesto (The Ranch Drive-in)

18218 BOTHELL WAY NE



Above: author, 2019. Below: 1968 from *Bothell Citizen*

PHYSICAL DESCRIPTION

Built in the Contemporary style, the building was originally a simple rectangular structure with an asymmetrical front gable, a walk-up window and a “glassed-in patio with sliding glass doors” beneath the roof overhang. The primary facades featured a stone half-wall with aluminum-frame glazing above,



reaching to the gables and all around three sides of the building. The roof was constructed of tar and gravel over tongue-and-groove with exposed rafters and a very thin profile overall. The interior featured “floors of plastic tile in black confetti” and was largely kitchen and storage space. A massive, vertical neon sign shaped like an ice-cream cone sat adjacent the sidewalk at the southwest corner of the building but was removed sometime after it was renamed The Ranch.

In February of 1968, John Bluhm, who still owned the building but never owned the restaurant, replaced the small dining porch with a larger, interior dining area. The porch had been located beneath the gable but the dining room wing sits perpendicular to the restaurant’s main volume, creating a cross-gabled roof. During this remodel, the bargeboard was replaced with a much wider version which covered the exposed rafters and the glazing in the front gable was boarded over sometime after that. The addition is clad in the same vertical tongue-and-groove with half-wall stone trim and large windows. The building appears much as it did in 1968 addition, although some of the windows have been replaced and the roof is now clad in standing-seam metal. Contemporary style buildings from the mid-twentieth century feature low-pitched, wide sweeping gables, often asymmetrical, with wide bargeboard and large expanses of glass. They often feature a mix of materials, such as the stone, wood and glass. This building retains the majority of these character-defining features.

Below: c.1959 from Bothell Museum collection



SIGNIFICANCE

The building where The Ranch Drive-In has operated since 1955 was originally built to house a Zesto franchise. Zesto is a national chain of franchised drive-in’s that was created by L.A.M. Phelan. Phelan was the head of the Taylor Freezer Corporation which had just developed the “Zest-O-Mat” frozen custard machine. Zesto franchise agreements granted exclusive use of the Zest-O-Mat machines for franchisees in a given territory. The first Zesto drive-in was opened in Jefferson City, MO in 1945 and is reportedly still in operation there. According to the current Zesto franchise website, Taylor Freezer Corporation abandoned the Zesto concept in 1955 and left the remaining franchisees to fend for themselves. Some of the Zesto locations continued to operate independently as trademarked Zesto drive-ins and others operated under new names.

The Bothell Zesto was built by John Bluhm, the owner of the land as well as the Mobil station next door, for Mr. and Mrs. E.C. Phillips who owned several other Zesto franchises in the area including Kenmore which remained open under their ownership until at least 1960. The Bothell franchise opened on September 3, 1955 and was operated by Leo Goodman and his wife who lived in Bothell. In 1958, Zesto was renamed the Bothell Dairy Freeze. When Willard Austin Bought the restaurant in January of 1959, he renamed it The Freezer. Sometime in the early 1960s, the Austin’s changed the name once more to The Ranch Drive-In and it has operated under that name by the Austin family ever since.

ELIGIBILITY RECOMMENDATION

The building is a good example of a Contemporary style drive-in restaurant and is significant as part of downtown Bothell's early commercial development. Although modified, Bothell Zesto retains enough of its character-defining features to be considered individually eligible for the Bothell Register of Historic Landmarks under Criterion A (events) and Criterion D (architecture). It would also be eligible as a contributing property in a downtown historic district. If listed, it would be eligible for 4Culture Landmarks Capital Grants and Special Tax Valuation for rehabilitation.

14 Phillips Center #2

10021 NE 183rd St.



Above: author, 2019. Below: 1969 from King County Assessor

PHYSICAL DESCRIPTION

The building was constructed in 1969 in a similar configuration to the southern half of the building. Contemporary in style, it was constructed of concrete block with glass storefronts and openings. It featured exposed rafters and a flat roof with deep overhang eaves and a bargeboard. In 2017-2018, it was remodeled to have the appearance of more contemporary stucco-clad strip-malls with false fronts.



SIGNIFICANCE

The north half of the Phillips Center was constructed in 1969 by Mike Phillips who was a realtor and broker as well as owner of Bothell Hardware, formerly located in the southern half of the Phillips Center (see resource #25). Mike Phillips and his son, Jim, bought back Bothell Hardware after selling it to Ray Schaaf in 1967 and moved it into the new northern half of the building. Phillips Center has been in the Phillips family since its construction but different family members own each half which has resulted in a 2017 remodel of only the northern portion.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Due to extensive façade modifications, Phillips Center #2 is recommended not eligible for the Bothell Register of Historic Landmarks and would not contribute to a local commercial historic district.

15 Walt Hinz Insurance (Worthington Licensing)

10035 NE 183rd St.



Above: author, 2019. Below: 1971 from King County Assessor

PHYSICAL DESCRIPTION

This 750 square foot commercial building takes the form of a one-part commercial block and exhibits some characteristics, albeit very minimally, of the Streamlined Moderne style of architecture. It is a rectangular building constructed with concrete block and featuring an asymmetrical, glazed storefront. The storefront is divided into three parts, the fully glazed entry door on the left with a full transom and two full glass panels atop a short concrete block bulkhead on



the right, all sitting beneath a canopy. The edge of the canopy abuts the sidewalk, covering the space left by the asymmetrical storefront to effectively create a covered porch. Supported by a metal pole atop a concrete block half-wall, the canopy is void of decoration. In 2018, the exterior of the building was reclad in 2x3 stucco paneling.

SIGNIFICANCE

This small commercial building was built in 1951 and Walt Hinz Insurance was the first known occupant. Walt Hinz moved to Bothell in 1935 and lived on Norway Hill with his wife and four children. He moved his office to this building in 1952 and operated here until about 1973, adding realty to his list of services in the early 1950s. In 1973, Leonard Swanson moved Swanson Shoe Repair to the building. Swanson had purchased a shoe repair business in the Bothell mall from Fred Schultz in 1967. His son, Jim Swanson, ran the store until about 1971 when he bought his father's stake in the company. Jim ran the company until 1984. The building is now home to Worthington License.

ELIGIBILITY RECOMMENDATION

Although the building is not an exceptional example of a mid-century modern commercial building, it does have an intact asymmetrical storefront, indicative of Googie and Modern architectural styles. Its simple form and materials, even with slight modification to its exterior, are in keeping with its architectural style and do not detract from its integrity. The building is not recommended individually eligible for the Bothell Register of Historic Landmarks as it is not an excellent example of a midcentury style. However, it is over fifty years old and retains its integrity of location, design, materials, workmanship and association and would be considered a contributing property in a local historic district. If listed in the BRHL, it could be eligible for 4Culture Landmarks Capital Grants for rehabilitation and may be eligible for Special Tax Valuation.

16 Worthington Building (Lovely Nails)

18227 101st Ave. NE



Above: author, 2019.

PHYSICAL DESCRIPTION

The building was built in 1948 and features a fully glazed, metal storefront clad in black glass tile. The entrance is asymmetrically placed in the northern half of the building and features a fully glazed door with transom. The building is constructed with concrete block and has a flat roof with a deep overhang that creates a canopy over the sidewalk. The secondary facades are covered with stucco.

SIGNIFICANCE

The Worthington Building was built in 1948 for Worthington Insurance. It has also housed Bothell Floor Coverings. The Worthington family is well-known in Bothell beginning with A.G. Worthington who was one of the founders of the Bothell State Bank, and continuing to his son, A. Dean Worthington who took over ownership of the bank when his father died and continued to work for the bank after it was purchased by another institution.

ELIGIBILITY RECOMMENDATION

Unaltered and associated with a prominent local family, the building is recommended eligible for individual listing in the BRHL and would be considered a contributing property in a historic district. If listed, would be eligible for financial incentives including the 4Culture Landmarks Capital grant program and Special Tax Valuation.

17 Bothell Ice Creamery (nail salon)

18225 101st Ave. NE



Above: author, 2019.

PHYSICAL DESCRIPTION

The subject building is on the right half of the above photo. Seemingly attached to the building to its left but listed as a separate tax parcel, this building features a simple storefront with marble tile, large picture windows and fully glazed wood frame doors with operable transoms. It has a flat roof with a false parapet added along the façade.

SIGNIFICANCE

This building was built in 1948 and housed the Bothell Ice Creamery and Delicatessen which was owned by George Martin. After about a year, Martin sold the business to the Hallie Anderson who ran it as the Tip Top Ice Creamery. Anderson also operated the Sunrise Resort on Hicks Lake near Olympia during her tenure in this building. It housed the Children's Center apparel store in 1958 and Walt Hinz Insurance in 1960. It has held many businesses and is currently home to a nail salon.

ELIGIBILITY RECOMMENDATION

Although slightly altered, the building retains its integrity of location, design, material, workmanship and association and is recommended eligible for individual listing in the BRHL. It would also be considered a contributing property in a historic district and if listed, would be eligible for financial incentives including the 4Culture Landmarks Capital grant program and Special Tax Valuation.

18 Glenn's Barber Shop (Pro Hair Design)

18223 101st Ave. NE



Above: author, 2019.

PHYSICAL DESCRIPTION

Partnered with building the Bothell Ice Creamery building to its right, this building features a simple storefront with marble tiles, large picture windows and fully glazed wood frame doors with operable transoms. It has a flat roof with a false parapet added along the façade.

SIGNIFICANCE

Very little information about this building has been found. Built in 1948, it was the home of Glenn's Barber Shop in 1958, while the Adorable Beauty Shop was located next door, as well as W.A. Botting Plumbing and Heating which may have been its original tenant.

ELIGIBILITY RECOMMENDATION

Although slightly altered, the building retains its integrity of location, design, material, workmanship and association and is recommended eligible for individual listing in the BRHL. It would also be considered a contributing property in a historic district and if listed, would be eligible for financial incentives including the 4Culture Landmarks Capital grant program and Special Tax Valuation.

19 Bothell Radio and TV (commercial building)

18221/18219 101st Ave. NE



Above: author, 2019.

PHYSICAL DESCRIPTION

The building fronts on 101st Ave. NE and has two mirror image storefronts. The two entry doors, fully glazed with transoms, are recessed between two angled window bays. The building is clad in concrete block with wood and metal storefronts and some stucco on the bulkheads. It has a flat roof and a false parapet with ribbing has been added to the top of the building. It is largely intact with the exception of and boarded up transom over the southern entry.

SIGNIFICANCE

Built in 1946, the first tenant was Bothell Radio and TV owned by Bud Ericksen and Ralph Leiser. The building was later home to Alice's Beauty Shop and then the Adorable Beauty Shop for thirteen years before it moved to The Pines Apartments in 1963.

ELIGIBILITY RECOMMENDATION

Although slightly altered, the building retains its integrity of location, design, material, workmanship and association and is recommended eligible for individual listing in the BRHL. It would also be considered a contributing property in a historic district and if listed, would be eligible for financial incentives including the 4Culture Landmarks Capital grant program and Special Tax Valuation.

20 Elhart, Corning and Frits

18221 102nd Ave. NE



Above: author, 2019. Below: 1976 from King County Assessor

PHYSICAL DESCRIPTION

This professional office building was constructed in 1976 and although not a high style example, most closely represents the Brutalist style of architecture. The building sits at the southwest corner of NE 183rd St. and 102nd Ave. NE and is split-level, with a secondary entrance



on its highest level off 102nd Ave. NE. The rear façade faces south and the primary entry is in the lower level off the parking lot. The plan is irregular with flat facades on the north and west sides and irregularly shaped vestibules on the east and south. The east façade features an irregular vestibule with glazing and a single-entry door topped with a flat canvas canopy. The south façade has bands of floor-to-ceiling plate glass windows and doors in the first floor vestibule and a band of windows with a cutout porch. The south porch and a triangular cut-out porch on the north façade have a “blocky” appearance typical of Brutalist architecture. The west façade features two three-part picture windows, one per floor, separated by a panel of vertical wood. The building is constructed with precast brick panels which is relatively rare for Brutalist buildings but not uncommon in smaller examples of the style.

SIGNIFICANCE

This professional building was built to house the law firm of Elhart and Corning in 1976. Larrie Elhart and Bob Corning opened a law firm in 1969 in a building located at 10028 on Bothell’s Main Street. In 1974, Jim Frits joined the firm and the partners changed the name to Elhart, Corning and Frits. Their new brick building was constructed with prefabricated brick panels and contained law offices, conference rooms and a law library on the 183rd St. side and 2,000 square feet of leased space on the ground floor. Lloyd and Barbara Gust operated Evergreen Travel out of one of the lower floor offices when the building first opened. A two-story house was demolished to make way for the new building.

The building was designed by A.I. Goodfellow and built by Olympic Constructors, a division of Olympic Prefabricators, Inc. of Bothell. Goodfellow worked with Olympic on many other occasions designing prefabricated buildings in the King County area.

ELIGIBILITY RECOMMENDATION

The building was constructed in 1976 which makes it ineligible for listing the in the Bothell Register either individually or as a contributing property in a historic district. However, if proposed code amendments to Title 22, Landmark Preservation, go into effect, the building would be eligible as part of a historic district. It is not an excellent example of Brutalist architecture but it does retain all of its character-defining features and integrity of location, design, materials, workmanship and association. Its date of construction also falls within the period of significance for downtown Bothell as established in this report.

21 Bothell First Lutheran Church

10207 NE 183rd St.



Above and below: author, 2019.

PHYSICAL DESCRIPTION

This Contemporary church is a rectangular, split-level building with a large parabolic roof sanctuary running parallel to its north wall. It is primarily clad in brick with a relief pattern of alternating vertical lines on the west gable end of the sanctuary and stained glass encompassing the full gable wall on the east end. A large cross has been applied to the brick gable. A narrow band of windows set a few feet back from the west gable end wraps the roof from soffit to ridge to soffit. Bays of



vertical windows and panels run along the west façade, abutting the gable roof, and along the north façade, parallel to the roofline. The daylight basement has small windows beneath the window bays. The secondary facades of the building are clad in vertical tongue-and-groove and the entry vestibule in the northeast corner has a long, gambrel roof canopy with wood supports.

SIGNIFICANCE

Designed by Grant, Copeland and Chervenak, this A-frame church building has been towering over downtown Bothell since 1960. Bothell First Lutheran Church started in 1886 in the cabin of Jacob Hammer, a Norwegian immigrant. John Mohn was elected president and Gerhard Ericksen, Secretary, a post he held for thirty years. The first pastor was Rev. Ingebrigt Tollefson but for the first few years the congregation was reliant on visiting ministers. After a few years of meeting in the home of Columbus Greenleaf or the schoolhouse, the Lutheran congregation built their first building.

In 1889, they built a simple wood frame, central-steeple church on the current site. The first church building shared the lot with an early front-gabled house and a small, 1920s bungalow. When the streets in front of the buildings were lowered, the church and parsonage were left perched on the edge of a gravel cliff so the congregation purchased the lots behind and moved the buildings back. In the late-1940s, a new Contemporary style Sunday school building with a chain of clerestory windows all along its split roofline was constructed behind the house. All of these buildings were eventually demolished to make way for the new, much larger church building.

Fundraising for the new church began under the Reverend A.L. Edmonds in late-1957 with Dr. John Herseth running the campaign. The congregation raised \$75,000 to build the new church which was dedicated in early 1961. The building is split-level with a 450 seat sanctuary, 21 classrooms, an office, a pastor's study and meeting rooms.

The church was designed by Grant, Copeland and Chervenak and built by local contractors Parsell and Race in 1960. Robert Allan Chervenak partnered with two of his fellow University of Washington graduates, Austin Grant and Ross Copeland, in 1955. Specializing in religious structures, the firm won AIA Honor Awards for several of its local churches. It is also well known as the architects of the Hugo Winkenwerder Forest Sciences Laboratory at the UW Seattle campus. Chervenak also taught as an Associate Professor at the UW School of Architecture from 1960-1974 and was awarded an AIA Fellowship in 1975. Together, Grant, Copeland and Chervenak made a significant impact on the Seattle area built environment.



Above: King County Assessor, c.1980.

ELIGIBILITY RECOMMENDATION

The building is an excellent example of a Contemporary religious structure and would be individually eligible for the BRHL under Criteria D (architecture), G (architect) and E (prominence). It retains its integrity of location, design, materials, workmanship and association and is associated with Bothell's

early development as well as the architecture firm of Grant, Copeland and Chervenak. It would also be eligible as a contributing property in a historic district and would be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants. The building has not been evaluated for the National Register of Historic Landmarks but may be eligible based on its architecture and architect which would make it eligible for the Federal Historic Tax Credit program.

22 Bothell Funeral Home (Evergreen-Washelli)

18224 103rd Ave. NE



Above: author, 2019. Below: 1967 from King County Assessor

PHYSICAL DESCRIPTION

Built in a Contemporary ranch style with Tudor Revival design elements, the building is rectangular in plan with a side-gabled, stepped roof, and a cross-gabled dormer and porte-cochère. The building is clad in brick wainscot with false half-timbering above and features sliding windows with wood trim. The building's original Tudor Revival details have been obscured by replacement windows and a monochromatic paint job but it retains its half-timbering details and ranch form.



SIGNIFICANCE

The Bothell Mortuary building was built in 1967 in a Contemporary Tudor, described as an “Old English” design, by Berg Brothers Construction Company. The first occupant was Adam Morrison Mortuaries, Inc. which was formerly called Clark’s Bothell Funeral Home. J. Robert Clark retained title of manager after he sold his interest to Adam Morrison Mortuaries, Inc. The building is built upon the site of

Parker's Funeral home of the 1920s. This funeral home was opened in 1937 by Gerhard Ericksen and Chester M. Green. Frank Clark assumed operation in 1938 and his son J. Robert Clark joined in 1951. At the time, the funeral home was located on the current site of the SHAG housing complex but it was moved to the Green Residence on Bothell Way in 1956. When the new funeral home was built on 103rd Ave. NE the Green Residence was moved up to 94th Ave. NE where it remains today. Today, the funeral home is owned by Evergreen-Washelli Memorial Park.

ELIGIBILITY RECOMMENDATION

The building is not an excellent example of its type or style and has undergone modifications to its windows and its paint scheme. As a result, the building does not exhibit the level of integrity or significance to be considered individually eligible for the Bothell Register of Historic Landmarks. However, it does retain enough of its character-defining features to be considered a contributing property in a historic district. If listed in the BRHL, it could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants of up to \$30,000 to assist in rehabilitation.

23 Bluhm's Mobil Service (Speedy Glass)

18206 Bothell Way NE



Above: author, 2019. Below: 1968 from King County Assessor

PHYSICAL DESCRIPTION

When Bluhm's Mobil Service was built in 1967, oil companies had just begun designing stations in the Ranch style. Primarily used for residential properties, the Ranch style was very popular from the 1950s through the 1970s. This station is rectangular in plan with a combination cross-gabled and gable-on-hip roof. It features a deep roof overhang with wide bargeboard and prowd eaves. The building is clad in a combination of multicolored brick and T1-11 siding. The primary façade features a low, wide gable with three service bays with roll-up, multi-pane doors. The structure is prefabricated steel.





SIGNIFICANCE

The property occupied by Speedy Glass was originally home of the Potlatch Mill which was part of the Weyerhaeuser company and advertised house plans and materials in the local newspaper during the 1950s. John Bluhm purchased the property in 1954 for his Mobil Service station. He started his station at the corner of Bothell Way and Glenwood Ave in 1952 and moved to the Potlatch property in order to be able to expand the business. In May of 1955, Bluhm remodeled and enlarged the existing station to reflect Mobil's current style, an oblong box with canopy designed in the Streamline Moderne style. It featured lots of glass, smooth walls and a 12-unit pump island and expanded service area. In 1967, Bluhm's station underwent yet another transformation. This time, to the Ranch style station that exists today with separate pump islands that have been removed. Newspaper articles from the period suggest that Bluhm ran the station until 1971 when an add for "Bob's Bothell Mobil" appears asking folks to stop by and meet the new owner. Bog Burghduff owned and operated the Mobil until 1983 when Dan DeLong purchased it and began offering an "old fashioned, full-service" business. DeLong kept the station open from 6:00am until midnight, seven days a week. Mobil Corp closed the station in 1984 and it sat vacant for a while. According to local newspapers, the Austin family considered purchasing the building to move their Ranch Drive-In from next door into a larger

space but the deal never materialized. It is unclear when Speedi-Glass moved into the building or when the pump islands were removed but the building itself is in nearly original condition with just a few small changes to the roof and bargeboard.

ELIGIBILITY RECOMMENDATION

This building is a representative example of a ranch style gas station, popular from the 1960s through the present. While it retains its integrity of location, design, material, workmanship and association it does not rise to the level of individual BRHL eligibility in design or significance. However, it does retain enough of its character-defining features to be considered a contributing property in a historic district. If listed in the BRHL, it could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants of up to \$30,000 to assist in rehabilitation.

24 Hillcrest Bakery

10010 Main St.



Above: author, 2019. Below: from King County Assessor

PHYSICAL DESCRIPTION

Built in 1949, the façade of the building was remodeled in 1980. It is clad in multi-colored bricks with two picture windows flanking a partially glazed door. Deep brick planter boxes sit beneath each of the windows. The storefront is angled which reflects its original 1949 design and features a deep canopy with a false parapet containing signage. The remainder of the building is clad in pumice block and extends deep into the lot behind the façade where the bakery is located.

SIGNIFICANCE

Hillcrest bakery opened in 1934 by Frank Cleal and his wife who came from England by way of Canada., prior to moving into its current location in 1937, it was located in the Masonic Temple on the south side

of Main Street (survey #?). The Cleal's hired Phillip Fries, local builder and carpenter, to remodel the old café building on the site to house their bakery. The Cleal's operated the bakery until March of 1958 when Bernie and Roelie Holtrop purchased the bakery. The Holtrops had moved to the US in 1954 from Holland where Mr. Holtrop had worked as a baker for twenty years. It was at this time that the business became a Dutch bakery. The Holtrops sold the bakery to the Kaskes family in 1965 as part of a bundle including a house and a car. Peter Kaskes learned to bake from his father in Wormer, The Netherlands where the Kaskes Bakery is still flourishing. He and his wife, Leida moved to Vancouver, Canada after WWII and had six children. Unable to purchase a Dutch bakery Vancouver, the Kaskes heard of a Dutch bakery for sale in Bothell so after working at Hillcrest for a whort while, Peter purchased the bakery. The Kaskes family still owns the bakery and three generations of their family work there.

The current building was constructed in 1949 and was originally a modern style building, referred to as "ultra-modern" in the newspaper that announced its grand opening. It was constructed of reinforced concrete and pumice block and featured an asymmetrical storefront with a cantilevered canopy and a marquee sign with Streamline Moderne stylistic elements. The interior showroom was done in pastel shades and had blond birch and maple display cases, recessed lighting and varicolor tile floor. The building was designed and built by Charles Johnson, who also designed the Washington Federal Savings and Loan Building in 1936. Under the Holtrop's ownership, more bakery space was added via a 1961 addition to the rear of the building but the showroom wasn't changed until 1968 when it was redecorated by the Kaskes. In 1980, the Kaskes remodeled the interior of the showroom to create more space and modified the storefront in an attempt to further the bakery's Dutch image. Brick was applied to the front and brick planters were added.

ELIGIBILITY RECOMMENDATION

Hillcrest bakery is eligible for the Bothell Register of Historic Landmarks under Criterion A as an example of a long-running, family-owned local business and it would be considered a contributing property in a historic district. However, it is unlikely to be eligible for Special Valuation or 4Culture Landmarks Capital grants unless the rehabilitation project included the restoration of the building's 1949 façade. The current façade was remodeled in 1980 meaning that the changes were made outside of the period of significance for downtown Bothell and are therefore not eligible in their own right. That being said, they do not detract from the overall appearance of the building as a small, one-part commercial block and could be removed.

25 Phillips Center #1

10038 Main St.



Above: author, 2019. Below: 1959 *Bothell Citizen*

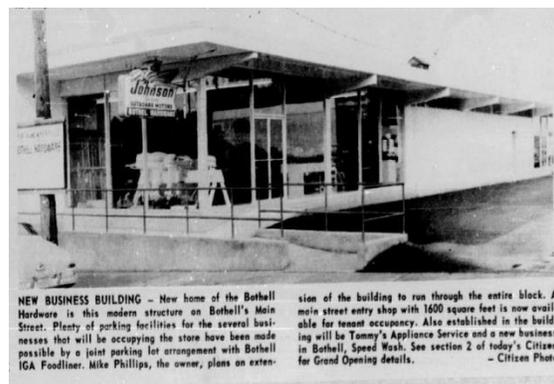
building had glazed storefronts at the north and south corners and concrete block walls with a transom band running beneath the roofline between the two storefronts. The center storefronts have been added over time. The Main Street façade is two stories with a recessed entry and vertical, ribbed wood panel above it. Picture windows front Main Street on both floors.

SIGNIFICANCE

The south half of the Phillips Center was built in 1959 to house Bothell Hardware by Mike Phillips, the store's owner. The building was advertised as a "shoperette style" building with space for Bothell Hardware, Tommy's Appliance Service, Speed Wash and another storefront along Main Street which

PHYSICAL DESCRIPTION

Phillips Center #1 was built in 1959 as a split-level, commercial strip mall with an anchor tenant on the south end and other tenants on the north end. The building runs north-south, abutting Main Street, with upper story storefronts opening to the parking lot which runs along its east side and an additional storefront opening onto Main Street in the lower level of the building. The building is clad in concrete block and features glazed storefronts. It has a flat roof with a wide overhang and exposed rafter beams covering the walkway on the primary façade of the building. A ribbed, false parapet has been added at the roofline encircling the building on the east and south sides. It currently has six storefronts on the eastern façade, all glazed, and one section of concrete block with a transom band. When first built, the



NEW BUSINESS BUILDING - New home of the Bothell Hardware is this modern structure on Bothell's Main Street. Plenty of parking facilities for the several businesses that will be occupying the store have been made possible by a joint parking lot arrangement with Bothell IGA Foodliner. Mike Phillips, the owner, plans an extension of the building to run through the entire block. A main street entry shop with 1600 square feet is now available for tenant occupancy. Also established in the building will be Tommy's Appliance Service and a new business in Bothell, Speed Wash. See section 2 of today's Citizen for Grand Opening details.
- Citizen Photo

wasn't leased right away. Mike Phillips owned Bothell Hardware until 1967 when he sold to Ray Schaaf. In 1969, the north half of the building was built and Bothell Hardware moved there with Mike and his son, Jim, as the owners. An article in 1971 notes that Mike Phillips also operates a real estate office in the Main Street storefront. Mike Phillips and Associates included Arne Strand, former Bothell High School principle, and was eventually sold to Benton -McCarthy.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

The building is not recommended eligible for the BRHL due to the storefront alterations on the east façade. However, it would be considered a contributing building in a historic district because it does maintain many of its character-defining features, particularly along the Main Street façade. The false parapet detracts a bit from the appearance but is considered "reversible" meaning that it could be removed relatively easily. If listed in the BRHL, the building could be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants.

26 Bothell Safeway Store #1 (Parker Paint)

10042 Main St.



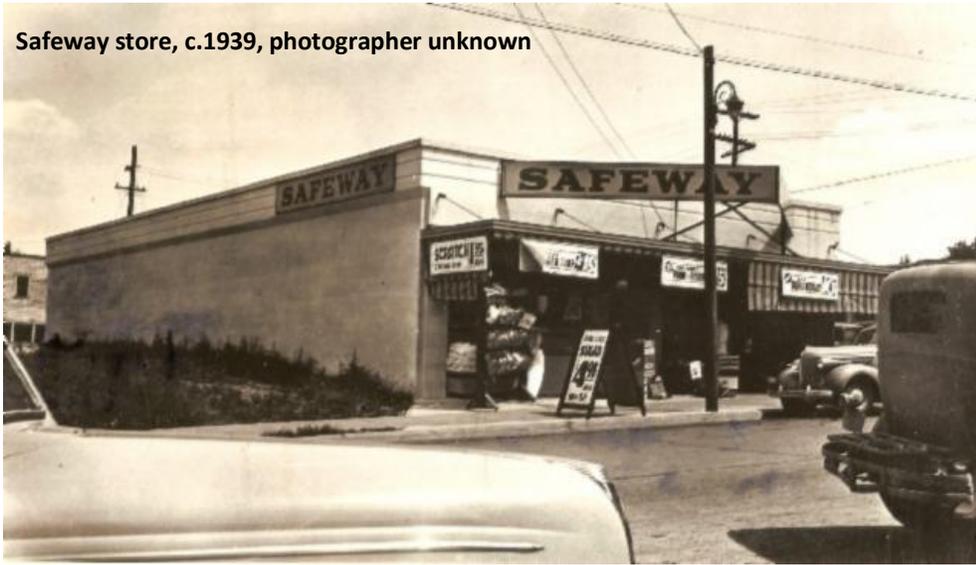
Above: author, 2019. Below: 1954, photographer unknown

PHYSICAL DESCRIPTION

This rectangular building was built in 1939 and sits at the northwest corner of Main Street and 101st Ave. NE. The entry opens to the southeast corner beneath a marquee that was added during a c.2002 remodel. The building retains part of its original structure in its north and west walls, the brick wall along its east façade (now covered by a mural) and the westernmost part of its south façade which combines brick bulkheads with glazing and stucco walls. It features the original speed bands just below the roofline but the entry



Safeway store, c.1939, photographer unknown



has been pushed out to fill in the space that was once set back beneath a roof canopy. The building has two large canvas awnings above its entry and windows along Main Street.

SIGNIFICANCE

This building was built in 1939 for the

first Safeway store in Bothell. It was advertised in the *Citizen and Sentinel* as “the northwest’s newest and most modern Safeway store” with “complete food service: groceries, meats and produce under one roof with greater savings than you have ever known.” Safeway operated here until it moved to a new location on the west side of Bothell Way NE, where SHAG apartments are located today. In 1954, Verl Busenbark of Seattle purchased the store and opened Verl’s IGA with Reg Lowery as the store manager. Verl had an interest in grocery stores in Bellevue and Tacoma as well and had been in the grocery business for over 25 years. The meat department was run by Bob Hamilton. In 1958, Verl retired so Bob Hamilton and Reg Lowery purchased the store. They gave the building an Art Moderne remodel and renamed it Bothell IGA Foodliner. The Independent Grocer’s Alliance (IGA) was founded in 1926 to bring local, family run grocery stores together under a single brand and it is still in operation today.

After a fire, the IGA Foodliner closed and the building became Bothell Appliance and TV. It remained an appliance store under different names until 2002 when it was sold to Parker Paint. Remodeled a second time in 2002, it has been Parker Paint/Sherwin Williams since that time.

ELIGIBILITY RECOMMENDATION

Although a large part of the building is original, the majority of its character-defining features were removed during the c.2002 remodel. As a result, the building is not eligible for the BRHL either individually or as part of a district. It would not be eligible for financial incentives due to its lack of integrity.

27 George Ericksen Building (Bothell Furniture)

10100 Main St.



Above: COB, 2002. Below: author, 2019 (extant transom windows)

PHYSICAL DESCRIPTION

The one-story building has a flat roof with a parapet. The exterior cladding is painted brick, with a basket-weave pattern at the stepped parapet and a flat plane for signage facing Main Street. Bands of aluminum frame display windows line the south and west walls, with a half-round awning wrapping around the corner of the building. The entry is located at the southwest corner of the building and is set back beneath a cut-out corner with a brick post.



SIGNIFICANCE

The site of this building was the first platted lot to be sold by David Bothell in 1889. Gerhard and Dorothea Ericksen purchased the property and built the two-story, wood frame Ericksen Mercantile building. The current building was constructed in 1926 by Gerhard Ericksen and the Ericksen store operated there until 1941 when R. Huntley purchased the dry goods portion. The store continued on as the Ericksen's Store, operated by Carlton Ericksen, until 1957 when it became Hamilton's Thriftway. At that time the store received a modern remodel similar to IGA across the street. The building became Dorr's Thriftway in the 1960s and remained a Thriftway until about 1985 when Bothell Furniture opened in the building.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

The building is recommended individually eligible for the BRHL and as a contributing property in a historic district under Criterion A. Although altered, the modifications were completed during the period of significance for downtown Bothell and directly relate to the building's changes in use over time. The building is very likely to be eligible for Special Tax Valuation and the 4Culture Landmarks Capital grant program.

28 Puget Sound Power & Light (Christian Science Reading Room)

10110 Main St.



Above: author, 2019. Below: c.1938 from King County Assessor

PHYSICAL DESCRIPTION

The building was constructed in 1928 in a simplified Art Deco style. The one-story building has a concrete foundation and is rectangular in plan. Its primary elevation features its original brick bulkhead, and parapet. The bulkhead bricks and bricks that rise vertically to the awning are painted, while the parapet remains unpainted. Dark bricks, laid in a rectangular pattern, mark the parapet. Lighter gray bricks mark the corner of the rectangular pattern. Modern awnings runs the length of the front elevation and obscure the boarded-up transom windows. Large display windows flank a recessed central entry that has two entrance doors, one for each storefront. The rear elevation is utilitarian, with two back doors and two small windows. The side walls are shared with buildings to the east and west.



SIGNIFICANCE

The building was built in 1928 by S.G. Crawford, owner of Crawford's Drug Store located in the Hannan Building on the south side of Main Street. Puget Sound Power and Light was the building's first tenant. The power company office moved there from Wayne when the building first opened in 1928 and remained there until at least 1963. Since then, the building has housed Mode O'Day dress shop, Logsdon's Beauty Shop, Swanson's Shoe Repair, Donelson's Shoe Store and the Christian Science Reading Room. It currently houses Shear Envy salon and a retail business.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Although the modern canopies obscure the façade, the building retains the majority of its character-defining features and is recommended individually eligible for the BRHL under Criterion A, and would be eligible as a contributing property in a historic district. If listed in the BRHL, the building would be eligible for 4Culture Landmarks Capital grants and Special Tax Valuation to help with its rehabilitation.

29 Bothell State Bank #1 (Hana Sushi)

10114 Main St.



Above: author, 2019. Below: c.1938 from King County Assessor

SIGNIFICANCE

The Bothell State Bank Building was home to the Bothell State Bank from its foundation in 1908 through 1946, when it moved to a newer building on lower Main Street (survey #41). The bank was founded by nine men who petitioned the State Banking Department to start a bank in Bothell with a capital stock of \$12,500 each having contributed a



portion. When it opened its doors in 1908, M. D. Keeney was the principal owner and Gerhard Ericksen, S.F. Woody, William A. Hannan, John Rodgers, Sam R. Reder, William F. Hollingsworth, Peter

Schranz, Jacob E. Mohn, Charles V. Beardslee and Donald Goldback were associates and Trustees. On June 1, 1908, M. D. Keeney presented a bill to the Trustees for \$3,516.05 for the building, fixtures, furniture and stationary. Until after World War II, Bothell State bank was the Northshore area's only commercial bank. Washington Federal Savings and Loan, three doors down, opened in 1934 but was restricted to home loans and savings accounts for many years.

According to Pacific Builder and Engineer magazine, Seattle architect Elmer Ellsworth Green drew up the plans for the Bothell State Bank building in 1908. Green was born in Minnesota and worked in California and Canada prior to moving to Seattle. Polk Directories list him as a carpenter in 1905 and an architect in 1908. Within a year of opening his own firm, he was awarded first prize for a "best bungalow design competition" sponsored by Lewis Publishing Co. of St. Louis. This publicity may have been what gave Green his start in Seattle. Green was a frequent contributor to the Bungalow Construction Company Limited in Victoria and produced a book titled *The Practical Plan Book* which featured sixty-eight bungalow plans. Although he is best known for designing apartment buildings and bungalows in Seattle he is known to have designed a number of bank buildings early in his career.

PHYSICAL DESCRIPTION

This small one-story commercial storefront building dates from 1908. It was built as the Bothell State Bank and is currently occupied by Hana Sushi. The building has a rectangular plan and stands on a concrete foundation. The brick building has been covered in stucco, with its original detailing lost. The current stucco façade dates from 1939, with fluted pilasters at the storefront and is representative of the simplified Art Deco style typically seen on small commercial buildings. The entry is on the east side of the façade and currently features a 1980s wood paneled door with an oval stained-glass window. A large fixed metal sash display window occupies the west half of the façade. A modern awning spans the façade.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Although it has been altered, the façade modification occurred during the building's time as the Bothell State Bank and was completed during the period of significance for downtown Bothell. The building is recommended individually eligible for the BRHL under Criterion A as an important piece of local history. It would also be eligible as a contributing building in a historic district and if listed in the BRHL, it would be eligible for 4Culture Landmarks Capital grants and Special Tax Valuation for its rehabilitation.

30 Keeney & Mohn (Main Street Mall)

10116 Main St.



Above: author, 2019. Below: c.1938 from King County Assessor

PHYSICAL DESCRIPTION

This one-story commercial building was built in 1911. It was one of several buildings on this block built soon after a fire that year destroyed wood buildings that formerly occupied the site. The building appears to have been heavily altered from its original appearance, which featured an elaborately detailed cornice and parapet, as well as tall



transom windows. Currently the façade features diagonal and vertical boards, and a hipped roof awning, as well as brick veneer on the lower storefront, and a recessed central entry flanked by metal fixed display windows. The flat-roofed structure is rectangular in plan and stands on a concrete foundation.

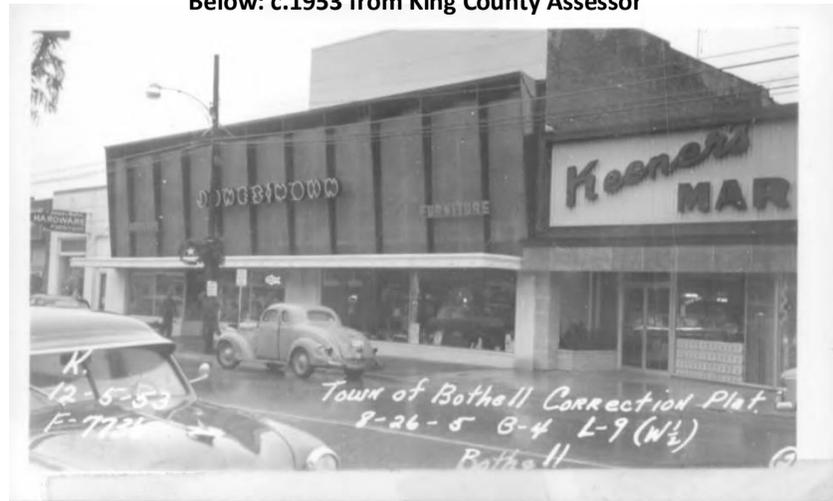
SIGNIFICANCE

The Keeney & Mohn building was built in 1911 by M.D. Keeney for Mohn Hardware after the previous building on the site burned in the fire of 1911. Jacob E. Mohn had purchased the hardware store from Keeney in 1908 and had operated it here. The new store was operated by Jacob Mohn's son, Hanford J. Mohn. The hardware store continued operating under various names and partnerships until 1975 (J. E. Mohn and Son Hardware, 1908; Chase Hardware, 1919; Chase and Mohn, 1922; Jones and Mohn, 1935; Mohn Hardware, 1968, Jones & Mohn, 1974). With the exception of about three years when they lived in California, the Mohn family retained at least part ownership throughout the store's entire operational life. In 1953, a Gogie style, plywood slipcover was placed across the façade of the building and the building to the east to create an enlarged Jones & Mohn Hardware store. At that time the pediment, cornice and crenellated canopy were removed. Later, the slipcover was removed and the façade was covered in tongue-and-groove siding and a hipped roof canopy was added.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

Due to extensive alterations to its façade, the building is not eligible for the BRHL and would not be eligible for financial incentives. In the event of restoration, the building may be eligible.

Below: c.1953 from King County Assessor



31 Mohn Furniture & Hardware (Mill's Music)

10120 Main St.



Above: COB, 2002. Below: c.1938 from King County Assessor

PHYSICAL DESCRIPTION

The former Mohn Store is a two-story brick building with a rectangular plan. It has a flat roof covered with tar and paper. Originally, there was a cornice and pediment at the top of the building. The building has been remodeled several times, however, and these features no longer exist. This building is representative of two-part commercial block architecture



with classical details. The foundation is concrete and the windows on the front of the building are recessed from the wall and have rectangular openings with decorative brickwork above. The second story windows are double hung with three sashes and glass transoms above. Between the two window bays, and at each end of the building's front façade, are brick pilasters which were at one time topped by small pediments. Small decorative brick triangles are set into the pilasters near the top of the windows. Originally, the first-floor door was recessed from the wall plane and located between the large front windows. A multiple paned glass transom above the door and windows extended the width of the building. Currently, the street façade windows are new, as is the brick veneer below them. The character of the surrounding area remains commercial and, therefore, does not detract from the site.

SIGNIFICANCE

This building was built in 1910 during a partnership between the Knights of Pythias and Knights of Maccabees. The two fraternal orders shared space on the second floor and Mohn Furniture occupied the first floor. By the late-1930s, Hanford Mohn owned the building and continued to operate Mohn Furniture as well as the hardware next door. In 1953, the two storefronts were combined beneath a single Googie style slipcover and the stores enlarged. Later, the slipcover was removed and the storefront was remodeled to accommodate Mill's Music.

ELIGIBILITY RECOMMENDATION

The building is individually eligible for the Bothell Register of Historic Landmarks under Criteria A and D and would be eligible as a contributing property to a historic district. If listed, it would be eligible for Landmarks Capital grants and Special Tax Valuation. The building has previously been determined by DAHP to be eligible for the National Register of Historic Places which means it may also be eligible for the Federal Historic Tax Credit program.

32 Harry Given Store (Logsdon Building)

10124 Main St.



Above: author, 2019. Below: 1960 from King County Assessor

SIGNIFICANCE

The Harry Given store building first housed Dexter's Café shortly after it was built in 1910. The café was operated there until about 1918 when Harry Given and Hugh Stevenson purchased the building and opened the Bothell Meat and Trading Company. By 1939, Harry Given had taken ownership of



the building and the business and remodeled the store to include a more modern storefront and the addition of 800 individual meat lockers that could be rented by patrons. In 1953, Vernon C. Keener, an employee of Harry Given, purchased the store, and opened Keener's Market. Prior to 1956, Keener added a small addition to the southeast corner of the building and began selling other goods in addition to meat. In 1957 the building was expanded again to fill the lot next door and abut the Washington Federal Building with its east facade. At this time, the two unique indoor/outdoor sandstone planters were added as bookends to the building along with a sandstone pillar on the southeast corner topped by a sign with a rotating "K." The building was purchased in 1973 by Max and Lynn Logsdon for a hair salon and clothing shop, "Logsdon's Hairstyling and Fashion Apparel." Logsdon's operated "So Lovely Hair Fashions" in the Alan Building (demolished) prior to moving to the Puget Sound Power and Light building on Main Street in 1964. The Logsdon's remodeled the Keener building moved their store there in 1976. The storefront was modified and a hipped-roof canopy was added at this time. The canopy was removed during a 2018 remodel.

PHYSICAL DESCRIPTION

The original building of 30' x 65' has since been expanded to approximately three times its size. It has a brick veneer base and parapet wall covered in vertical board. The façade has three storefronts, each with recessed entries and separated by window bays. A black and white paint scheme gives the appearance of false half-timbering. A flat-roof canopy was added during a 2019 remodel and although it is not a pure restoration, the style and massing has greatly improved the integrity of the façade. The façade features sandstone walls at each end with planter boxes and a unique, indoor-outdoor planter feature on the east storefront. A diagonal sandstone pillar rises at the east corner creating a diagonal storefront. The eastern storefront appears to be the only one completely intact.

ELIGIBILITY RECOMMENDATION

The building is recommended eligible as a contributing property in a historic district. Due to façade alterations, it does not rise to the level of individual eligibility. If listed as part of a district, it may qualify for 4Culture Landmarks capital grants and Special Tax Valuation to help with rehabilitation costs.

33 Washington Federal Savings & Loan Association of Bothell (Bothell Jewelers)

10130 Main St.



Above: author, 2017. Below: 1939 from King County Assessor

PHYSICAL DESCRIPTION

The building is a simple, 1188 square-foot, one-part commercial block with minimal Art Deco styling. The façade features a large concrete, glass-and metal storefront with a stucco bulkhead and an asymmetrical recessed entry. The storefront has a diagonal window bay on the eastern two-thirds which has four glass panels separated by narrow metal framing. A stucco-on-concrete



bulkhead supports the windows. The western third of the storefront features two glazed doors with transoms, framed in fir. The doors are wood with fully glazed center panels and wood-frame hopper transoms that open inward. Doors, transoms and framing appear to be original. The center door provides entry to the primary business on the main floor and the westernmost door provides entry to a second business located in the basement. The storefront is framed by painted terra-cotta or concrete tiles. Above the storefront, the façade features smooth, painted terra-cotta or concrete tiles surrounding an inset panel that reads “WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION.” The façade has a short parapet that features a row of Art Deco cast tiles across the top.

SIGNIFICANCE

The Washington Federal building was constructed in 1936 to house Washington Federal Savings and Loan, a savings and loan bank opened as an independent institution in Bothell. The impetus for opening a savings and loan in Bothell came from Arnold Mohn, a prominent businessman and member of one of Bothell’s pioneering families. Mohn persuaded eight of the city’s other prominent businessmen to organize and deposit money into the new institution which opened in July of 1934 with \$3,000 in deposits. The organization operated out of a space owned by Chase and Mohn’s Hardware until its new building could be built in 1936. The first officers were Lloyd Gates, president; Charles H. Green, vice-president; and Arnold Mohn, treasurer. The remaining original board members were S. G. Crawford, John De Young, Dr. C.E. Greason, Hanford Mohn (Arnold’s brother and co-owner of Chase and Mohn’s Hardware), James Sorenson and Charles Walters. The bank operated as an independent financial institution in that location until 1960, during which time it made 2,150 home loans.

In 1958, the board of directors voted unanimously to merge with a larger financial institution, Ballard Savings and Loan, which had opened its doors in 1917. The group retained the name Washington Federal Savings and Loan and its assets increased from \$3,000,000 to \$27,000,000.

In response to its growth after the merger, the Bothell branch moved from its Main Street location in 1960 to a larger building at 10116 NE 183rd Street in downtown Bothell. By this time, the institution had a total of three branches, the main branch in Ballard, a branch in Lynnwood and the new branch in Bothell. Still headquartered in Seattle, Washington Federal has grown exponentially through mergers and acquisitions but still maintains a branch in Bothell, located at 10015 NE 183rd.

ELIGIBILITY RECOMMENDATION

Nearly intact with the exception of the large awning that obscures the façade, the building would be eligible for the BRHL both individually and as a contributing property in a historic district. It is significant based on Criteria A and D and if listed, would be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants.

34 Franklin Savings & Loan Association (Pipinich Insurance Agency)

10134 Main Street



Above: author, 2019

PHYSICAL DESCRIPTION

An example of Northwest Regional architecture, the building is one-story with a daylight basement and an irregular plan. It is located at the northwest corner of Main Street at 103rd Ave. NE and features a courtyard with a large evergreen tree that is known as Bothell's Christmas tree. The building is divided into two masses, one set off-center to the other, and it is clad in painted brick. It has a flat roof with two levels and a minimal parapet with latticework hanging from the eaves of the higher section. The entry faces the corner and is situated in a small ell between the two building masses. The south and east facades feature bands of vertical windows separated by wood dividers and a wood bulkhead. A daylight basement window is visible below grade on the Main Street side.

SIGNIFICANCE

This building was built in 1975 for Franklin Savings and Loan on the site of the Lytle House which was moved to Bothell Landing that same year. Franklin Savings and Loan was established in 1960 on Broadway Avenue in Seattle's Capitol Hill neighborhood. It had two other branches at the time in Bellevue and Mountlake Terrace. In December of 1975, Franklin Savings merged with Capital Savings which already had 18 branches in Washington. Capital Savings failed during the savings and loan crisis of the early 1990s. The building was purchased out of foreclosure from a trio of attorneys, Larry Leonardson, James Frits and George Knowles. The group made a few modifications in 1996 when they removed the drive-through and added about 100 square feet on the northeast corner of the building. The building was purchased by Nancy Pipinich in 2014 to house her insurance agency.

ELIGIBILITY RECOMMENDATION AND FINANCIAL INCENTIVES

The building is not eligible for the BRHL because it is less than fifty years old. However, if the potential code amendments to Bothell Municipal Code Title 22, Landmark Preservation, go into effect, it will be eligible as a contributing property in a historic district. It is not currently eligible for financial incentives.

35 Northshore First National Bank (Wells Fargo)

10210 Main St.

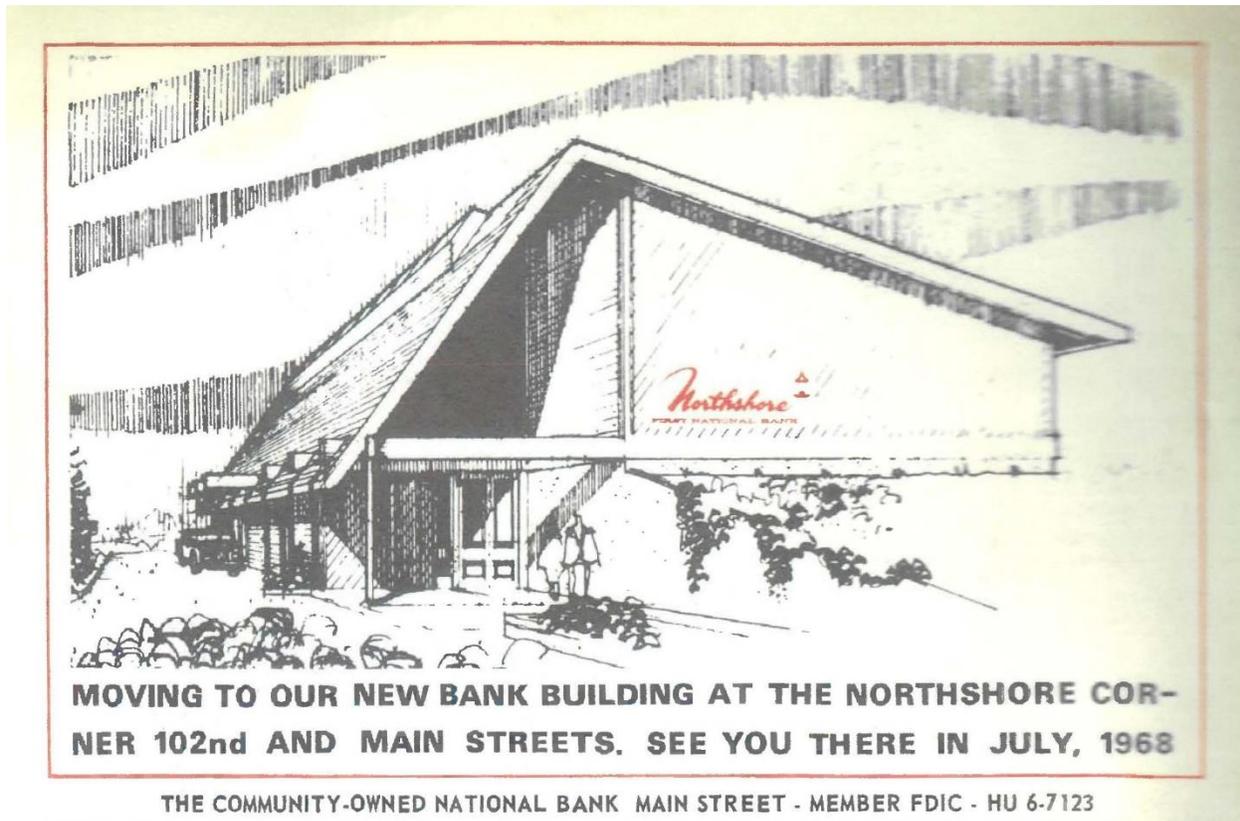


Above: author, 2019

PHYSICAL DESCRIPTION

The building sits on the northeast corner of 102nd Avenue Northeast and Main Street. The building was built in 1968 in an asymmetrical A-Frame style with Northwest Regional influences. Parking lots sandwich the building on the east and west, and a drive-through bank driveway runs along its east and north lot lines. The two-story building was constructed to suit the lot's topography with the west roof sloping dramatically down to the lower, west portion of the lot, while the east roof slopes more gradually. The roof is clad with asphalt-composition shingles. A side-gable roof extends east off the northeast corner of the building covering the bank's drive-through services. The building is supported by large wood beams and columns that are exposed on the exterior elevations. The building is clad with a combination of diagonal and horizontal wood siding. The front entry fronts Main Street and is deeply recessed beneath the roof and features large clerestory windows set under the eaves. An ATM sits just

west of the entry. The west elevation is one story tall and includes three rectangular windows. The east elevation features a band of wood-framed windows.



Above: advertisement for Northshore First National Bank, *Bothell Citizen*, 1968.

SIGNIFICANCE

This building was built for Northshore First National Bank in 1968. The community-owned Northshore First National bank was founded in Bothell in 1962 with Marshall Paris and Donald Dawson as board members. It was acquired by Pacific National Bank of Seattle in 1981 and merged into and subsequently operated as Wells Fargo beginning in 1996. Prior to the bank's construction, the Bothell First Methodist Church sat on this corner from 1890-1959.

The building's architect was Omer L. Mithun, a prolific local architect during the mid-20th century. Mithun designed a large number of homes and commercial buildings in Seattle and Bellevue including Bellevue Presbyterian Church (1955), Bellevue Medical and Dental Center (1962), Bellevue Fire Station One (1976) as well as many homes in the Surrey Downs neighborhood of Bellevue (1952-1956). Mithun designed buildings in the Northwest Regional style which features large quantities of unpainted wood and extensive use of glass. Buildings of this style are integrated into their setting and designed to fit in with the site's topography.

ELIGIBILITY RECOMMENDATION

Although the building has been painted, it is recommended individually eligible for the Bothell Register of Historic Landmarks under Criterion A based on its association with Northshore First National Bank and the development of downtown. It would also be considered a contributing property in a historic district and if listed, would be eligible for 4Culture Landmarks Capital Grants and Special Tax Valuation.

36 A. Dean Worthington Residence (Sundance Heating)

10228 Main St.



Above: author, 2019

PHYSICAL DESCRIPTION

This Bungalow style house has a cross-gable and is a T-shaped plan. The front porch is partial width with slim column supports under a curved roof with flared ends. The roof rafters are exposed and all windows are original leaded glass. Siding is horizontal wood and the roof is of composition shingles. The original pergola that extended the entire façade is no longer extant. The structure was damaged in the Bothell Mall fire of 2017 but it has been restored.

SIGNIFICANCE

The residence at 10228 Main was built in 1923 and occupied by a tenant. The fee owner is listed as A. Dean Worthington. Dean Worthington was the son of A.G. Worthington, owner of the Bothell State Bank beginning in 1917. Dean worked for the bank until it was acquired by People's Bank in 1972 and he became the supervisor of the Bothell, Kenmore and Woodinville branches. By 1951, A. Dean Worthington was living on Hall Road, west of Bothell Way. It is not clear if Dean Worthington lived in the house.

The house is a Craftsman Bungalow which remains remarkably intact in spite of damage sustained during the Mercantile Building fire of 2018. A pergola that ran along the front façade of the house was removed at some point.

ELIGIBILITY RECOMMENDATION

This building is a good example of an intact Craftsman Bungalow and is recommended eligible for the BRHL individually under Criterion D and would be a contributing property in a historic district. If listed, it would be eligible for Special Tax Valuation and 4Culture Landmarks Capital Grants.

37 Nieuw Amsterdam Restaurant (Zulu's)

10234 Main St.



Above: author, 2019. Below: 1940 from King County Assessor

PHYSICAL DESCRIPTION

The former World War II-Era Cottage has been remodeled far beyond its original condition. Two large additions have been added to the primary façade, facing Main Street, and the concrete foundation at the street level has been given a false arch appearance. The building is clad in cement board siding and has vinyl windows.

SIGNIFICANCE

This was built in 1939 as a simple World War II-Era Cottage. Property Record Cards list the owner as W. W. Crawford as of 1941. The house is also known as the Klien residence in some records. Converted to



a restaurant in 1984, the house is best known as the site of the former Nieuw Amsterdam Restaurant. Gerard and Anz Schot were the owner/operator duo for many years. Gerard Schot was a professor in the Food Service program at Shoreline Community College. The building was in the Schot family until 2003 and currently houses Zulu's Board Game Café.

ELIGIBILITY RECOMMENDATION

Due to substantial alterations, the building is not eligible for the BRHL and would not be eligible for financial incentives.



Above: c.1980s from King County Assessor

38 Bank of Northshore (Union Bank)

10304 Main St.



Above: author, 2019.

PHYSICAL DESCRIPTION

This building has an irregular shape plan, is clad in wood clapboard and features a shake-clad Mansard roof. Built in 1984, the building is clad in wood clapboard and features bands of narrow vertical windows framed with applied strip molding. It has an irregular shape plan and a strong Mansard roof covered with wood shake. The primary entry is located in a glass vestibule beneath a boxed canopy and situated between two building sections that create an “ell.” The building has a drive-through on its north façade. Although it is not a true example of the Mansard style, this building can be classified as a simplified version typical of other buildings built or remodeled in downtown Bothell during the early 1980s.

SIGNIFICANCE

Built outside of the period of significance, the building was included in the survey because the county assessor listed its date of construction as 1980. Research revealed that it was actually built in 1984 for the Bank of Northshore. The bank was started by fourteen local business people. George Marshall Parish was the banks' board chairman and directors included Dr. Franklin Love, James M. McAuliffe, John Biddle and others. In early 1984, the bank issued a public stock offering which garnered one million in sales and had the remaining of the \$1.5 million needed by the time they opened later that year. The Bank of Northshore was the only locally owned financial institution at the time, the last local bank (Northshore 1st National) having been purchased by First Interstate Bank in 1982.

The bank was designed by McAdoo, Malcolm and Youell Architects. Benjamin McAdoo, Jr., had lived in Bothell and had an office in the Marshall Paris Insurance Building. A prolific architect, McAdoo was the first African American to receive an architecture degree from the University of Washington and was very active in the local chapter of the NAACP. McAdoo passed away in 1981 which means that he was no longer with the firm when this building was designed.

ELIGIBILITY RECOMMENDATION

Largely due to its age, the building is not recommended eligible for the BRHL either individually or as part of a district. It is not likely to be eligible for financial incentives.

39 Baskin Robbins

10005 Main St.



Above and below: author, 2019.

PHYSICAL DESCRIPTION

The building sits at the end of a block of connected buildings. Its site is sloped such that the Main Street storefront is elevated above grade and the Baskin Robbins storefront is below. The Main Street façade of the building is very simple featuring a single recessed entryway with concrete steps and a band of vertical windows. The building features a flat roof and is clad in Marblecrete panels. The Baskin Robbins store is situated below grade on the west façade of the building and features the



glazed front and flat parapet, in this case a false one, typical of Baskin Robbins stores.

SIGNIFICANCE

Baskin Robbins was built in 1973 by Vern Keener who got a permit to build a two-story building but never finished the second story. Baskin Robbins has occupied the basement level, with its entrance on the back and side of the building below Main Street, since that time and the Main Street storefront has been occupied by Main Street Travel Agency, a Navy Recruitment Office, the Bothell Chamber of Commerce, Realtor Gus Makos and Crossroad Sign among others.

ELIGIBILITY RECOMMENDATION

The building is not individually eligible for the BRHL and is recommended not eligible as a contributing property in a historic district. In spite of being unaltered since its construction, the Main Street façade does not exhibit the characteristics of any particular style. It is not likely to be eligible for financial incentives.

40 Cliff's (Gallo De Oro)

10015 Main St.



Above: author, 2019. Below: 1961 from King County Assessor

PHYSICAL DESCRIPTION

This two-story restaurant is a rectangular plan structure with a flat roof. It sits on a poured concrete foundation and is constructed with cinderblocks. The west side of the front facade is clad in Marblecrete panels and the east side of the elevation has a cut stone facade. Two small metal-frame windows were added to the front. The front entry has double leaf metal and glass doors and a small concrete planter box. A wavy



canopy sits above the entry and formerly held the name of the original restaurant, “Cliff’s.” A balcony runs the length of the rear elevation providing outdoor seating for the restaurant patrons.

SIGNIFICANCE

Cliff’s restaurant was built in 1949 in an “ultra-modern” commercial style for Cliff Hall’s Sportsmen’s Center. The store sold sporting goods and featured a restaurant and cocktail lounge. It was the first restaurant in Bothell since Prohibition in 1916 to receive a Class H liquor license which permitted the sale of mixed drinks. Cliff Hall designed the building and it was reported to be decorated with “wine [colored] structural glass to multicolored plastic with Fabrolite and chrome bar stools.” In 1953, Hall added the “Round-up Room” which was aimed to be “as authentic a western atmosphere as possible” and new signage on front and back. Sometime during 1953 the restaurant was renamed to Cliff’s Char Broiler. In 1961, Hall expanded the building and remodeled it to its current configuration which is a pared-down example of the Goochie style with its wavy canopy and former lit up “Cliff’s” sign. In the mid-1970s the building was sold to B.G. Kelly and “Curly” Schwartz and became known as the Hitching Post Restaurant. In 1976, Hal and Neda Campbell opened Casa La Cena, Bothell’s first Mexican restaurant. Later, it became Hallock’s and now Gallo De Oro.

ELIGIBILITY RECOMMENDATION

Although not a complex example, the building exhibits some of the characteristics of a Goochie style building including its wavy canopy and use of stone and Marblecrete. It retains its integrity of location, design, materials, workmanship and association and is tied to the development of downtown Bothell. It is recommended eligible for the BRHL both individually and as part of a district and if listed, would be eligible for 4Culture Landmarks Capital grants and possibly Special Tax Valuation.

41 Bothell State Bank #2 (Bank of Bargains)

10027 Main St.



Above: author, 2019. Below: 1947 from King County Assessor

PHYSICAL DESCRIPTION

Known in recent years as the home of the Bank of Bargains Marketplace, the building was built for \$75,000 in 1946. The façade features a one-and-one-half-story rectangular brick block which is set back from the sidewalk and a small, one-story projecting block on the northeast corner which abuts the sidewalk. The primary façade is marked by a band of large display windows and an overhanging



concrete canopy. Concrete bands wrap the façade providing a horizontal emphasis. The exterior featured Roman brick with blue-green ceramic tile and the interior was decorated in chocolate brown and cactus green. The interior fixtures were constructed with Eastern Maple and Birch and the floor was marble Terraza with a corkstone work surface. The building had offices and conference rooms in the rear of the main floor and a women’s lounge and powder room on the mezzanine level. A night depository was available for convenience and the front northeast corner of the building contained an insurance office with an exterior entry which housed the A.G. Worthington Agency, a branch of Safeco Auto Insurance.



Above: c.1950, courtesy of Bothell Historical Museum

SIGNIFICANCE

This Modern, Wrightian commercial building was built in 1946 for the Bothell State Bank when it outgrew its smaller building across the street at 10112 Main Street. It was designed by the architecture and engineering firm of Young & Richardson and featured in *Progressive Architecture* magazine in a 1949 issue. The bank president at the time, A.G. Worthington, commissioned the building but died prior to its completion. A. Dean Worthington took over as president when his father died and opened the new bank building. Worthington also operated an insurance agency out of the small storefront at the building’s northeast corner. The Bothell State Bank was in operation until 1972 when it was acquired by

People's Bank and then U.S. Bank which eventually left its Main Street location and moved to Canyon Park.

ELIGIBILITY RECOMMENDATION

The building is good example of a Modern commercial building with Wrightian elements and is recommended eligible for the BRHL under Criterion A both individually and as a contributing property in a historic district. Although altered, it retains enough of its integrity of location, design, materials, workmanship and association to convey its significance. If listed, it would be eligible for Special Tax Valuation and 4Culture Landmarks Capital grants.

42 Powell, Johnson & Livengood (Allstate Insurance)

10029/10031 Main St.



Above: author, 2019

PHYSICAL DESCRIPTION

Built in 1964, the commercial building at 10029/10031 Main Street sits on the south side of the street and faces north. The building has a poured concrete foundation and is clad on the façade with small rectangular tiles. A recessed entry, abutting the building directly to the west, includes metal double doors, transom windows, and a sidelight. An overhang that runs the length of the façade projects over the sidewalk. A narrow, vertically-oriented window is located on eastern edge of the front façade. The rear elevation is clad with vertical wood siding and includes a large canopy over its eastern half. Two pairs of windows and single door sit below the canopy. An air-conditioning unit sits west of the windows. A recessed entry with metal double doors is located in the western corner. The entry area also includes a large transom window. An interior hallway runs between this building and the bank building next door connecting the rear offices.

SIGNIFICANCE

Currently housing Allstate Insurance, the law firm of Powell, Johnson & Livengood occupied this building for a number of years beginning in 1964. The firm is the oldest law firm on the Eastside with offices in Seattle and Bellevue and formerly Bothell. Gordon Livengood was the City Attorney for Bothell for a number of years prior to its adoption of a City Manager form of government. Allstate Insurance moved into the building in 1980.

ELIGIBILITY RECOMMENDATION

Although not recommended individually eligible for the BRHL, it is recommended as a contributing property in a historic district. It is associated with downtown Bothell's development and exhibits several elements of the Modern commercial style including horizontal lines, a flat canopy, glazed entry and mosaic tile cladding.

43 The W.A. Hannan Building (Ashler Masonic Lodge #121)

10037 Main St.



Above: author, 2017, Below: c.1980, courtesy of Bothell Historical Museum

PHYSICAL DESCRIPTION

This two-story building is rectangular in plan, with a flat roof with a simple parapet, and a poured concrete foundation. The exterior is clad with multicolored brick on the storefront level and stucco covers the walls of the other elevations. The windows are fixed, single-pane wood frame picture windows and double-hung wood frame windows with lug sills. There are two businesses that occupy the lower story. The entry to the shop on the west side is a Dutch door with a light in the upper half and cross timbering in the lower half.



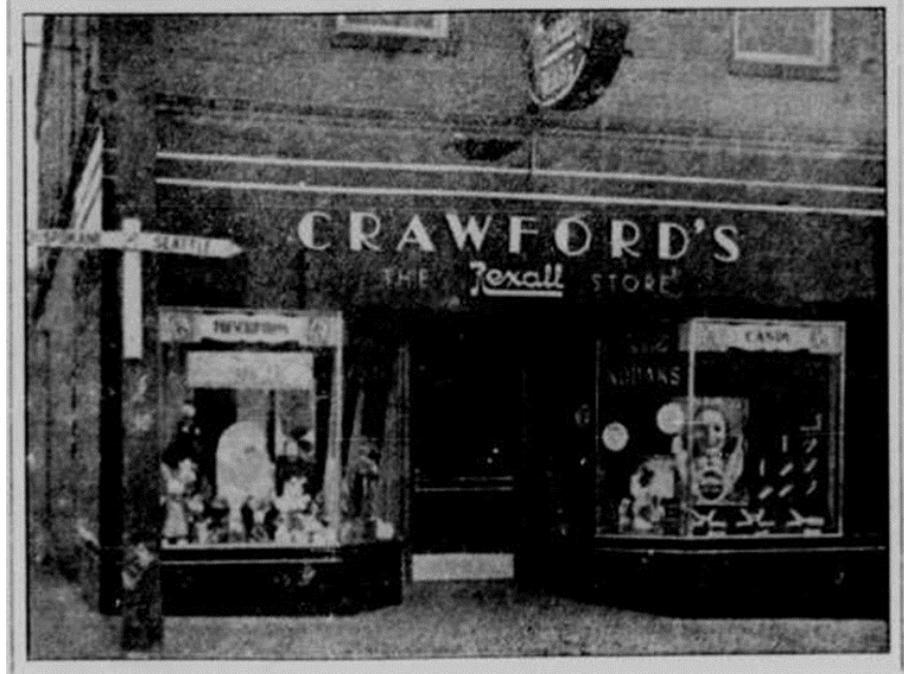
The entry to the east storefront is fully glazed and set beneath a corner porch. A third door centered on the facade sits beneath a brick arch, obscured by a round awning, and leads to the Masonic Lodge above. Canvas awnings wrap the street-level façades.

Below: c.1949, from the *Bothell Citizen*

SIGNIFICANCE

The Hannan building was built in 1908 after Hannan's first wood frame building on the site burned in the fire of 1908. This was the first building in Bothell to be constructed of brick.

Hannan Mercantile eventually opened in the building but did not operate for long. The building had professional offices and a rental hall on the second floor. Dr. Emma Bedow, the city's first female dentist, was a tenant. A Rexall pharmacy operated on the



first floor of the building from 1908 to 1980. It began as Rupp's Bothell Pharmacy, a Rexall store, in 1908, was sold to Dr. Woodruff then E. W. Newell and then to Sidney G. Crawford in 1922 when it was named Crawford's Rexall Drug. It was originally located in the western storefront. In 1939, Crawford's underwent a major remodel, adding a glass tiled Art Moderne storefront to the first floor and expanding the business. Crawford's Rexall Drug operated in the building from 1922 until 1980 when the store, owned by Ralph Anderson at the time, merged with A & H Drugs a local chain. Ralph Anderson continued as a Pharmacist with the company, transferring all of the prescriptions from Crawford's to the A & H location in the Bothell QFC Center. On July 19th, 1944, the Masons purchased the building and have operated the Ashler Masonic Lodge #121 on the second floor since that time. Since 1980, the first floor has housed a camera shop, Shannon's Flowers and Gifts and various retail establishments.

The building has been remodeled many times over the years such that it has had three distinct iterations: the original 1908 brick façade with Italianate details (arched windows, parapet) and a typical wood storefront w/transom windows; circa 1939 the parapet was removed and the storefront appears to have a Vitrolite (flat glass) façade; sometime between 1947 and 1965 (most likely closer to 1965) the building was covered in stucco and the storefront reconfigured and remodeled using multicolored brick. For restoration purposes, both the 1908 and 1939 facades are significant and could be brought back.

ELIGIBILITY RECOMMENDATION

Due to its high level of significance as the Hannan Building and Masonic Lodge and its prominence on Main Street, the building is recommended eligible for the BRHL both individually and as a contributing

building in a historic district. If listed, it would be eligible for 4Culture Landmarks Capital grants and Special Tax Valuation.

44 Loretta's Favorite Apparel (Tsuga Fine Framing)

10105 Main St.



Above: author, 2017, Below: c.1970s, courtesy of Bothell Historical Museum

PHYSICAL DESCRIPTION

The commercial building at 10105 Main Street was built in 1955 in the Art Moderne or Streamline Moderne style. The one-story building stands on the southeast corner of Main Street and 101st Avenue NE. The primary elevation is marked by stone veneer and a corner entrance that is flanked by large-display windows. The windows and doors have aluminum frames. The corner entrance features a deep, polygonal marquee-like canopy with speed lines along the



edge. The roof is flat with a wide, flat parapet. Towards the rear of the west elevation are two entrances to additional businesses. The building has not been altered from its original condition and retains its character-defining features including its curved façade and canopy with speed lines, different sized windows, cut stone façade and glass storefront.

SIGNIFICANCE

This building was built by Loretta and Ernie Lenard in 1955 to house their store, Loretta's Favorite Apparel. The Lenard's came to Bothell in 1941 from Austria by way of Switzerland and first opened an apparel shop in Seattle's University District called Favorite Apparel. When they opened the new store the name was changed to Loretta's. Employees of the store included Virginia Matson (survey #2) and Etha Gibbs (survey #7). The Loretta's sold the business to Mary Lee Roulet in 1979 who renamed it Loretta's Inc. The current owners, the Harkonen's, purchased the building in 1987 from the Lenard estate.

ELIGIBILITY RECOMMENDATION

This resource is recommended eligible for the BRHL under Criteria A and D for its association with Streamline Moderne architecture and Bothell's downtown development. It would be eligible for Special Tax Valuation and 4Culture Landmarks Capital grants. The building has also been previously determined eligible for the National Register of Historic Places by DAHP and may be eligible for the Federal Historic Tax Credit program.

45 Bothell Sanitary Market (Pen Thai)

10107 Main St.



Above: author, 2017, Below: 2002 from WISAARD

PHYSICAL DESCRIPTION

Built in 1924, the restaurant building at 10107 Main Street sits on the south side of the street facing north. The façade has been significantly altered twice. The front entrance, situated on the eastern edge of the façade, is set beneath a large box-shaped overhang clad with metal lap siding. A vertical swath of stone veneer runs from the sidewalk's edge to the top of the parapet. This stone veneer separates the door from two rows of three large windows set beneath a small overhang that run to the western edge of the building. Above the



front entrance and window overhang is vertical wood siding, while brick pilasters run vertically along the west and east edge of the front façade. The exposed sections of the east and west elevations are painted cement-masonry blocks. The building was first altered in 1954 and again in 2003. Only the brick side walls remain of the original building. Three window bays and the vertical tongue-and-groove remain from the 1954 iteration.

SIGNIFICANCE

Bothell Sanitary Market Building was built in 1924 by Joe Schoner to house a butcher shop. It later became Edward M. Chase's Bothell Sanitary Market and later Chase's Shurfine Market. In 1954, Nim's Electric, operated by Bruce Nim, moved into the building from their former location on the Seattle Highway and the storefront was extensively remodeled to appear more Streamline Moderne with an enframed window wall, flat canopy and diagonal storefront. A basement and a small addition were added in 1961/1962. In 1980, Bruce Nim sold the building to Pierre Lieurance Interiors, Inc. of Seattle. The building has also been home to a state liquor store, a pet shop and camera store and now houses Pen Thai Restaurant.

ELIGIBILITY RECOMMENDATION

Due to extensive alterations of the 1954 façade, the building is recommended not eligible for the BRHL either individually or as part of a district. It would not be eligible for financial incentives.

46 Keystone Tavern (Three Lions Pub)

10109 Main St.



Above: author, 2019, Below: 1954 from King County Assessor, cropped

PHYSICAL DESCRIPTION

The commercial building at 10109 Main Street was built in 1908 in an early 20th-century main street commercial style. Little of the one-story building's original materials appear to be intact. The front elevation was substantially altered in a 1954 renovation. Changes included reconfiguration of the fenestration and cladding. The front elevation features an expanse of stucco on the parapet and side pilasters, an asymmetrical storefront with a centrally located entrance, and a band of three windows. A sandstone



planter sits beneath the windows and the opposite side of the doorway is clad in vertical tongue-and-groove with a porthole window.

SIGNIFICANCE

Prior to the construction of the Keystone Tavern in 1908, Alvin Rodgers' Olympia Bar was located here in an old wood frame building. That building burned to the ground during the 1908 fire so Rodgers rebuilt a brick building that was known as the Keystone Club. In 1929, the Keystone Club was sold to a group of investors led by Charles Wilson and his son Chester "Chet" Wilson, plus John Beckstrom and Jack Noftsgar. Wilson ran the business until he was forced to retire due to health problems and his son Chet took over. Chet remodeled the storefront in 1954 to its current modern configuration with its sandstone and brick bulkhead, plate glass and Monel storefront. The building is said to have a trap door behind the bar that functioned as a speakeasy during Prohibition. The name of the bar changed to the Keystone Tavern in 1939 and has changed names many times since but has remained a tavern since 1908. It is currently occupied by the Three Lions Pub.

ELIGIBILITY RECOMMENDATION

The building is recommended eligible for the Bothell Register of Historic Landmarks under Criterion A for its association with Bothell's downtown development. Although altered, its 1954 façade can be considered a period alteration and is significant in its own right. It would also be considered a contributing building in a downtown historic district and if listed would be eligible for 4Culture Landmarks Capital grants and Special Tax Valuation.

47 Ristine Building (Alexa's Cafe)

10115 Main St.



Above: author, 2019, Below: c.1938 from King County Assessor

PHYSICAL DESCRIPTION

The commercial building at 10115 Main Street sits on the south side of the street and faces north. The building was built in 1927 in a traditional early 20th-century main street commercial style. The building features common elements of a one-bay storefront design including recessed entry, large storefront windows, transom, and parapet.



Rehabilitated in 2018, the building features multicolored brick with an inlaid header pattern, a flat parapet and vinyl transom windows.

SIGNIFICANCE

The Ristine Building was built in 1927 and first housed George's Café. The café moved to the Bus Depot in 1939 and a variety store called Dickson's 10 Cent Store opened there and remained until 1955 when John P. Meredith purchased both the building and the store. Meredith remodeled the storefront extensively and operated Meredith's 5 & 10 until the 1980s. The store was operated by Dave Johns, father of U.S. Senator Patty Murray. His seven children all worked at the store. The Johns family left in 1971 but Meredith's continued under different management until at least 1987. Sometime prior to 1987, the building's storefront received another remodel which added the asymmetrical shake roof canopy to the front. Alexa's Café and Catering currently occupies the building and has recently restored the storefront to the 1927 appearance.

ELIGIBILITY RECOMMENDATION

Although heavily altered, the building has recently undergone a rehabilitation to restore its character-defining features and is recommended eligible under Criterion A for its association with downtown Bothell's development. It is also recommended eligible as a contributing property in a historic district and would be eligible for 4Culture Landmarks Capital grants if listed. It may also qualify for the Special Tax Valuation program.

48 Sears Catalog Store (Harmony Massage)

10117 Main St.



Above: 2002 from WISAARD, Below: c.1960s courtesy of Bothell Historical Museum

PHYSICAL DESCRIPTION

The building is one story with a rectangular footprint a single storefront. Main Street facade is an example of the modern enframed window wall form where large, aluminum-framed display windows flank a central entrance. The side pilasters are covered with stucco, while the parapet is clad painted plywood. The original building featured a Googie-esque neon sign on the front parapet.



SIGNIFICANCE

Former site of the Bragg Building, the Sears Catalog store was built in 1960 by Marco Calvo of Seattle and managed by Ron Osmonson. It did not carry full lines of merchandise but kept samples of various items in the store and would measure patrons to assist in purchasing clothing prior to placing an order. The store operated until the early 1980s, sharing its office with Allstate Insurance for the last few years. The Northshore YMCA moved into the building in approximately 1984 and remained there until 1992 when it built a large campus in the North Creek Valley as part of the Quadrant Business Park. The site has since housed an engineering firm called Site Development Associates, LLC and Harmony Massage.

ELIGIBILITY RECOMMENDATION

Due to the simplicity of the design and the lack of signage to create interest, the building is recommended not individually eligible for the BRHL but it does retain the majority of its character-defining features and would be considered eligible as a contributing property in a historic district. If listed, it would be eligible for 4Culture grants and Special Tax Valuation.

49 Schrotke Building (Evergreen Karate)

10121 Main St.



Above: 2015 from WISAARD, Below: c.1938 from King County Assessor

PHYSICAL DESCRIPTION

The commercial building at 10121 Main Street was built in 1927 in an early 20th-century main street style. The building features common elements of a one-bay storefront design of the early 20th-century including a recessed entry, large storefront windows, a transom, and parapet. It appears as though much of the original historic materials are altered. A hipped roof overhang clad with wood shingles, runs the length of the front elevation above which the cladding has either been replaced with or covered by vertically oriented plywood. The primary entry is recessed between two storefront windows and features a glazed aluminum frame door with transom and



sidelights. The sidewalls are painted brick and the bulkheads have wood paneling applied to the fronts.

SIGNIFICANCE

The Schrotke Building was constructed in 1927 by Christian Schrotke. It housed the Bothell Bakery until 1934 when the business began selling groceries as well and was known as the Bothell Bakery & Grocery. The Bothell Citizen newspaper office and office supply store were located here from 1951 to 1963. A lower level of this building extends under The Bine to the east and formerly housed Alexander's Restaurant, a popular place for community organizations to meet in the 1960s and 1970s. It currently houses Evergreen Karate.

ELIGIBILITY RECOMMENDATION

As a result of alterations to its façade, the building is no longer eligible for the BRHL individually or as part of a district. It would not be eligible for financial incentives.

50 Sidie Pharmacy (Banner Bank)

10125 Main St.



Above: 2002 from WISAARD, Below: c.1962 from King County Assessor

PHYSICAL DESCRIPTION

The building was built in the enframed window wall form with brick side walls and a stacked, overhanging parapet that is deep enough to form a canopy. The storefront has been replaced with a three bay, wood frame and brick version using multicolored bricks. The entry is in the west bay. Decorative knee braces have been added beneath the canopy and a triangular piece with latticework has been added on the top.



SIGNIFICANCE

Alex Sidie constructed this building in 1962 to house his new pharmacy. Sidie was known throughout the community as a kind and considerate businessman, who would personally deliver prescriptions to his ailing customers. The pharmacy was also famous for the cats that he kept at the store. The building remained Sidie Pharmacy until 1998 when Towne Bank took over. Towne Bank became Banner Bank in 2001.

ELIGIBILITY RECOMMENDATION

Due to extensive façade modifications, the building is recommended not eligible for the BRHL and would not be eligible for financial incentives.

51 Paul Richards Clothing (The Bine)

10127/10133 Main St.



Above: author, 2019. Below: c.1962 from King County Assessor

PHYSICAL DESCRIPTION

The building is a conglomeration of two buildings that began in the west half of the store which features a more traditional storefront configuration with brick bulkheads, multi-pane windows and a recessed entry. The original windows have been replaced with roll-up multi-pane doors. The eastern storefront has a bay window on Main Street and the entrance is located down a sidewalk that runs along the side of the building. The whole building is clad in a combination of wood clapboard and multicolored brick and has a flat roof with a Mansard-esque parapet.

SIGNIFICANCE

This site has housed several buildings, the current one was built in 1966 by Alex Sidie who owned the pharmacy next door. In 1974, it became home to a menswear shop called The Talisman, owned and operated by Gretchen and Pete Peterson. In 1979, Catherine and Paul Desilet purchased the store and

renamed it Paul Richards Clothing. The Desilet's remodeled and expanded the store eastward into the space next door which had previously been occupied by a small Swiss Chalet style building housing the Christian Science Reading Room.

ELIGIBILITY RECOMMENDATION

The Bine is recommended not eligible for the BRHL due to façade alterations and lack of a discernable architectural style.

52 Bothell Cooperative Mercantile (The Merc Apartments)

18120 102nd Ave. NE



Above: author, 2019. Below: c.1908 courtesy of Bothell Historical Museum

PHYSICAL DESCRIPTION

The Mercantile Apartments were built in 2018 on the site of the former Cooperative Mercantile Store that was built in 1908. At that time, three of the facades of the old building were incorporated into the new store and four floors were added above it, set back about twenty feet from the façade. The incorporated façade fronts 103rd Ave. NE and is divided into five bays, each filled with multi-pane glass. The northwest



corner bay holds the entry which is recessed with a small flat roof canopy. The original cornice and entablature have been reconstructed using some of the original materials but a lot of the original brick was destroyed in a fire during construction. The north façade is brick with the original openings including several arched windows and an opening that has been left empty near the entry. A historic sign has been recreated at a smaller scale on the northwest corner. The new construction features four floors with many bays of symmetrical windows. Vertical modulation and a variegated paint scheme give the appearance of towers and tamp down the scale of the addition.

SIGNIFICANCE

The Co-operative Mercantile Company was founded in 1908 by a group of Bothell citizens as a joint effort to obtain better prices than other mercantile stores in the area. The Co-op remained active until 1928, when Charles Walters, who also ran the feed mill across the river at the northeast corner of East Riverside Drive and Second Avenue. It was later as a furniture and hardware store.

ELIGIBILITY RECOMMENDATION

The Merc is recommended not eligible for the BRHL due to extensive alterations and would not be a contributing property in a historic district because the rehabilitation of the historic facades did not follow the original design. It would not be eligible for financial incentives.

53 Bothell Telephone Exchange (Frontier Communications)

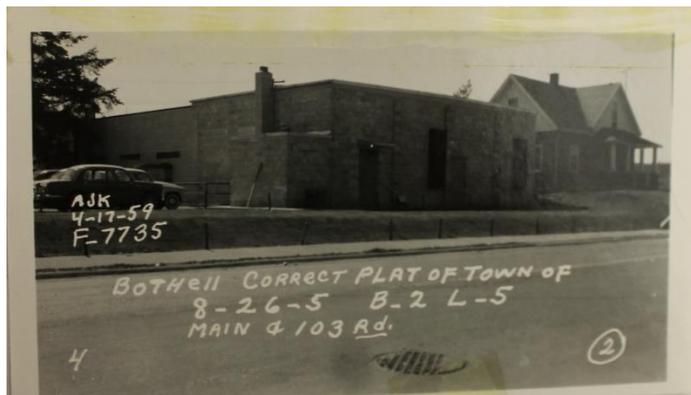
10205 Main St.



Above: author, 2019. Below: c.1959 from King County Assessor

PHYSICAL DESCRIPTION

The former Bothell Telephone Exchange building was built in 1949 and remodeled twice. The original structure was a one-story, two-room concrete block structure. In 1958, additions were made on the north and east sides and three pilasters were added to the Main Street façade which would later be replicated. GTE later purchased the telephone company and



the building was again expanded to its current configuration. It is clad in Marblecrete with pilasters surrounding flat panels to create bays. The entry is centered on the east façade, facing the parking lot which is located off of Main Street.

SIGNIFICANCE

The building was built for the West Coast Telephone Company and served as the local telephone exchange. The company was purchased by GTE which was purchased by Verizon and used as a central communications office. Verizon became Frontier Communications but the function of the building has remained the same.

ELIGIBILITY RECOMMENDATION

The building is recommended not eligible for the BRHL due to alterations and its utilitarian nature. It would not be eligible for financial incentives.

54 Charles O. Wilson Residence (Bothell Deli & Grocery)

10303 Main St.



Above: author, 2019. Below: c.1956 from King County Assessor

PHYSICAL DESCRIPTION

The building is a converted single-family residence that began as a bungalow. It is rectangular in plan with a hipped roof with overhanging box eaves and a parapet across the front for displaying signage. The entry is centered on the façade flanked by one vertical



window to the east and a corner window to the west.

SIGNIFICANCE

This building was originally owned by Charles O. Wilson and was built as a single-family home in 1920. It was remodeled prior to 1956 but retained its single-family use until remodeled again in 1972 when it became Fines (or Finess) Nursery. It later became AA Rentals which it remained until at least 1980 when it became a convenience store.

ELIGIBILITY RECOMMENDATION

The building is recommended not eligible due to substantial alterations, change in use and setting. It would not be eligible for financial incentives.

BIBLIOGRAPHY

Ashler Lodge No. 121 website, "Bothell Mason's" available from:
<https://www.bothellmasons.org/history>. Accessed October 13, 2019.

Bothell Landmark Preservation Board, *Bothell Washington Then & Now 1909-2009*, China: 2008.

Bothell Sentinel and Bothell Citizen newspapers, *Hillcrest Bakery's New Oven Installed*, Aug. 10, 1938

...*Open House*, Dec. 5, 1934

...*Cars Bump at Corner First and Main Streets*, July 8, 1936

...*Saturday and Thanksgiving Specials!*, Nov. 17, 1937

...*various Grand Opening advertisements*, p.8 June 14, 1949

...*17th Anniversary in Bothell for Crawford's Pharmacy*, April 5, 1939. P.1

...*Harry Given Market and Lockers Open House*, March 29, 1939 p.2

...*Dexter's Place on Highway Adjoining Bothell*, March 1, 1924 p.12

...*Dexter's Café and Pool Room* (advertisement), January 16, 1915 p.3

...*Bothell Meat and Trading Company* (advertisement), October 14, 1922 p.3

...*Harry Given Has King County's Finest Suburban Meat Market*, March 29, 1939 p.1

...*Keener's Market We're Trapped* (advertisement), April 22, 1954 p.7

...*The look is natural - but classy*, April 21, 1976 p.5

...*Keener Building All Dressed Up for Logsdon Move*, November 3, 1976, p.5

...*Logsdon's So Lovely Shop offers new Main Street image*, April 16, 1975, p.2

...*Open House Slated at So Lovely*, November 11, 1964. P.3

...*Franklin Savings Seeks Charter for Bothell Site*, May 15, 1974, p.1

...*Franklin Savings Merges with Capital Savings*, December 3, 1975, p.3

...*Preloading Underway at 180th Street Project*, July 28, 1976, p.2

...*Navigating the Northshore: Lyle or Vandivert?*, May 7, 1975, p.13

...*Northshore 1st National Bank* (advertisement), April 12, 1962 p.31

...*Worthington's duties expanded by Peoples*, February 2, 1977, p.9

...*Nieuw Amsterdam opens this week*, August 8, 1984, p.6

...*permit for 2 Story Commercial Building*, August 9, 1972, p.2

...*New Manager for Chamber*, June 14, 1878, p.1

...*Main Street Travel Agency* (advertisement), p1

...*Cliff's Restaurant* (advertisement), December 2, 1949, p.1

...*Meet Your Merchants: Cliff Hall*, April 28, 1955, p.3

...*Sportsmen's Center is Ultra Modern* (advertisement), December 1, 1949, p.2

...*Hal & Neda Campbell open Casa La Cena*, February 4, 1976, p.16

...*Hallock's Restaurant* (advertisement), May 16, 1979, p2

...*Hitching Post Restaurant* (advertisements), June and July, 1973

...*Bothell Mortuary Opens This Week*,

...*Main Street business site changes owners*, October 10, 1979, p.23

...*We've Moved*, April 20, 1938, p.4

- ...*George's Café is just about perfect*, May 13, 1936, p.1
- ...*Dickson's 10 Cent Store is moving*, January 18, 1939, p.1
- ...*Dickson's* (advertisement), November 14, 1946, p.1
- ...*Cashmere Man Buys Dickson's*, April 7, 1955, p.1
- ...*Calendar*, October 31, 1984, p.18
- ...*Congratulations to Bothell Bakery*, July 23 1927, p.3
- ...*Personal Items*, December 12, 1934, p.1
- ...advertisement, September 25, 1974, p.6
- ...advertisement, June 1, 1983, p.26
- ...advertisement, July 28, 1960, p.3
- ...advertisement, April 11, 1958, p.4
- ...*50 Years of Growth*, March 27, 1958, pp.5
- ...*Public Invited to Inspect New Bank Building*, Dec. 12, 1946, p.1
- ...*Mr. Matt Matson is making improvements...*, March 3, 1934. P.2
- ...*Matson's Meat Market*, advertisement, March 1945, p.8
- ...*Benson's Has New Meat Department*, November 15, 1945. p.2
- ...*See Bothell 1st and Learn of Many Civic Improvements*, April 26, 1939. p.1,8
- ...*Postal Clerk Arrived*, December 11, 1929, p.6
- ...*Services Held for George Bosley*, July 18, 1946, p.2
- ...*new houses built...*, March 1, 1924, p.3
- ...*George Bosley, Bothell Shingle Millman*, December 13, 1933, p.1
- ...*Local Mention*, July 9, 1927 p.5
- ...*public notices*, May 23, 1973, p.8
- ...*Award in Egg Essay*, March 28, 1933, p.1
- ...*want ads*, September 16, 1936.
- ...*Casper Rockness fisherman*, April 4, 1931, p.1
- ...*Home Burglarized*, September 9, 1936, p.2
- ...*Bothell High Mechanics ready for Competition*, April 3, 1968, p.24
- ...*Zesto opened by Leo goodman*, September 1955.
- ...*Willard Austin Buys Bothell Dairy Freeze*, January 22, 1959.
- ...photo of addition, January 7, 1968, p.1
- ...*Bothell Zesto Closed for Winter Season*, December 5, 1957, p.1
- ...*Zesto Grand Opening*, September 3, 1955. P.1
- ...*Bothell Mobil advertisement*, March 24, 1976, p.1
- ...*Bluhm's Service advertisement*, June 15, 1961, p.4
- ...*Bluhm's Mobil Service Grand Opening*, February 28, 1968. P.1
- ...advertisement, *Huntley's General Dry Goods*, October 1, 1960, p.2
- ...*Pioneer Picnic*, July 11, 1946, p.6
- ...around town, December 15, 1937, p.5
- ...*Huntley's advertisement*, July 9, 1941, p.3
- ...*Huntley's Store Here to Close*, October 28, 1954, p.1
- ...*F.R. Huntley buys the dry goods dept. at Ericksen's Store*, May 21, 1941, p.1
- ...*Meet Your Merchants: Walt Hinz*, September 2, 1954, p2
- ...advertisement, *Walt Hinz*, December 27, 1951, p.1

...*Swanson retires*, August 1, 1979, p1.
...advertisement, Walt Hinz, August 23, 1939, p.2
...*Elhart, Corning and Frits open house*, October 13, 1976, p.1
...*Elhart, Corning and Frits*, May 19, 1976, p.8.
...*two drive up windows added*, September 22, 1976, p.1
...*business remodel permits: Jones & Mohn*, September 30, 1954, p6.
...advertisement for Donelson's Shoes, 1977.
...advertisement, Thriftway, May 4, 1958, p.4
...Ericksen's Mercantile ad, July 14, 1937, p.1
...advertisement, Bothell IGA Foodliner, September 22, 1965, p2
...advertisement, Bothell Appliance and TV, September 21, 1983, p1.
...*change of ownership*, October 18, 1957, p1.
...*Phillips, Kuntz take council seats*, June 9, 1955, p.3
...*Grand Opening Phillips building*, October 1, 1959, p.1
...*Bothell Hardware open*, November 17, 1971, p.1
...*building permits: Vern Keener*, August 9, 1972, p.3
...*New Manager for Chamber*, June 14, 1978, p.1
...*Gordon Livengood*, January 16, 1958, p.2
...Legal Notices, April 28, 1955, p.10
...*Meet your Merchants*, June 30 1955, p.8
...*Let's Get Acquainted*, September 5, 1979, p33
...*Old Town Bothell*, June 12, 1988, p.1
...*thanks a Million, Northshore!*, March 14, 1984, p.1
...*Bank of Northshore Plans New Building in Bothell*, March 7, 1984, A-14.
...advertisement for Bank of Northshore seminar, march 20, 1985. P.2
...*1st Services at new Lutheran church*, April 16, 1961, p.1
...*Bothell Ice Creamery*, April 28, 1955, p.2

Department of Archeology and Historic Preservation, *Washington State Standards for Cultural Resource Reporting*, 2011.

Desimone, Sarah. Bothell Register of Historic Landmarks nomination for Bothell State Bank, 2017.

Desimone, Sarah. Bothell Register of Historic Landmarks nomination for Washington Federal Savings and Loan, 2017.

Houser, Michael. *Elmer E. Green*, electronic document, <http://www.dahp.wa.gov/learn-and-research/architect-biographies/elemer-e-green> , accessed July 20, 2017.

Houser, Michael. Robert A. Chervenak, available from: <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-robert-a-cherwenak>, accessed July 23, 2019.

Hillcrest Bakery website, Our Story, available from: <http://www.hillcrestbakery.com/ourstory.html>, accessed June 13, 2019.

Bothell Museum of History, Hannan House, Park at Bothell Landing
Bothell State Bank collection
Digital photograph collection

King County Assessor
Parcel information for all parcels within study area, electronic documents,
<https://blue.kingcounty.com/Assessor/eRealProperty/default.aspx>, accessed various dates, 2019.

King County Property Record Cards for the Correction Plat of the Town of Bothell, electronic documents,
Washington State Digital Archives, <https://www.digitalarchives.wa.gov/>, accessed March 13, 2017.

King County Property Record Cards for the Correction Plat of the Town of Bothell, physical documents,
Puget Sound Regional Archives, accessed May 22, 2019.

Klein, Fred, *Slough of Memories: Recollections of Life in Bothell, Kenmore, North Creek, Woodinville, 1920-1990*. Peanut Butter Publishing, Seattle: 1992, pp. 101-103.

Kroll Map Company, *Atlas of King County, Washington*, T.26, N.R. 5E, 1912; 1926; 1930; 1946; 1958, pp.20

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. National Trust for Historic Preservation, Preservation Press, Washington DC: 1987, pp.54-57.

McAlester, Virginia Savage, *A Field Guide to American Houses*. Alfred A. Knopf, New York: 2013.

Museum of History and Industry (MOHAI), *PEMCO, Webster & Stevens Collection*, electronic document, accessed June 5, 2017.

Ochsner, Jeffrey Karl, *Shaping Seattle Architecture: A Historical Guide to the Architects*. Seattle: 1994.

Olympic Prefabricators, Inc. website. Available from: <https://inspectbiz.com/c/wa/600019705/olympic-prefabricators-inc>. Accessed June 13, 2019.

Pacific Builder and Engineer
Construction News. Business Buildings:Bothell, April 11, 1908, pp.8

Progressive Architecture, "Bothell State Bank, Bothell, Wash.," 30:58-59, 1949-03

Sanborn Fire Insurance Maps:
Bothell, King County, Washington, 1926-32
Bothell, King County, Washington, February, 1912

Bothell, King County, Washington, March, 1926

Seattle Daily Times (*advertisement*) November 11, 1979. p.170

Seattle Daily Times, *Woodinville firm getting new quarters*, April 8, 1979. p.22

Seattle Daily Times, *California firm to locate here*, July 25, 1977. p.36

Seattle Daily times, *Office, warehouse built in Bellevue*, May 16, 1976. p.26

Seattle Daily Times, *Addition to plant completed*, March 2, 1975. p.40

Seattle Daily Times, *Optometry clinic is completed*, July 25, 1977, p.13

Stickney, Amy Eunice and Lucille McDonald, *Squak Slough 1870-1920*. Evergreen Printing Company, Seattle: 1977.

U.S. Bank Locations online, <https://www.usbanklocations.com/the-pacific-national-bank-of-seattle-2972.shtml>

Zesto Franchising website, available from: <https://www.zestofranchising.com/history/> accessed September 4, 2019.

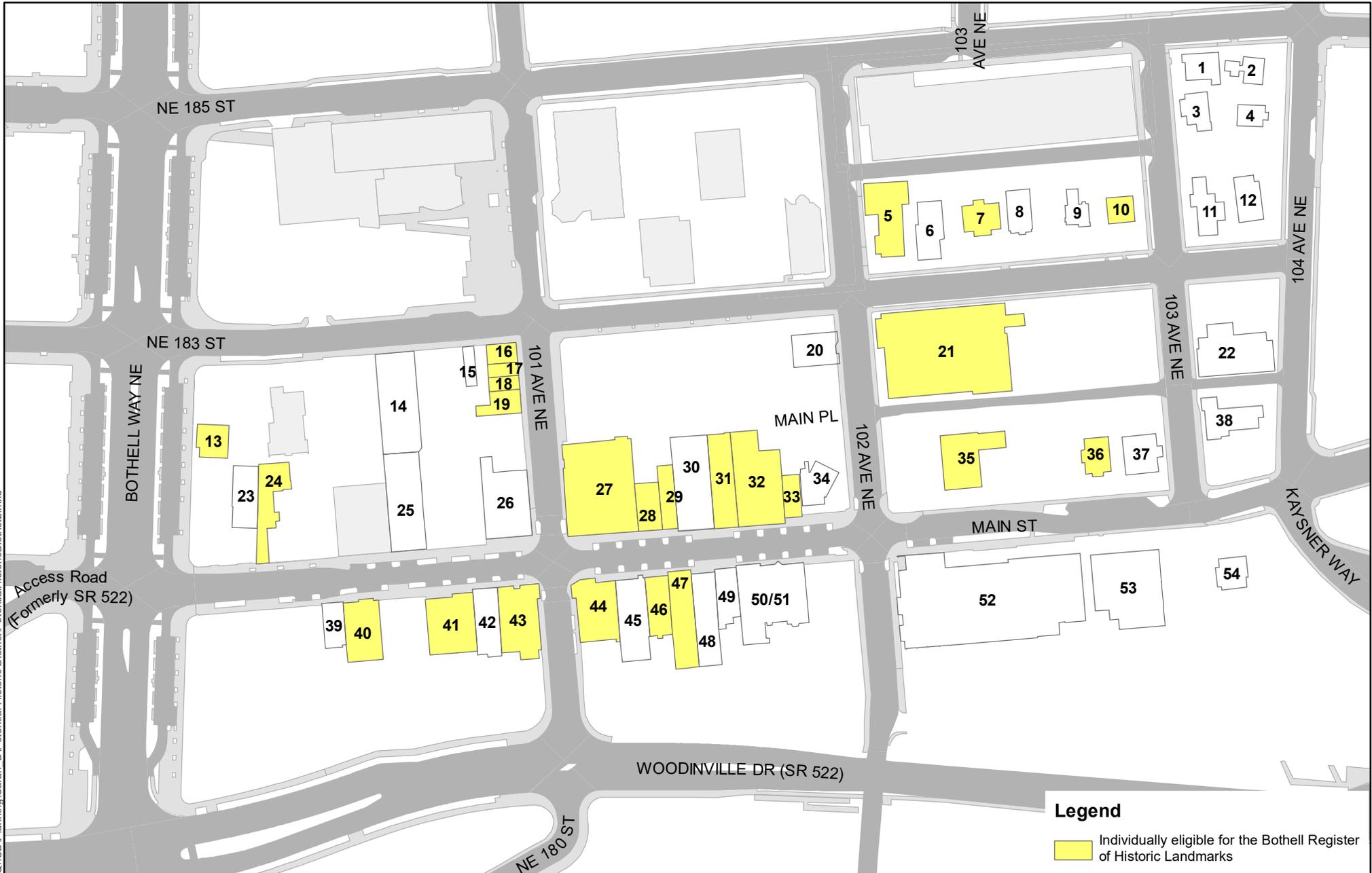
PROPERTY CHART

Survey No.	Property Address	Historic Name	Date Built	DAHP Property #
1	18422 103 rd Ave. NE	M.E. Church of North America	c.1926	39218
2	18421 103 rd Ave. NE	Matt Matson Residence	c.1941	374006
3	18414 103 rd Ave. NE	Schroeder's Restaurant	c.1940	338170
4	18415 104 th Ave. NE	Harry Harris Residence	1949	39167
5	18404 102 nd Ave. NE	Christian Science Society	1943	55859
6	10208 NE 183 rd St.	George Bosley Residence	1920	340001
7	10216 NE 183 rd St.	R.O. Gibbs Residence	1920	40011
8	10222 NE 183 rd St.	Jacob Carlson Residence	1918	40012
9	10230 NE 183 rd St.	Casper Rockness Residence	1948	55618
10	10234 NE 183 rd St.	Arthur E. Kimball Residence	c.1937	40009
11	18402 103 rd Ave. NE	Huntley Residence	1920	408575
12	10308 NE 183 rd St.	Floyd C. McNeil Residence	1920	336648
13	18218 Bothell Way NE	Bothell Zesto	1955	55895
14	10021 183 rd St.	Phillips Center #2	1969	341364
15	10035 183 rd St.	Walt Hinz Insurance	1951	341394
16	18227 101 st Ave. NE	Worthington Building	1948	718489
17	18225 101 st Ave. NE	Bothell Ice Creamery & Delicatessen	1948	55771
18	18223 101 st Ave. NE	Glenn's Barber Shop	1948	343274
19	18221 101 st Ave. NE	Bothell Radio and TV	1946	55770
20	18221 102 nd Ave. NE	Elhart, Corning and Frits	1976	718490
21	10207 NE 183 rd St.	Bothell First Lutheran Church	1960	718491

22	18224 103 rd Ave. NE	Bothell Funeral Home	1967	718492
23	18206 Bothell Way NE	Bluhm's Mobil Service	1967	679116
24	10010 Main St.	Hillcrest Bakery	1949	55896
25	10038 Main St.	Phillips Center #1	1959	679117
26	10042 Main St.	Safeway Store #1	1939	55622
27	10100 Main St.	George Ericksen Building	1926	671463
28	10110 Main St.	Puget Sound Power & Light	1928	671461
29	10112 Main St.	Bothell State Bank #1	1908	40557
30	10116 Main St.	Keeney & Mohn	1911	671457
31	10120 Main St.	Mohn Furniture & Hardware	1910	40534
32	10124 Main St.	Harry Given Store	1910	40533
33	10130 Main St.	Washington Federal Savings & Loan Association of Bothell	1936	40558
34	10134 Main St.	Franklin Savings and Loan Association	1976	85957
35	10210 Main St.	Northshore First National Bank	1968	679118
36	10228 Main St.	A. Dean Worthington Residence	1923	40530
37	10234 Main St.	New Amsterdam Restaurant	1939	40529
38	10304 Main St.	Bank of Northshore	1984	718493
39	10005 Main St.	Vern Keener Building	1973	679471
40	10015 Main St.	Cliff's	1949	97630
41	10027 Main St.	Bothell State Bank #2	1946	55854
42	10029 Main St.	Powell, Johnson & Livengood	1964	679467
43	10037 Main St.	W.A. Hannan Building	1908	40541
44	10105 Main St.	Loretta's Favorite Apparel	1955	671466
45	10107 Main St.	Chase's Sanitary Market	1924	679465

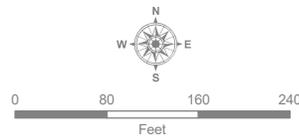
46	10109 Main St.	Keystone Tavern	1908	97632
47	10115 Main St.	Ristine Building	1927	40538
48	10117 Main St.	Sears Catalog Store	1960	40536
49	10121 Main St.	Schrotke Building	1927	55626
50	10125 Main St.	Sidie Pharmacy	1961	40532
51	10127/10133 Main St.	Paul Richards Clothing	1966	679120
52	18120 Main St.	Bothell Cooperative Mercantile	1908/2018	55627
53	10205 Main St.	Bothell Telephone Exchange	1949	343773
54	10303 Main St.	Charles O. Wilson Residence	1920	40528

Q:\CD\Planning\Sarah_D\Potential Historic District\PotentialHistoricDistrict2.mxd



Bothell Downtown Landmark and Historic District Feasibility Study
 Landmark Preservation Board, 2019

Individually Eligible Properties



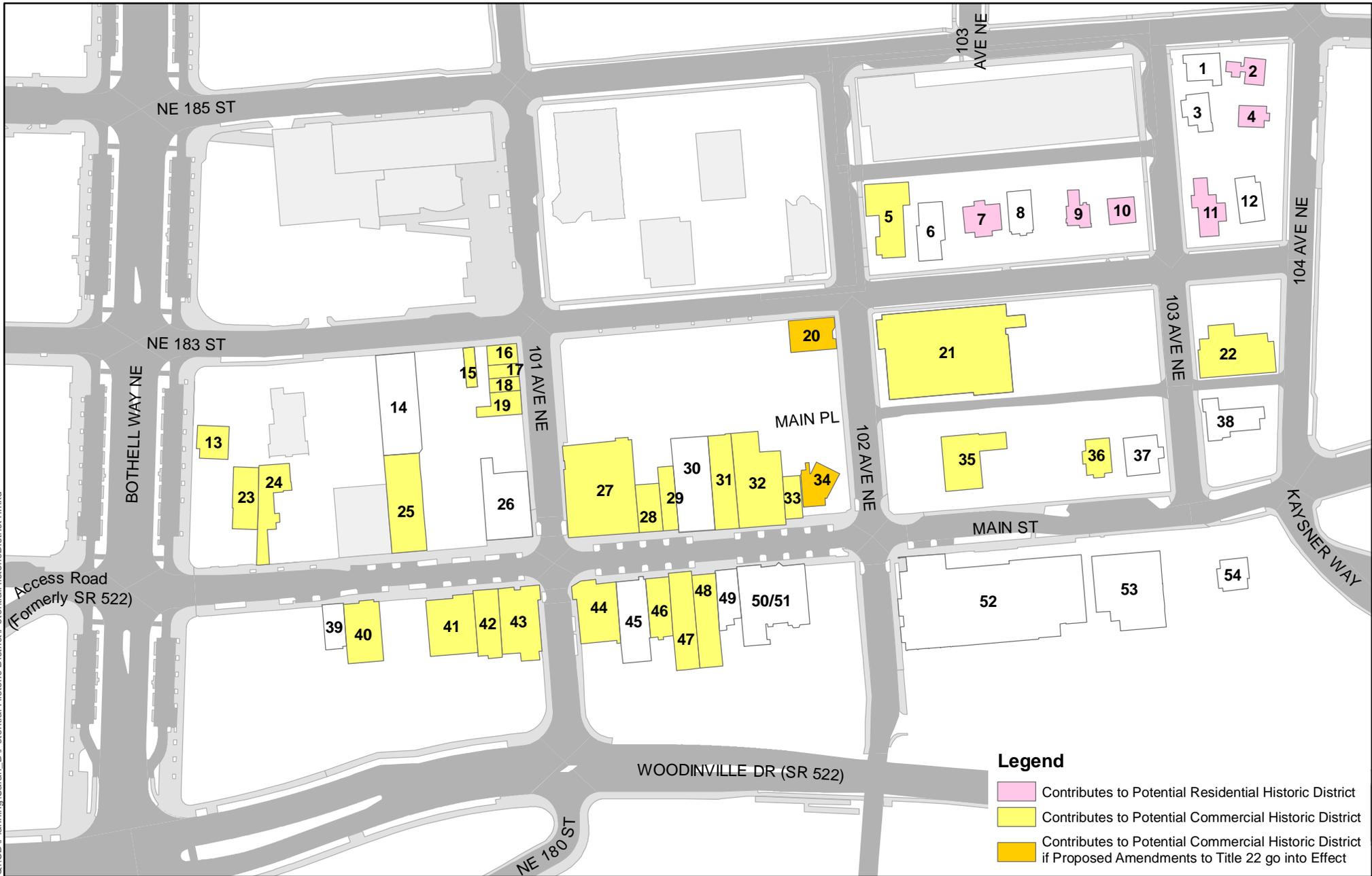
The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Date: 11/13/2019



City of Bothell

Q:\CD\Planning\Sarah_D\Potential Historic District\PotentialHistoricDistrict1.mxd

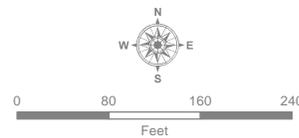


Legend

- Contributes to Potential Residential Historic District
- Contributes to Potential Commercial Historic District
- Contributes to Potential Commercial Historic District if Proposed Amendments to Title 22 go into Effect

Bothell Downtown Landmark and Historic District Feasibility Study
Landmark Preservation Board, 2019

Potential Contributing Properties



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.

Date: 12/5/2019

